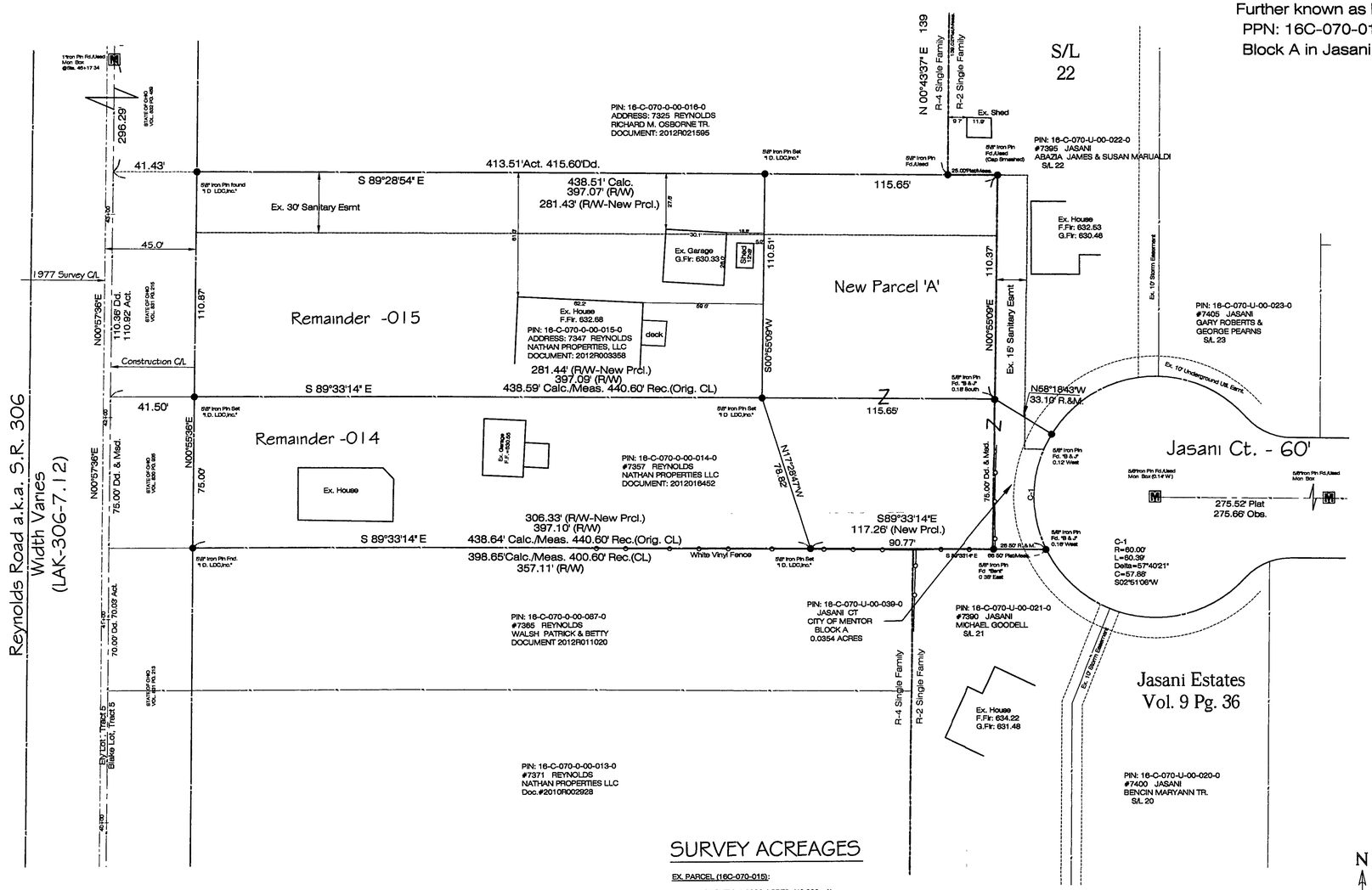
PLAT OF LOT SPLIT & CONSOLIDATION

Situated in the City of Mentor, County of Lake and State of Ohio
and known as being part of Original Mentor Township Blake Lot, Tract 5
Further known as being a lot split of lands conveyed to Nathan Properties LLC,
PPN: 16C-070-014 & 16C-070-015 and subsequent Consolidation with all of
Block A in Jasani Estates as recorded in Volume, 9, Page 36 of Lake County
Plat Records.
October 2012 SCALE 1"=30'



ZONING

CURRENT ZONING (Block A):
SUBJECT PROPERTY IS LOCATED IN R-2 RESIDENTIAL, AS SHOWN ON THE CITY OF MENTOR ZONING MAP DATED JANUARY 2011.

MIN. LOT AREA = 15,000 S.F.
MIN. LOT FRONTAGE = 50'
MIN. FRONT SETBACK = 50'
MIN. REAR SETBACK = 50'
MIN. SIDE YARD = 10'

CURRENT ZONING Balance and New Parcel:
SUBJECT PROPERTY IS LOCATED IN R-4 RESIDENTIAL, AS SHOWN ON THE CITY OF MENTOR ZONING MAP DATED JANUARY 2011.

MIN. LOT AREA = 22,000 S.F.
MIN. LOT FRONTAGE = 100'
MIN. FRONT SETBACK = 50'
MIN. REAR SETBACK = 50'
MIN. SIDE YARD = 15'

City of Mentor Approvals:

Approved this_____Day of_____, 2012, by the City of Mentor Engineer.

_____
David A. Swiger, P.E. - City Engineer

Approved this_____Day of_____, 2012, by the City of Mentor Economic Development Director.

_____
Ronald M. Traub - Director of Economic & Community Development

LEGEND

Iron Pin Found	Drill Hole Found
Iron Pipe Found	Drill Hole Set
Iron Pin Set	Horizontal Control Point
Monument Box Found	Vertical Control Point
Monument Box Empty	Hub Found
PK Set	Hub Set
PK Found	Railroad Spike Found
Stone Found	Railroad Spike Set
Meas. = Measured	Dd. = Deed
Plat = Subdivision Plat	Rec. = Record
D.M. = Deed & Measured	Act. = Actual

All pins set are 5/8" x 30" Iron rebar with plastic cap stamped "LDC, Inc."

SURVEY ACREAGES

EX. PARCEL (16C-070-015):
SURVEY: 1.0083 ACRES (43,923 s.f.)

SPLIT OUT OF (16C-070-015):
SURVEY: 0.2932 ACRES (12,772 s.f.)

REMAINDER OF (16C-070-015):
SURVEY: 0.7151 ACRES (31,151 s.f.)

EX. PARCEL (16C-070-014):
SURVEY: 0.6836 ACRES (29,780 s.f.)

SPLIT OUT OF (16C-070-014):
SURVEY: 0.1777 ACRES (7,740 s.f.)

REMAINDER OF (16C-070-014):
SURVEY. 0.5060 ACRES (22,040 s.f.)

COMBINED PARCEL-A

NEW PARCEL-A:
SURVEY: 0.5063 ACRES (22,053 s.f.)

N

Graphic Scale
30 0 15 30
1"=30'

CERTIFICATION

I hereby certify that this plat was prepared from a field survey made under my direct supervision, and was based on a prior survey done in 2007 by Richard A. Thompson Jr.. Monuments were found or set as indicated. Dimensions are expressed in feet and decimal parts thereof. Bearings refer to the centerline bearing of S.R. 306 per Right of Way plans for S.R. 306 LAK-306-7.12. 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. This plat was prepared without the benefit of an abstract of title and is subject to any state of facts revealed by a examination of the same.

10/22/2012
James R. Pegorano Jr., P.S. #8150

BASIS OF BEARINGS

Per the R/W Plans for Reynolds Road
LAK - 306 - 7.12

Lot spli & Consolidation

LAND DESIGN consultants
www.LDCinc.net
ENGINEERS PLANNERS SURVEYORS
9205 Osborne Drive, Mentor, Ohio 44060
TEL: (440) 255-8825 (440) 951-LAND
FAX: (440) 255-9675
L.D.C. Inc. d.b.a.

DATE 10-17-2012
SCALE: HOR. 1"=30'
VERT.
FILENAME Split
COMPUTER S:
TAB NAME Jasani-pla

Nathan Properties LLC
City of Mentor - Lake County - Ohio

SHEET 1 OF 1

CONTRACT No.
HEISH1-1205