

PLAT OF LOT SPLIT & CONSOLIDATION OF PPN's 684-07-002 & 003

CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING ALL OF SUBLOT NUMBER 303 IN M.M. BROWN'S SUBDIVISION OF PART OF ORIGINAL EAST CLEVELAND TOWNSHIP LOT NUMBER 48 AS RECORDED IN VOLUME 26, PAGE 8 OF THE CUYAHOGA COUNTY RECORD OF MAPS AND A PART OF ORIGINAL EAST CLEVELAND TOWNSHIP LOT 48.

BEARINGS BASED ON THE
CENTERLINE OF SUPERIOR STREET
(NORTH 44°16'43" WEST) AS SHOWN
IN V.348, P.73 C.C.M.R.)

APPROVALS

APPROVED BY THE PLANNING COMMISSION, CITY OF CLEVELAND HEIGHTS, OHIO.

THIS _____ DAY OF _____, 2023.

SECRETARY OF CITY PLANNING COMMISSION

APPROVALS

APPROVED BY THE DIRECTOR OF PLANNING AND
DEVELOPMENT OF THE CITY OF CLEVELAND HEIGHTS, OHIO.

THIS _____ DAY OF _____, 2023.

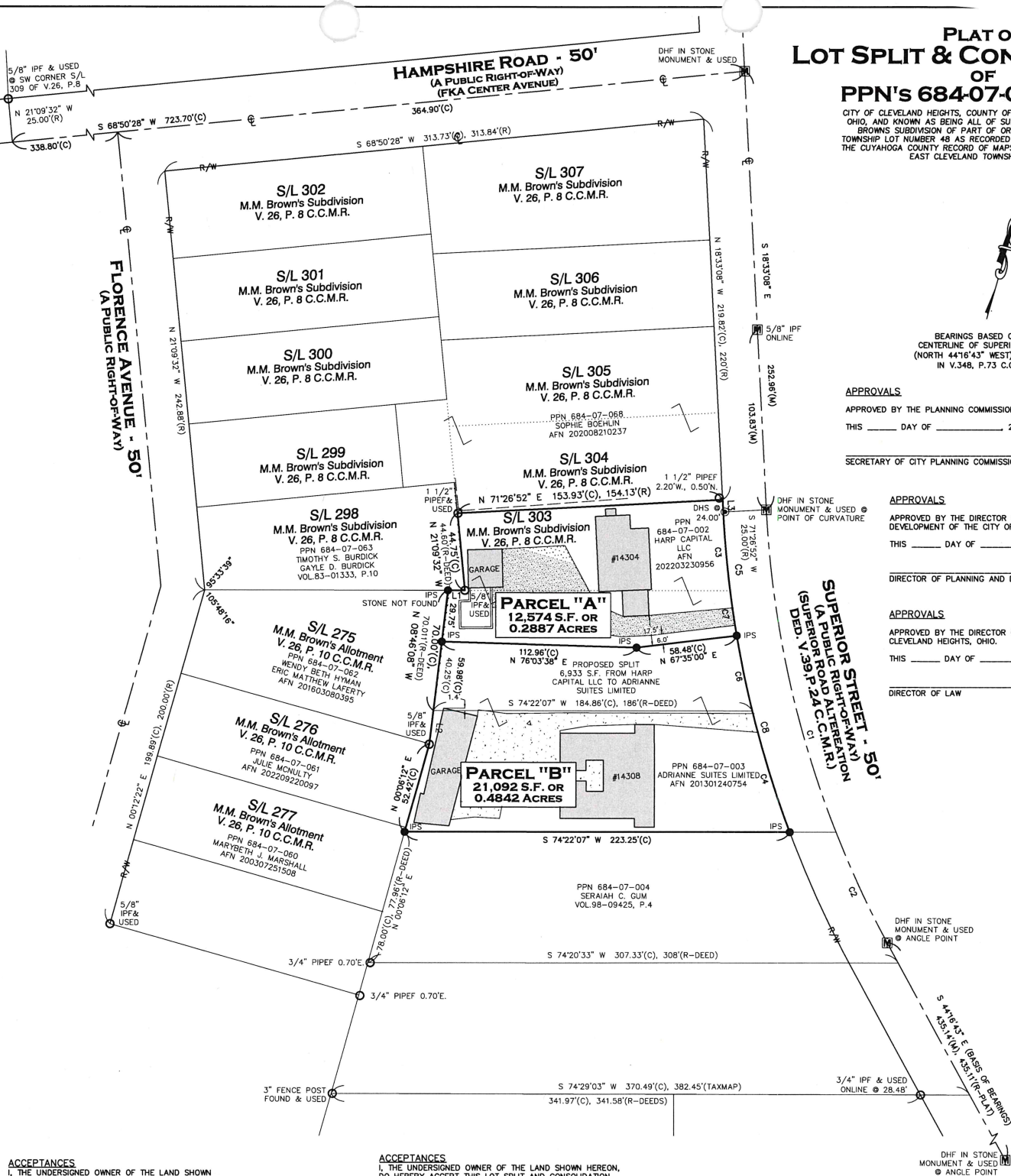
DIRECTOR OF PLANNING AND DEVELOPMENT

APPROVALS

APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF
CLEVELAND HEIGHTS, OHIO.

THIS _____ DAY OF _____, 2023.

DIRECTOR OF LAW



ACCEPTANCES

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

JONAH HARPER - PRESIDENT OF HARP CAPITAL LLC

ACCEPTANCES

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

ERIC FRIESS - PRESIDENT OF ADRIANNE SUITES LIMITED

NOTARY CLAUSE

STATE OF _____ }
COUNTY OF _____ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT
THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE
ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND
SEAL AT

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

NOTARY CLAUSE

STATE OF _____ }
COUNTY OF _____ } SS

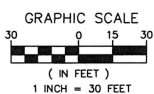
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT
THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE
OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREON SET MY
HAND AND SEAL AT

THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES



- 5/8" BY 30" BORN PIN SET AND
CARTED CASEY 15029" IPS
- MONUMENT BOX FOUND
- BORN PIN (PPEP) TYPE (PPE) FOUND
- DRILL HOLE SET - DHS
- MAGNAIL SET - MNS
- (R) RECORD
- (C) CALCULATED
- (M) MEASURED
- (U) USED

- A ACRES
- APN ALLOTMENT BOX FOUND
- C.C.M.R. CUYAHOGA COUNTY
MAP RECORDS
- CL CENTERLINE
- CLF CHAIN LINK FENCE
- CLS CLEARS
- E EAST
- ENC ENCROACHES
- N NORTH

- RE PAGE
- P.P.N. PERMANENT PARCEL
NUMBER
- R/W RIGHT-OF-WAY
- S SOUTH
- SF SQUARE FEET
- VOLUME
- W WEST



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	585.53'	261.61'	259.44'	S 31°22'09" E	25°35'56"
C2	585.53'	70.14'	70.10'	N 40°44'13" W	6°51'48"
C3	610.53'	45.70'	45.69'	S 20°42'47" E	4°17'18"
C4	610.53'	73.41'	73.37'	S 32°55'53" E	6°53'21"
C5	610.53'	72.21'	72.17'	S 21°55'26" E	6°46'36"
C6	610.53'	44.48'	44.47'	S 27°23'58" E	4°10'29"
C7	610.53'	26.16'	26.16'	N 24°05'05" W	2°27'17"
C8	610.53'	117.89'	117.71'	S 30°50'38" E	11°03'50"

LINE	BEARING	DISTANCE
L1	S 74°24'06" W	9.79'
L2	S 08°46'08" E	19.73'
L3	S 18°14'29" E	6.98'

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN
HEREON ARE THE RESULT OF A SURVEY DONE BY
MYSELF ON AUGUST 25TH OF 2022. THIS
BOUNDARY RETRACEMENT SURVEY IS IN
ACCORDANCE WITH THE OHIO ADMINISTRATIVE
CODE CHAPTER 1509-37.

SCOTT J. CASEY 8219
10/22/2022



JOB NO. 22115
PREPARED FOR:
Eric Friess
SCALE: 1"=30'
DRAWN BY: SJC
FIELD WORK DATE:
8/25/22