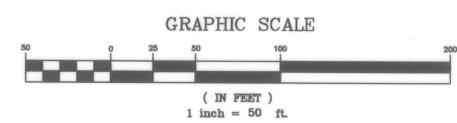


10' Local Service Drainage Easement
(5' east & west and parallel to property lines)

And also grants unto the adjoining homeowners in this subdivision, their successors and assigns, forever equal rights and responsibilities for "LOCAL SERVICE DRAINAGE EASEMENTS" as shown hereon to access, lay, maintain, replace, storms sewers, inlets, ditches, swales, earth mounds, plantings, and/or other appurtenances. The individual property owners, over which said easement lies, shall be responsible for the daily normal maintenance of the easement area such as mowing, leaf collection, and disposal, and any other similar maintenance. Any regrading of the easement area shall be subject to City Codes.



North

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. Bearing of N 58°51'00" E on the centerline of Jordan Drive per deed of Subject Property was used as basis of bearings. 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 examination of the same.

James R. Pegoraro, Jr. 10/14/04
James R. Pegoraro, Jr., P.S. #8150



Property to be served with a sanitary sewer
Extended from existing sanitary sewer @ Rambler Drive
(Plans in approval stages)

Approvals:

Approved This 20th Day of Oct., 2004 By The
Acting City Engineer.
David A. Swiger
David A. Swiger, P.E.

Approved This 21st Day of October, 2004 By
The City of Mentor Community Development
Director.
Ronald W. Traub
Ronald W. Traub

Subject land in the name of:
Juanita F. Ruple Tr.
Vol. 609, Pg. 1215 OR
PPN: 16D-119A-012

Elven Mattinen
L.C. Doc. #980031466
PPN: 16D-119A-011

Cleveland Trust Subdivision
Vol. H, Pg. 94 LCPR

Brighton Road 40' / 50'

Boundary Survey and Lot Split of:
PPN: 16D-119A-012
Into Parcels A, B & C

Situated in the City of Mentor, County of Lake and State of Ohio,
Known as being part of Original Mentor Township Lot 3, Tract 14.

October, 2004

REV. No.	DATE	BY	CHK'D

LAND DESIGN consultants
www.LDCinc.com
ENGINEERS · PLANNERS · SURVEYORS

8585 East Avenue Mentor, Ohio 44060 1471 Lorain Industrial Park Avon, Ohio 44011
TEL: (440) 255-9463 (440) 931-LANDTEL: (440) 937-5801 (440) 937-5602
(440) 354-6838 FAX: (440) 255-9578 FAX: (440) 937-5603

Boundary Survey and Lotsplit
Pete Ruple
CITY OF MENTOR - LAKE COUNTY - STATE OF OHIO

DATE 10/14/04
SCALE: HOR. 1"=50'
VERT. none
FILENAME S:Ruple-Split
COMPUTER
FIELD CREW

SHEET	OF
1	1
CONTRACT No.	
Rupl1-0401	