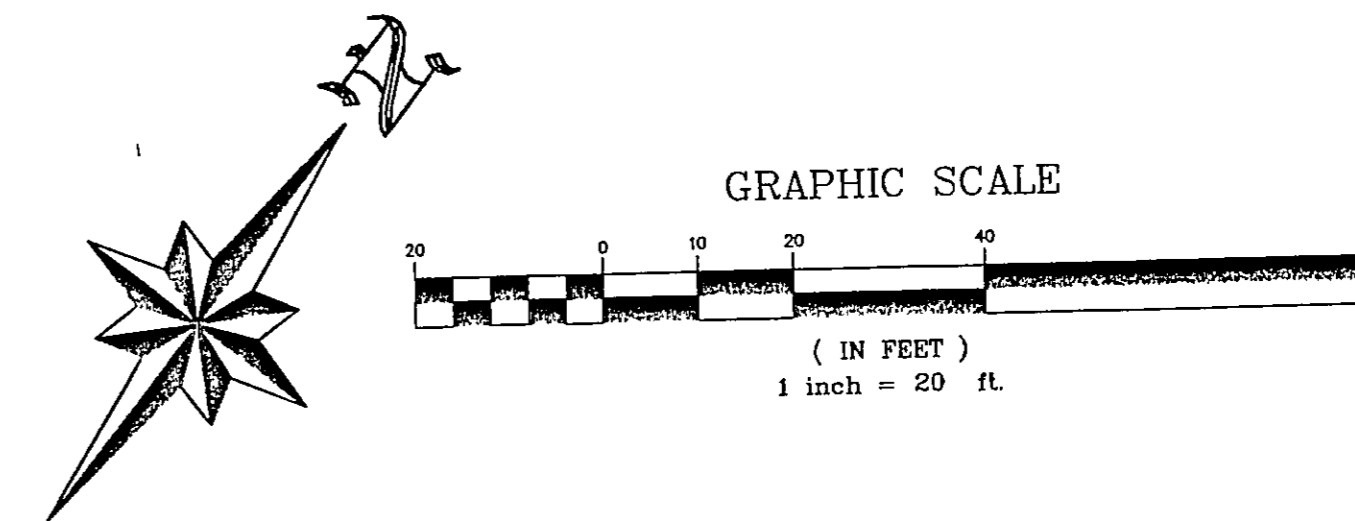


Lot Line Adjustment Plat of P.P.N. 16B-55D-20 and P.P.N. 16B-55D-21 for Thomas Baker

Known as being Original Sublot No. 20 and Sublot No. 21 of the Center-Tyler Industrial Park Subdivision as recorded in Volume V, Page 35 of the Lake County Map records.
Also known as being a part of Original Mentor Township Lot Nos. 5 and 9, Tract 7 in the City of Mentor ~ Lake County ~ Ohio

December 28, 2004



Curve Data:

Radius=	410.74
Arc Length=	75.80'
Chord Length=	75.70'
Chord Bearing=	S 55° 55' 12" W

Area Table:

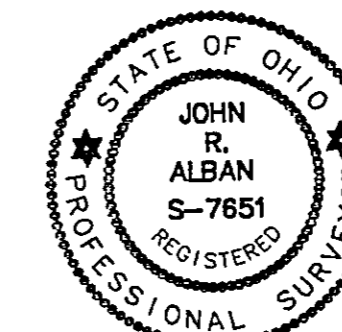
Original P.P.N. 16B-55D-21=	1.005 Acres
PLUS Proposed Parcel "A"	0.207 Acres
EQUALS Proposed Parcel C	1.212 Acres
Original P.P.N. 16B-55D-20=	1.053 Acres
MINUS Proposed Parcel "A"	0.207 Acres
EQUALS Proposed Parcel "B"	0.846 Acres

Parcel Data:

P.P.N. 16B-55D-021	Owner: Thomas Baker
Address: 8547 Twinbrook Drive	Document No. 200028183
Area= 1.005 Acres (PLAT)	Original S/L 21
P.P.N. 16B-55D-020	Owner: KCB Properties, LLC
Address: 8555 Twinbrook Drive	Document No. 2003R044740
Area= 1.053 Acres (PLAT)	Original S/L 20

Survey Bibliography:

- 1.) Subdivision Plat of the Center-Tyler Industrial Park Subdivision as recorded in Plat Volume V, Page 35 of the Lake County Plat Records.
- 2.) Legal Description of P.P.N. 16B-55D-020 as recorded in Document No. 2003R044740.
- 3.) Legal Description of P.P.N. 16B-55D-021 as recorded in Document No. 200028183 of the Lake County Records.
- 4.) Legal Description of P.P.N. 16B-55D-022 as recorded in Volume 179, Page 1227 of the Lake County Records.
- 5.) Legal Description of P.P.N. 16B-55D-019 as recorded in Document No. 2003R044737 of the Lake County Records.
- 6.) Legal Description of P.P.N. 16B-55D-003 as recorded in Volume 545, Page 170 of the Lake County Records.
- 7.) Legal Description of P.P.N. 16B-55D-004 as recorded in Document No. 2002R017607 of the Lake County Records.
- 8.) Legal Description of P.P.N. 16B-55D-005 as recorded in Volume 845, Page 1279 of the Lake County Records.



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 1st day of November, 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, P.S. 7651 Date

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

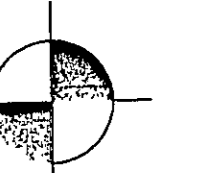
Lot Line Adjustment Plat
P.P.N. 16B-55D-20 and P.P.N. 16B-55D-21
for Thomas Baker

City of Mentor ~ Lake County ~ Ohio

Drawn By: JML
Checked By:
Approved By:
Date: 12/28/04

JOHN R. ALBAN
Professional Land Surveyor

3111 Yorkshire Road
Cleveland Heights, OH 44118
Phone: 216-952-8760



Scale: Horiz. 1"=20'
Vert. 1"=10'/A

Sheet No. 1 Of 1

Filename: 04-098\lot split

