

PN 23-21

Combination of two lots (J and I) from the College Club Subdivision recorded 10/4/2018 (201810040343) into a single lot (I-2).

# REPLAT OF THE COLLEGE CLUB SUBDIVISION RECORDED IN AFN 201810040343 OF CUYAHOGA COUNTY RECORDS COMBINING LOTS I & J TO CREATE LOT I-2

SITUATED IN THE CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO  
AND KNOWN AS BEING PART OF ORIGINAL ONE HUNDRED ACRE LOT No. 405,  
FURTHER KNOWN AS BEING ALL OF THE COLLEGE CLUB SUBDIVISION, AS SHOWN BY  
THE RECORDED PLAT IN AFN 201810040343 OF CUYAHOGA COUNTY RECORDS

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE  
SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS  
GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN  
ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



*Christopher J. Dempsey*  
CHRISTOPHER J. DEMPSEY  
PROFESSIONAL SURVEYOR NO. 6914  
DATE OF SURVEY: OCTOBER 14, 2021

THE UNDERSIGNED, CC TOWNHOME DEVELOPMENT, LLC, OWNER OF THE LAND SHOWN  
HEREON, DOES HEREBY ASSENT TO AND ACCEPT THIS SUBDIVISION OF THE SAME.

CC TOWNHOME DEVELOPMENT, LLC  
BY:

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_  
TITLE \_\_\_\_\_

STATE OF OHIO } S.S.  
COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY  
APPEAR THE ABOVE SIGNED REPRESENTATIVE OF CC TOWNHOME DEVELOPMENT, LLC WHO  
ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID  
INSTRUMENT IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND ON BEHALF OF CC  
TOWNHOME DEVELOPMENT, LLC. IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND  
OFFICIAL SEAL AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY  
OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THIS MAP OF SUBDIVISION APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND HEIGHTS,  
OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP OF SUBDIVISION APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF  
CLEVELAND HEIGHTS, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP OF SUBDIVISION APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF CLEVELAND HEIGHTS, OHIO  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DIRECTOR OF LAW \_\_\_\_\_ PRINTED NAME \_\_\_\_\_ DATE \_\_\_\_\_

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 36°12'59" E | 28.58'   |
| L2   | N 53°47'01" E | 3.67'    |
| L3   | S 36°12'59" E | 27.75'   |
| L4   | N 53°47'01" E | 2.00'    |
| L5   | S 36°12'59" E | 8.58'    |
| L6   | S 53°46'59" W | 3.00'    |
| L7   | S 36°12'59" E | 42.67'   |
| L8   | S 53°47'01" W | 28.00'   |
| L9   | N 36°12'59" W | 97.71'   |
| L10  | S 53°47'01" W | 22.50'   |
| L11  | N 36°12'59" W | 89.32'   |
| L12  | S 53°47'01" W | 23.50'   |
| L13  | N 36°12'59" W | 80.93'   |
| L14  | N 53°47'01" E | 1.00'    |
| L15  | S 36°12'59" E | 24.02'   |
| L16  | S 53°47'01" W | 29.00'   |
| L17  | N 53°47'01" E | 31.66'   |
| L18  | S 36°12'59" E | 78.80'   |
| L19  | S 53°47'01" W | 31.66'   |
| L20  | N 53°47'01" E | 45.02'   |
| L21  | N 53°47'01" E | 22.51'   |
| L22  | S 36°12'59" E | 55.33'   |
| L23  | S 53°47'01" W | 22.51'   |
| L24  | N 36°12'59" W | 95.33'   |
| L25  | N 53°47'01" E | 22.51'   |
| L26  | S 36°12'59" E | 55.33'   |
| L27  | S 53°47'01" W | 22.51'   |
| L28  | S 53°47'01" W | 45.02'   |
| L29  | N 36°12'59" W | 3.66'    |
| L30  | N 36°12'59" W | 19.81'   |
| L31  | S 53°47'01" W | 2.66'    |
| L32  | N 36°12'59" W | 79.42'   |
| L33  | N 53°47'01" E | 25.32'   |
| L34  | S 36°12'59" E | 51.67'   |
| L35  | S 53°47'01" E | 2.67'    |
| L36  | S 36°12'59" E | 6.58'    |
| L37  | S 53°47'01" W | 2.67'    |
| L38  | S 36°12'59" E | 21.17'   |
| L39  | S 53°47'01" W | 25.32'   |
| L40  | N 36°12'59" W | 7.59'    |
| L41  | N 36°12'59" W | 16.50'   |
| L42  | N 36°12'59" W | 32.00'   |
| L43  | N 36°12'59" W | 32.00'   |
| L44  | S 36°12'59" E | 28.00'   |
| L45  | S 36°12'59" E | 28.00'   |
| L46  | N 36°12'59" W | 2.35'    |
| L47  | N 36°12'59" W | 10.55'   |

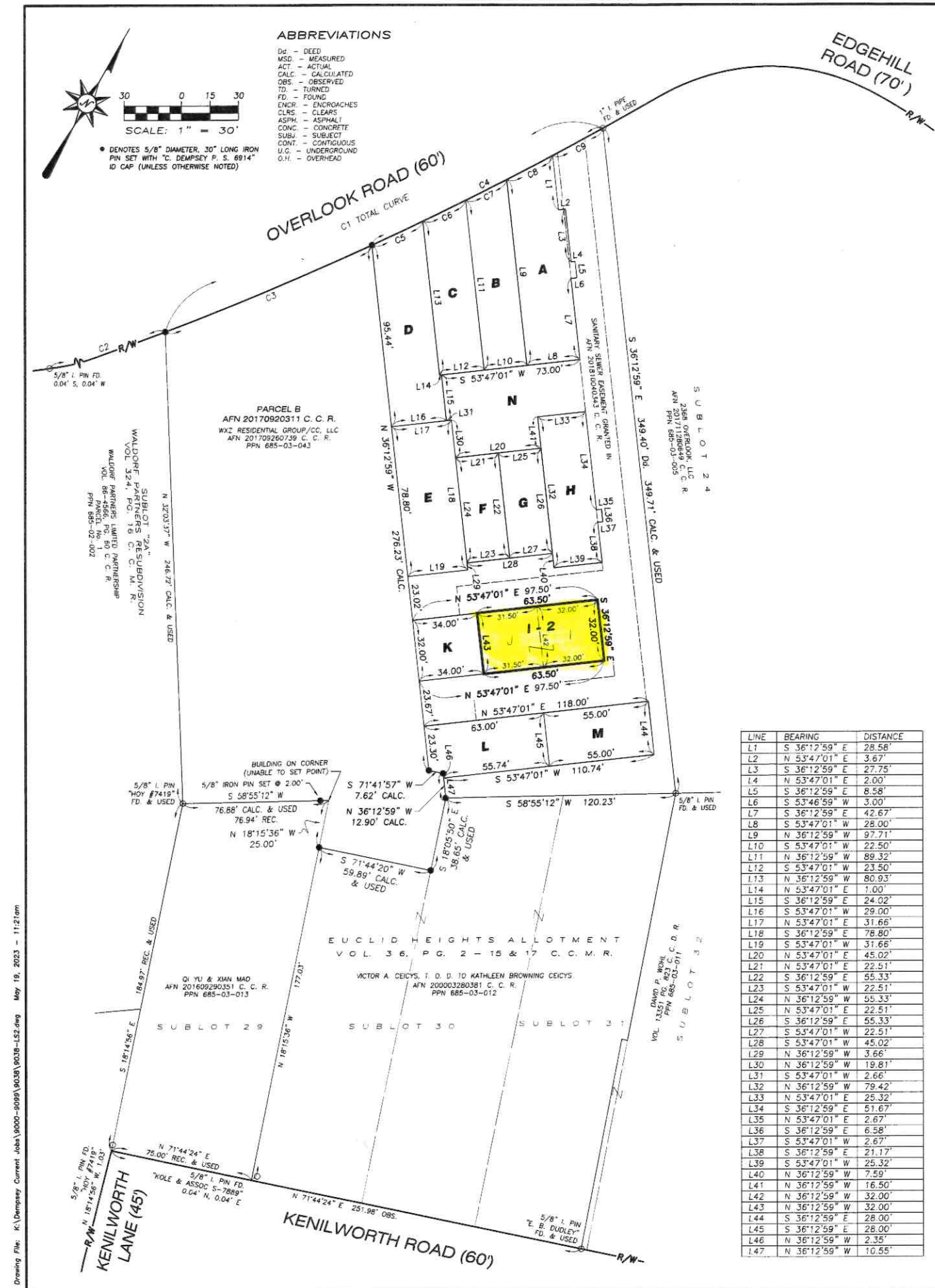
## LOT AREA TABULATION

|            |                    |             |
|------------|--------------------|-------------|
| LOT A      | 2,864 SQUARE FEET  | 0.0657 ACRE |
| LOT B      | 2,103 SQUARE FEET  | 0.0483 ACRE |
| LOT C      | 2,000 SQUARE FEET  | 0.0459 ACRE |
| LOT D      | 2,828 SQUARE FEET  | 0.0649 ACRE |
| LOT E      | 2,495 SQUARE FEET  | 0.0573 ACRE |
| LOT F      | 1,246 SQUARE FEET  | 0.0286 ACRE |
| LOT G      | 1,246 SQUARE FEET  | 0.0286 ACRE |
| LOT H      | 2,029 SQUARE FEET  | 0.0466 ACRE |
| LOT I-2    | 2,032 SQUARE FEET  | 0.0466 ACRE |
| LOT K      | 1,088 SQUARE FEET  | 0.0250 ACRE |
| LOT L      | 1,738 SQUARE FEET  | 0.0399 ACRE |
| LOT M      | 1,540 SQUARE FEET  | 0.0354 ACRE |
| LOT N      | 17,245 SQUARE FEET | 0.3959 ACRE |
| TOTAL AREA | 40,454 SQUARE FEET | 0.9287 ACRE |

## OWNERSHIP DATA

|       |                |                                     |                           |
|-------|----------------|-------------------------------------|---------------------------|
| LOT A | PPN 685-03-044 | BERNETTE JAFFE                      | AFN 202112020828 C. C. R. |
| LOT B | PPN 685-03-045 | MATTHEW N. & ISABEL FINE            | AFN 202203110328 C. C. R. |
| LOT C | PPN 685-03-046 | FELICIA M. & STEPHEN B. PERRY       | AFN 202110280701 C. C. R. |
| LOT D | PPN 685-03-047 | RONALD H. NEILL & MARY ANN HARLAN   | AFN 202212130290 C. C. R. |
| LOT E | PPN 685-03-048 | KAREN & ERIC HILLENBRAND            | AFN 202204010377 C. C. R. |
| LOT F | PPN 685-03-049 | TERESITA J. GATCHALIAN, TRUSTEE     | AFN 202211080345 C. C. R. |
| LOT G | PPN 685-03-050 | DAVID B. & NORA M. JORANKO          | AFN 202111150198 C. C. R. |
| LOT H | PPN 685-03-051 | JOHN C. & KAREN A. CARL             | AFN 202111040577 C. C. R. |
| LOT I | PPN 685-03-052 | CC TOWNHOME DEVELOPMENT, LLC        | AFN 201807170578 C. C. R. |
| LOT J | PPN 685-03-053 | CC TOWNHOME DEVELOPMENT, LLC        | AFN 201807170578 C. C. R. |
| LOT K | PPN 685-03-054 | GREGORY BLACKHALL & ADAM DIDOMENICO | AFN 202302010505 C. C. R. |
| LOT L | PPN 685-03-055 | STEVEN D. & SUSAN E. GOLDBERG       | AFN 202201040737 C. C. R. |
| LOT M | PPN 685-03-056 | JAMEY GEORGE HADDAD & MARY KAY GRAY | AFN 202112270913 C. C. R. |
| LOT N | PPN 685-03-057 | CC TOWNHOME DEVELOPMENT, LLC        | AFN 201807170578 C. C. R. |

| CURVE | DELTA ANGLE | CHORD BEARING | RADIUS   | ARC LENGTH | TANGENT | CHORD LENGTH |
|-------|-------------|---------------|----------|------------|---------|--------------|
| C1    | 8°20'39"    | N 35°13'32" E | 1737.90' | 253.10'    | 126.77' | 252.87'      |
| C2    | 13°07'22"   | N 45°57'32" E | 1737.90' | 398.04'    | 199.90' | 397.17'      |
| C3    | 3°52'23"    | N 37°27'40" E | 1737.90' | 117.48'    | 58.76'  | 117.46'      |
| C4    | 4°28'16"    | N 33°17'20" E | 1737.90' | 135.62'    | 67.84'  | 135.58'      |
| C5    | 0°58'29"    | N 35°02'13" E | 1737.90' | 29.57'     | 14.78'  | 29.57'       |
| C6    | 0°49'22"    | N 34°08'18" E | 1737.90' | 24.95'     | 12.48'  | 24.95'       |
| C7    | 0°47'30"    | N 33°19'52" E | 1737.90' | 24.02'     | 12.01'  | 24.01'       |
| C8    | 0°53'47"    | N 32°29'13" E | 1737.90' | 27.19'     | 13.60'  | 27.19'       |
| C9    | 0°59'08"    | N 31°32'46" E | 1737.90' | 29.89'     | 14.95'  | 29.89'       |



Drawing File: K:\Dempsey Current Jobs\9000-9099\9038\9038-LS2.dwg May 19, 2023 - 11:27am