

### UTILITY LEGEND

- |                    |                |                       |             |
|--------------------|----------------|-----------------------|-------------|
| ⊗ Clean Out        | ⊗ Water Valve  | — Guide Wire          | ⊗ Tree      |
| ⊠ Catch Basin      | ⊗ Water Meter  | — Power Pole          | ⊗ Pine Tree |
| ⊡ Curb Inlet       | ⊗ Fire Hydrant | — Light Power Pole    | ⊗ Bush      |
| ⊙ Yard Drain       | ⊗ Well         | — Light Pole          |             |
| ⊙ Manhole          | ⊗ Gas Valve    | — Traffic Signal Pole |             |
| ⊙ Sanitary Manhole | ⊗ Gas Meter    | — Traffic Signal Box  |             |
| ⊙ Storm Manhole    | ⊗ Mailbox      | — Electrical Box      |             |
| ⊙ Storm Inlet MH   | ⊗ Guard Post   | — Telephone (SAC) Box |             |
| ⊙ House/Down Spout | ⊗ Sign         |                       |             |

### ZONING

Subject Property is Zoned M1 (Light Manufacturing) as Noted on Mentor Zoning Map Dated 5/2000

### SURVEY LEGEND

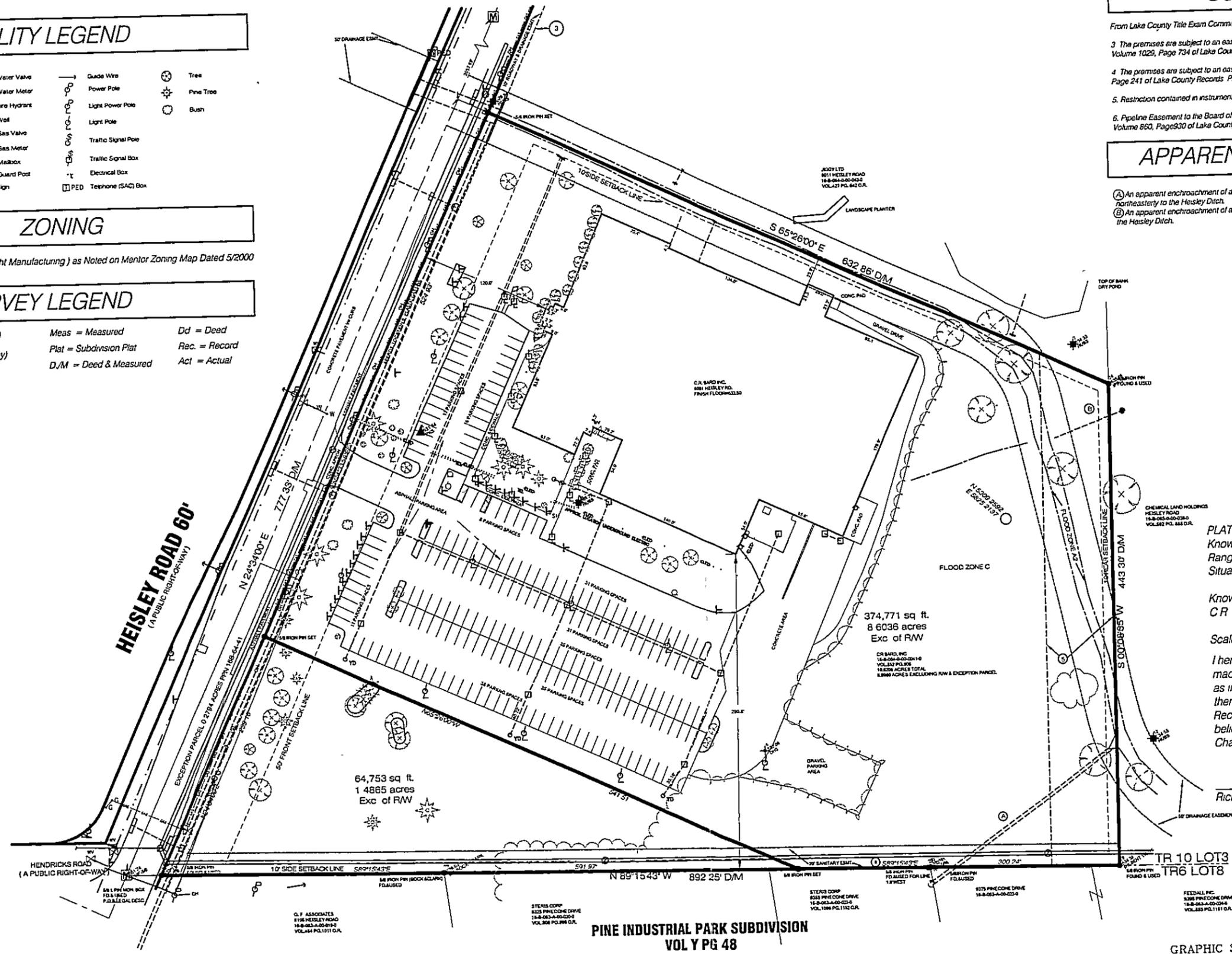
- |                              |                         |               |
|------------------------------|-------------------------|---------------|
| Iron Pin Found (See survey)  | Meas = Measured         | Dd = Deed     |
| Iron Pipe Found (See Survey) | Plat = Subdivision Plat | Rec. = Record |
| 5/8" x 30" Iron Pin Set      | D,M = Deed & Measured   | Act = Actual  |

### SCHEDULE "B" ITEMS

- From Lake County Title Exam Commitment No. 04020016, Dated 2/10/04
- The premises are subject to an easement for Roadway and Drainage, established by the instrument recorded in Volume 1029, Page 734 of Lake County Records. PLOTTED
  - The premises are subject to an easement for Drainage, established by the instrument recorded in Volume 1057, Page 241 of Lake County Records. PLOTTED
  - Restriction contained in instrument recorded in Volume 852, Page 906 of Lake County Records. PLOTTED
  - Pipeline Easement to the Board of County Commissioners filed for record October 10, 1972 and recorded in Volume 860, Page 930 of Lake County Records. PLOTTED

### APPARENT ENCROACHMENTS

- An apparent encroachment of a 36" storm sewer crossing the southerly property line and continuing northeasterly to the Hesley Ditch.
- An apparent encroachment of a 18" storm sewer crossing the easterly property line and continuing westerly to the Hesley Ditch.



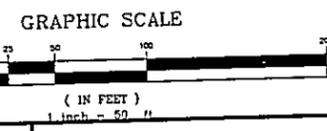
**PLAT OF LOT SPLIT**  
 Known as Being Part of Lot No. 3, Tract No. 10, Township 10 North,  
 Range 9 West of the Connecticut Western Reserve,  
 Situated in the City of Mentor, County of Lake and State of Ohio

Know as Being a 1.4865 Ac. Lot Split of Land Conveyed to  
 C R Bard, Vol. 852, Page 906, P.P.N. 16B-64-41

Scale 1"=50' March 2004

I hereby certify that this plat was prepared from a field survey made under my direct supervision. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to Vol. 852, Pg. 906 Lake County Official Records. All of which are correct to the best of my knowledge and belief. This plat was prepared in accordance with the provisions of Chapter 4733-37 of the Ohio Administrative Code.

Richard A. Thompson, Jr., P.S. #7388



REV. No.	DATE	BY	CHK'D

**LAND DESIGN consultants**  
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**PLAT OF LOT SPLIT**  
**HEISLEY ROAD**  
 CITY OF MENTOR - LAKE COUNTY - OHIO

DATE 3/23/04  
 SCALE HOR 1"=50'  
 VERT  
 FILENAME  
 COMPUTER S  
 FIELD CREW JIS

SHEET 1 OF 1  
 CONTRACT No. OSAIR1-0401