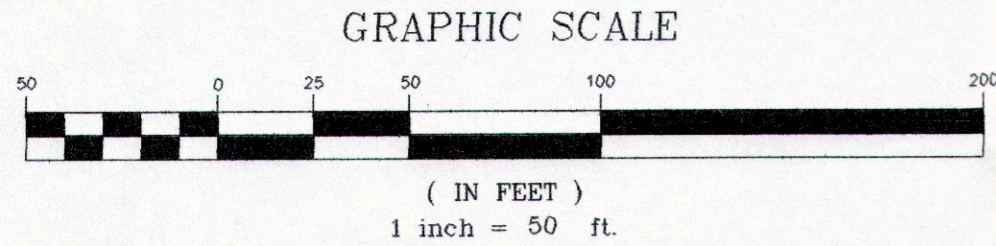
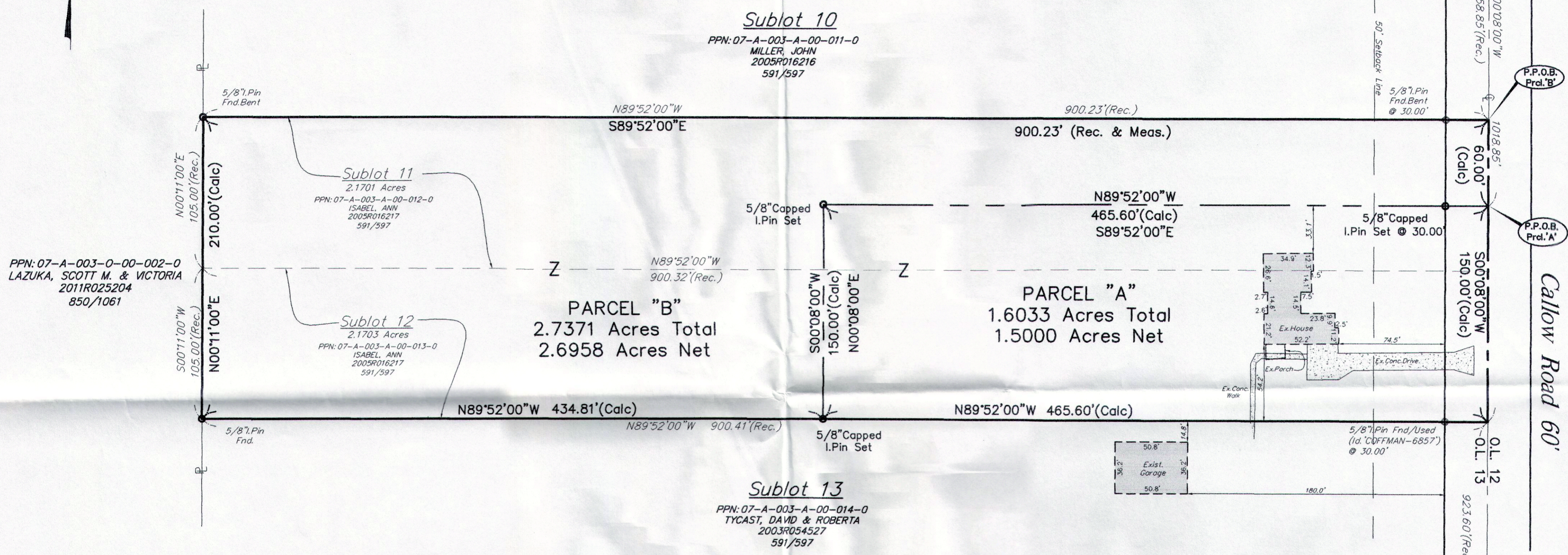
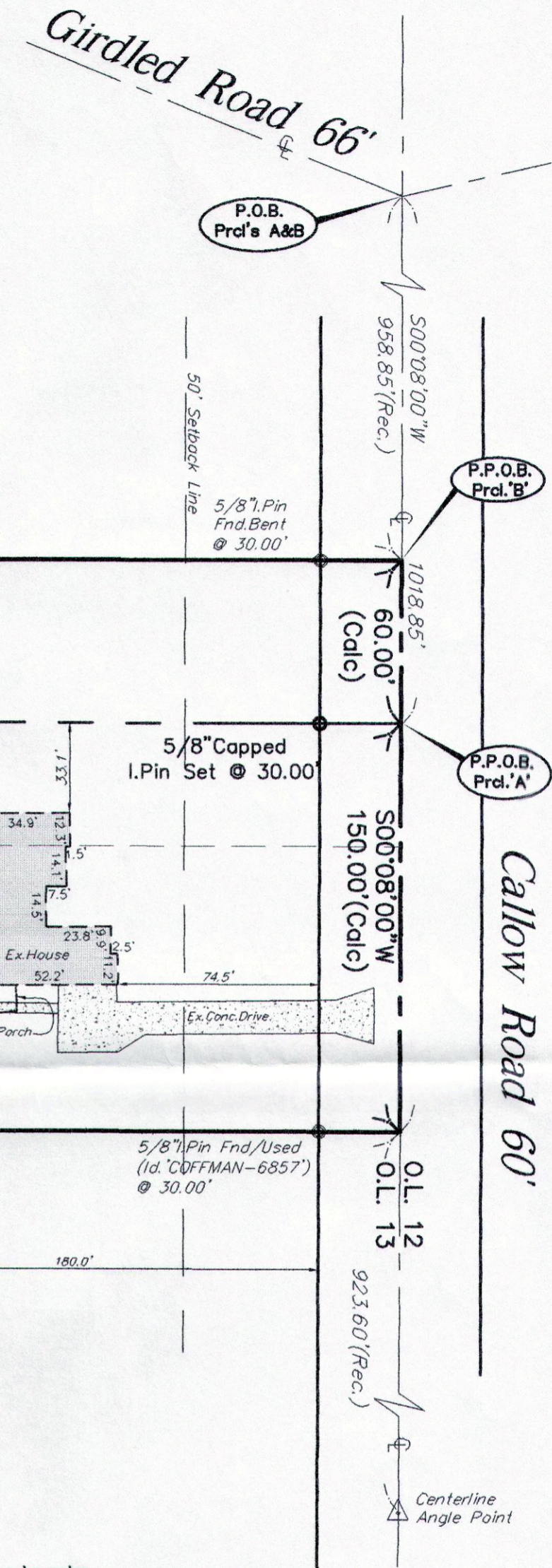


Lot Split Plat Of P.P.N. 07-A-003-A-00-012 & 013

Being part of Original Leroy Township Lot No. 13,
Leroy Township ~ Lake County ~ Ohio
October 2, 2013



Basis of Bearings is the centerline of Callow Road as shown on the subdivision plat of 'Glenhaven Development' Subdivision, as recorded in Vol. 'L', Pg. 39. (S.00°08'00"W.)



Area Table:

Former P.P.N. 07-A-003-A-00-012=	2.1701 Acres
PLUS	
Former P.P.N. 07-A-003-A-00-013=	2.1703 Acres
EQUALS - TOTAL =	4.3404 Acres
TOTAL=	4.3404 Acres
MINUS	
Proposed Parcel "A"=	1.6033 Acres
EQUALS PARCEL "B"	2.7371 Acres

Zoning Data:

Zoning District: R-2, Residential
 Minimum Lot Area: 1.5 Acre (Code Sec. 16.06)
 Minimum Frontage:
 At Right of Way Line: 150 feet (Code Sec. 16.1)
 Flag Lot: 60 feet (Code Sec. 16.1)

Survey Bibliography:

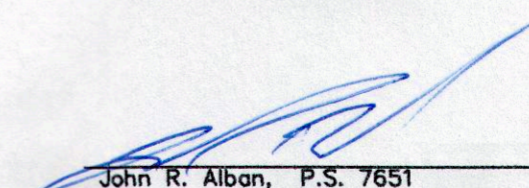
- 1.) Subdivision Record Plat, For Glenhaven Development as recorded in Vol. 'L', Pg. 39
- 2.) Legal Description of PPN's 07-A-003-A-00-012 & 013, as recorded in Instrument No. 2005R016217.

Lot Split Note:

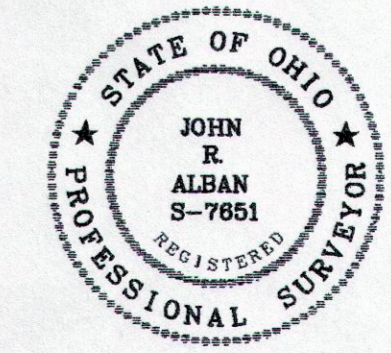
* The intent of this lot split plat is to split combined P.P.N. 07-A-003-A-00-012 and P.P.N. 07-A-003-A-00-013 into Proposed Parcel "A", and Proposed Parcel "B".

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, P.S. 7651 10/2/13
Date

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



PREPARED BY:
ALBAN SURVEYING CO.
 38052 Euclid Avenue, Suite 200
 Willoughby, Ohio 44094
 Phone: 440-946-0752