LOT SPLIT PLAT

FOR PROPERTY OWNED BY:

TRACT DEVELOPMENT, INC.

SITUATED IN THE CITY OF EASTLAKE, COUNTY OF LAKE, AND STATE OF OHIO, AND KNOWN AS BEING PART OF SUBLOT NO. 8 IN CREEKVIEW SUBDIVISION AS RECORDED IN VOLUME 29, PAGE 3 OF LAKE COUNTY RECORDS.

LEGEND:

O IRON PIN FOUND OR SET

NORTH IS BASED UPON AN ASSUMED MERIDIAN AND IS TO BE USED FOR REFERENCE ONLY.

CURVE TABLE					
CURVE	RADUS	LENGTH	DELTA	CHORD	BEARING
C11	25.00	23.25	53°17'09"	22.42	S09°38'36"E
C12	67.00	62.30	53°16'23"	60.08	S09°38'36"E

JOSEPH C. GILLAHAM #36790

CITY OF EASTLAKE VOL. 851, PG. 1196 PP# 34B-21-6

EXIST. 20' SANITARY SEWER ESMT.

GERALD W. SEVILLA # 36756

5/8" I. PIN FOUND

S04°34'00"W 781.62' (MEAS.)

5/8" I. PIN FOUND

439.98' (MEAS.) 34B-21G-8

N04°34'40"E 302.64' (REC. & MEAS.)

5/8" I. PIN FOUND

63.23' (MEAS.)

5/8" I. PIN FOUND

PARCEL 1 1.0927 ACRES

CHERYL LOCKER S/L 7

S53°42'29"W 194.34' (REC. & MEAS.)

N53°43'42"E 188.74' (REC. & MEAS.)

5/8" I. PIN FOUND.

54.42' N36°17'30"W

C12 C11

CREEKVIEW DRIVE 60'

10' UTILITY EASEMENT

CREEKVIEW SUBD. VOL. 29, PG. 3

S/L 14

JOHN M. PURGAR # 36722 S/L 710

ROY C. SINDELAR # 36688 S/L 711

WOODY J. WAID # 36654 S/L 712

JAMES J. SCHWIND # 36628 S/L 713

ALAN M. HELMINK # 36602 #714 S/L

ANTHONY J. TARANTINO # 36578 #715 S/L

TIM K. HOWELL # 36554 #716 S/L

36528 #717 S/L

36502 #718 S/L

JULIE A. GILLESPIE # 36478 #719

HERMAN LACKNER # 36454 #720 S/L

JOHN YOUNG # 36426 #721 S/L

RATKO JERAS # 36400 #722 S/L

#723 S/L

PAUL BERGANT JR. # 36372

44' X 0.5' FENCE ENCROACHMENT

30' X 1.3' FENCE ENCROACHMENT

8.5' X 8.5' SHED ENCROACHMENT

12' X 9' SHED ENCROACHMENT

12' X 22' FENCE ENCROACHMENT

N81°03'46"E 899.01' (REC. & MEAS.)

PARCEL 2 17.1809 ACRES

S/L 8 TRACT DEVELOPMENT TOTAL ACRES 18.2736

PP# 34B-21G-8 (18)

CHARLES JULIAN #685 CREEKVIEW DR. S/L 9

34B-21G-9

491.38' (REC. & MEAS.) S76°13'14"W

34B-21G-10

GERALD BORAC #681 CREEKVIEW DR. S/L 10

S/L 13

EXIST. DRAINAGE EASEMENT

JOHN BOSC #682 CREEKVIEW DR. S/L 11

5/8" I. PIN FOUND

34B-21G-11

ZYCNIMIR ELLER #686 CREEKVIEW DR. S/L 12

S31°12'29"W 319.16' (REC. & MEAS.)

5/8" I. PIN FOUND

78.86' (REC. & MEAS.) N81°18'48"W

5/8" I. PIN FOUND

N01°31'30"E 314.54' (REC. & MEAS.)

5/8" I. PIN FOUND

34B-21B-4

5/8" I. PIN FOUND

S83°32'00"W 89.42' (REC. & MEAS.)

5/8" I. PIN FOUND

N01°31'30"E 517.04' (REC. & MEAS.)

N88°21'30"E 15.54' (REC. & MEAS.)

5/8" I. PIN FOUND

5/8" I. PIN FOUND

BROOK DRIVE (PRIVATE)

JOSEPH MAVEC JR. # 464 BROOK DR. 34B-21C-8

EXIST. INGRESS/EGRESS EASEMENT

N79°41'00"E 203.20' (REC. & MEAS.)

N43°16'00"W 202.50' (REC. & MEAS.)

ROY R. NOLIN # 473 BROOK DR. 34B-21B-5

N63°15'00"W 60.28' (REC. & MEAS.)

5/8" I. PIN FOUND

DANIEL M. GEORGE # 481 BROOK DR.

5/8" I. PIN FOUND

34B-21C-12

34B-21C-7

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)

1 inch = 100 ft.

PREPARED BY:

JOHN R. ALBAN
PROFESSIONAL LAND SURVEYOR
3111 YORKSHIRE RD.
CLEVELAND HTS., OH. 44118
PH/FAX (216) 932-8760

ACCEPTANCE:

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT PLAT.

KEN PETERSON PRESIDENT, TRACT DEV., INC.

COUNTY OF LAKE
STATE OF OHIO S.S. BEFORE ME A NOTARY PUBLIC IN AND FOR THE SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE SIGNED KEN PETERSON WHO ACKNOWLEDGED SIGNING THE FOREGOING INSTRUMENT. IN WITNESS WHEREOF I HEREUNTO SET MY HAND AND OFFICAL SEAL AT,,

_____, OHIO, THIS ___ DAY OF _____ 2002.

NOTARY PUBLIC

APPROVALS:

THIS LOT SPLIT PLAT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF EASTLAKE, OHIO THIS 5th DAY OF Feb 2003 ~~2001~~.

PLANNING COMMISSION

SURVEYOR'S CERTIFICATION:

THIS PLAT REPRESENTS A SURVEY WHICH MEETS THE MINIMUM STANDARDS FOR A BOUNDARY SURVEY IN THE STATE OF OHIO AS SPECIFIED IN ADMINISTRATIVE CODE CHAPTER 4733-37. SURVEYED IN JUNE OF 2002 BY JOHN R. ALBAN REGISTERED PROFESSIONAL SURVEYOR NUMBER 7651.

JOHN R. ALBAN P.S. 7651 12/6/02 DATE

STATE OF OHIO JOHN R. ALBAN 7651 REGISTERED PROFESSIONAL SURVEYOR

DRAWN BY:	JRA	DATE:	12-06-02
CHECKED BY:	JRA	DRAWING NO.:	
JOB NO.:	02-126	SHEET	1 OF 1