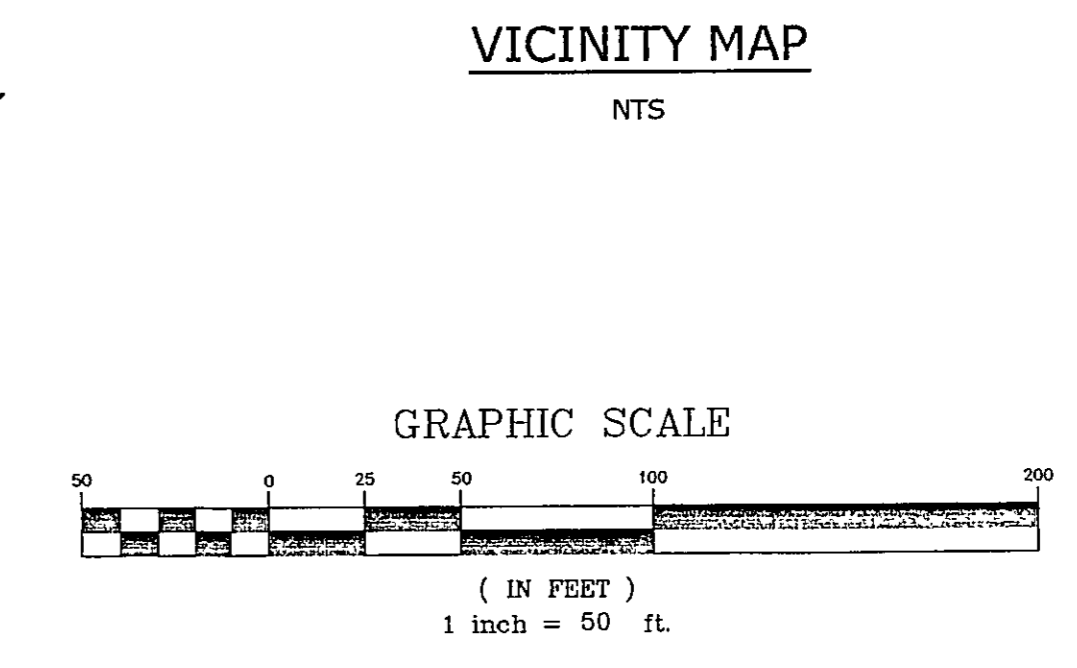
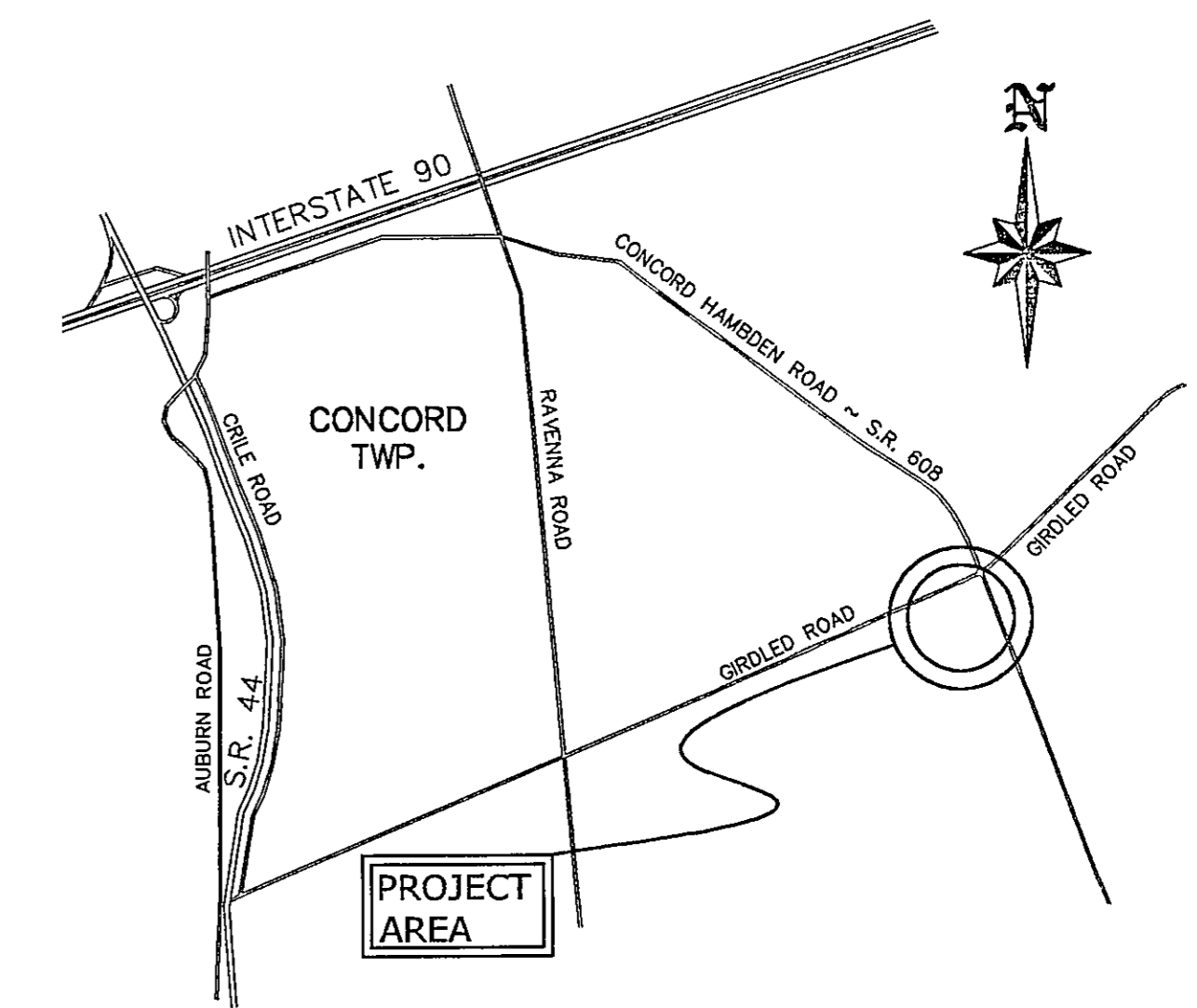
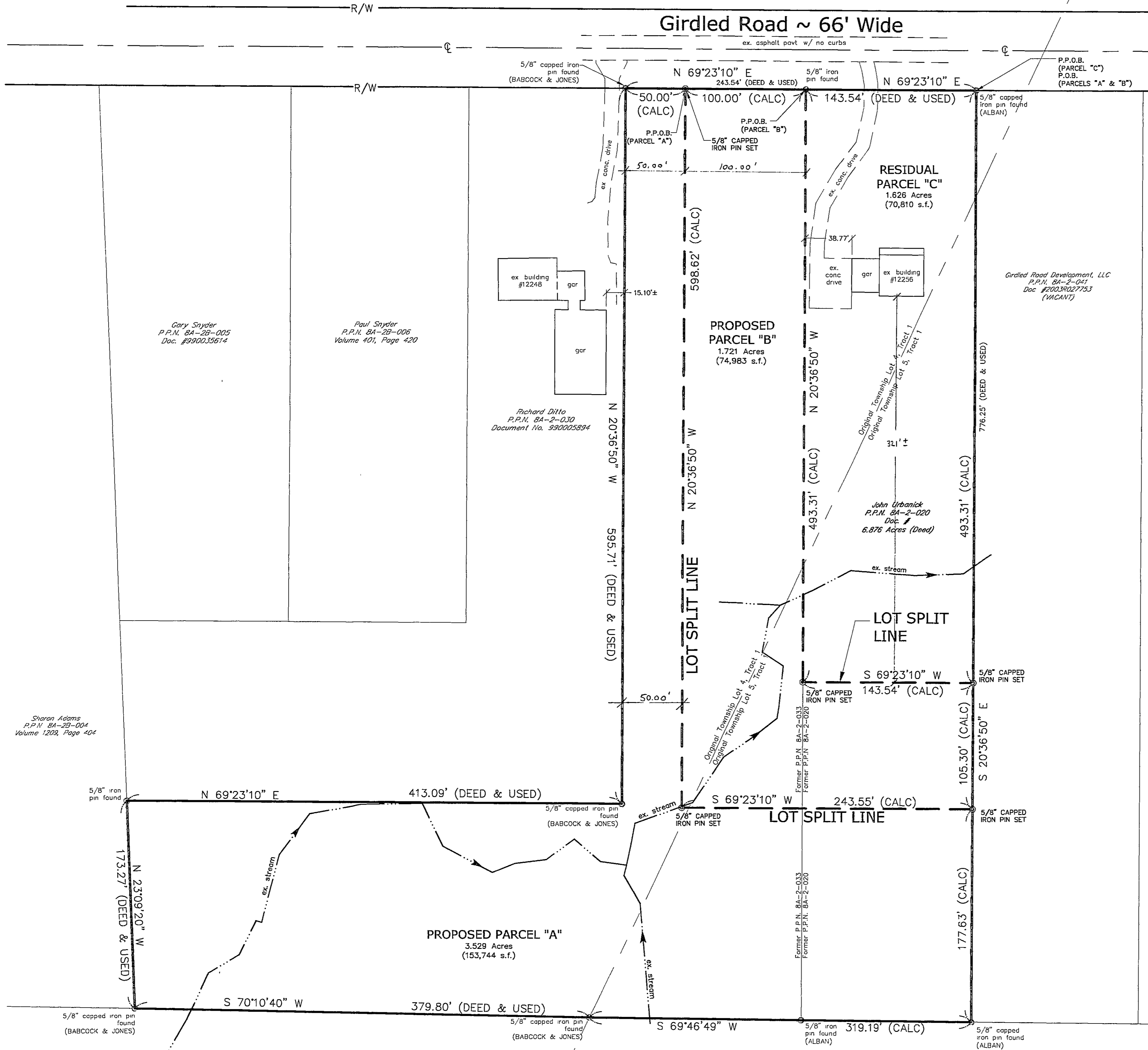


# Lot Split Plat of P.P.N. 8A-2-020

being part of Original Concord Township Lot No. 4 & 5, Tract 1 in  
Concord Township ~ Lake County ~ Ohio

January 18, 2005



Basis of Bearings is the centerline of Girdled Road as shown on the lot split and boundary survey of P.P.N. 8A-2-020 prepared by Harry Jones, P.S. No. 6343 in October of 2002.

**Area Table:**

Former P.P.N. 8A-2-020=	2,556 Acres
PLUS Former P.P.N. 8A-2-033=	4,320 Acres
EQUALS - Existing P.P.N. 8A-2-020=	6,876 Acres
Existing P.P.N. 8A-2-020=	6,876 Acres
MINUS Proposed Parcel "A"=	3,529 Acres
MINUS Proposed Parcel "B"=	1,721 Acres
EQUALS Residual Parcel "C"=	1,626 Acres

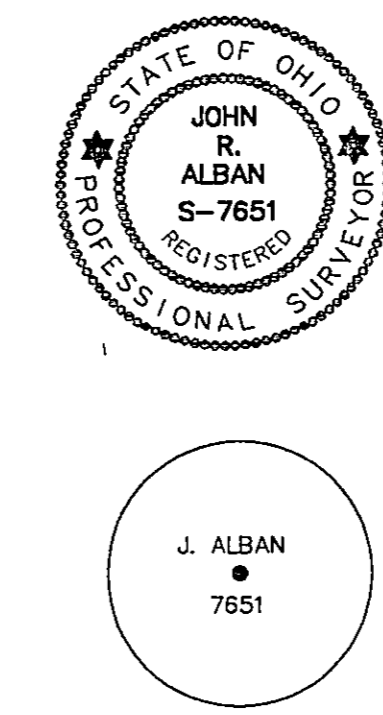
**Zoning Data:**  
Zoning District: R-4, Residential  
Minimum Lot Area: 1 Acre (Code Sec. 18.04)  
Minimum Frontage:  
At Building Line: 100 feet (Code Sec. 18.05A)  
At Right of Way Line: 50 feet (Code Sec. 18.05A)

- Survey Bibliography:**
- Lake County Tax Map Book 8A, Page 2 of the Lake County Records (www.lakegis.org)
  - A Lot Split and Boundary Survey of P.P.N. 8A-2-020 done by Harry Jones, P.S. No. 6343 in October of 2002.
  - Lot Split Plat of P.P.N. 8A-2-020 performed by John R. Alban, P.S. No. 7651 in April of 2005.
  - Legal Description of P.P.N. 8A-2-020 as recorded in Document No. 2003R027754 of the Lake County Records.
  - Legal Description of P.P.N. 8A-2-033 as recorded in Document No. 2002R049927 of the Lake County Records.

**Lot Split Note:**  
\* The intent of this lot split plat is to split combined P.P.N. 8A-2-020 and P.P.N. 8A-2-033 into Proposed Parcel "A", Proposed Parcel "B" and Proposed Parcel "C".

**Surveyors Certification:**  
This plat of survey represents the minimum standards for boundary surveys in the State of Ohio pursuant to Chapter 4733-37 of the Ohio Administrative Code and was prepared from a field survey under my supervision performed on the 28th day of December, 2004 and from record information. Dimensions shown on this plat are expressed in feet and decimal parts thereof. All of which I certify to be correct to the best of my knowledge and belief.

*John R. Alban*  
John R. Alban, P.S. 7651  
Date: 1/23/05



- All capped iron pins set are 5/8" diameter and 30" in length with a yellow cap marked "J. ALBAN 7651"

Rev.	Description	Date	By	CHK'D.

**Lot Split Plat**

**of P.P.N. 8A-2-020 and P.P.N. 8A-2-033**

Concord Township ~ Lake County ~ Ohio

Drawn By: JML  
Checked By:  
Approved By:  
Date: 1/18/05

**JOHN R. ALBAN**  
Professional Land Surveyor  
3111 Yorkshire Road  
Cleveland Heights, OH 44118  
Phone: 216-932-8760

Scale: Horiz. 1"=50'	Sheet No. 1
Vert. 1"=N/A	Of 1
Filename: 04-106\do	