



Project No. 23-096
August 7, 2023

LEGAL DESCRIPTION
Split Parcel
Cleveland Heights, Ohio

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio, being part of Range 11, Town 7 of the Connecticut Western Reserve Survey, part of Original Warrensville Township Lot Number 12, and being part of Sublot Number 135 in The Shaker Heights Land Company's Subdivision, as recorded in Volume 32, Page 7 of Cuyahoga County Map Records, and being more completely described as follows:

Commencing at the center-line intersection of Fairmount Boulevard (125 feet wide) and Guilford Road (60 feet wide); thence northeasterly along the center-line of said Guilford Road, along an arc of a curve to the left, an arc length of 315.48 feet, (a radius of 2051.30 feet, a delta angle of 08° 48' 43", a chord bearing North 23° 08' 59" East, 315.17 feet) to the westerly prolongation of the southerly line of said Sublot Number 135; thence South 73° 19' 29" East, along the westerly prolongation of the southerly line of said Sublot Number 135 and the southerly line of said Sublot Number 135, passing over an iron pin set at 30.02 feet and an iron pin set at 147.36 feet, a total distance of 162.37 feet, to a drill hole set and being the **PLACE OF BEGINNING** for the parcel herein described;

Course No. 1: thence **North 16° 40' 31" East**, along a new division line, **34.46 feet**, to an iron pin set;

Course No. 2: thence **South 73° 19' 29" East**, along a new division line, **28.00 feet**, to an iron pin set;

Course No. 3: thence **South 16° 40' 31" West**, along a new division line, **34.46 feet**, to an iron pin set on the northerly line of Sublot 133 in said Shaker Heights Land Company Subdivision;

Course No. 4: thence **North 73° 19' 29" West**, along the northerly line of said Sublot Number 133, **28.00 feet** to the **PLACE OF BEGINNING**, containing **0.0221 acre**, 965 sq. ft., more or less, but subject to all highways, covenants, and easements of legal record as surveyed in August 2023 by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors** under Project No. 23-096.

Bearings are based on the westerly line of Sublot 135, calculated as South 11° 00' 38" West from monuments found, per the Ohio State Plane Coordinates System, North Zone(3401), NAD83 (2011), 2010.0 Epoch, as derived from GNSS Observations per the ODOT CORS/VRS Real Time Network. Distances are given in feet and decimal parts thereof. All iron pins shown as set are 30" long 5/8" rebar with an identification cap stamped "McSTEEN CA 02236".

Matthew A. Hildebrandt
Registered Professional Land Surveyor No. 8817



GRAPHIC SCALE
40 0 20 40
1 INCH = 40 FEET

OWNERS ACCEPTANCE

WE, REILLY PAINTING AND CONTRACTING, INC., OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

PRINT NAME AND TITLE

SIGNATURE

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED REPRESENTATIVE OF REILLY PAINTING AND CONTRACTING, INC., WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS _____ DAY OF _____, 2023.

NOTARY PUBLIC

MY COMMISSION EXPIRES

APPROVALS

THIS LOT SPLIT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND HEIGHTS THIS _____ DAY OF _____, 2023

CHAIRMAN

THIS LOT SPLIT HAS BEEN APPROVED BY THE CITY ENGINEER OF THE CITY OF CLEVELAND HEIGHTS THIS _____ DAY OF _____, 2023

ENGINEER

THIS LOT SPLIT HAS BEEN APPROVED BY THE COUNCIL OF THE CITY OF CLEVELAND HEIGHTS THIS _____ DAY OF _____, 2023

CITY MANAGER

BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERLY LINE OF SUBLOT 135, CALCULATED AS SOUTH 11°00'36" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. CORS/VRS REAL TIME NETWORK.

CURVE DATA

CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	BEARING
C1	2°12'07" CALC. & USED	2081.30' PLAT & USED	79.99' CALC. & USED (80.00' PLAT)	40.00' CALC. & USED	79.98' CALC. & USED	N 17°36'47" E
C2	1°45'57" CALC. & USED	3573.56' PLAT & USED	110.13' CALC. & USED (110.00' PLAT)	55.07' CALC. & USED	110.13' CALC. & USED	N 73°19'58" W
C3	1°50'46" CALC. & USED	3573.56' PLAT & USED	115.14' CALC. & USED (115.00' PLAT)	57.57' CALC. & USED	115.13' CALC. & USED	S 71°31'37" E
C4	9°01'27" CALC. & USED	9.54' PLAT & USED	15.99' CALC. & USED (15.97' PLAT)	10.60' CALC. & USED	14.18' CALC. & USED	S 22°35'31" E
C5	6°42'23" CALC. & USED	2081.30' PLAT & USED	243.61' CALC. & USED (243.65' PLAT)	121.94' CALC. & USED	243.47' CALC. & USED	N 22°04'02" E
C6	2°12'07" CALC. & USED	2081.30' PLAT & USED	79.99' CALC. & USED (80.00' PLAT)	40.00' CALC. & USED	79.98' CALC. & USED	N 15°24'40" E
C7	1°06'03" CALC. & USED	2081.30' REC. & USED	39.99' CALC. & USED (40.00' REC.)	20.00' CALC. & USED	39.99' CALC. & USED	N 13°45'35" E
C8	1°06'03" CALC. & USED	2081.30' REC. & USED	39.99' CALC. & USED (40.00' REC.)	20.00' CALC. & USED	39.99' CALC. & USED	N 12°39'31" E
C9	26°14'55" CALC. & USED	2081.30' PLAT & USED	953.49' CALC. & USED (953.65' PLAT)	485.26' CALC. & USED	945.18' CALC. & USED	N 12°17'46" E
C10	8°48'28" CALC. & USED	2081.30' PLAT & USED	319.95' CALC. & USED (320.00' PLAT)	160.29' CALC. & USED	319.63' CALC. & USED	N 7°42'16" E
C11	4°07'43" CALC. & USED	2081.30' PLAT & USED	149.98' CALC. & USED (150.00' PLAT)	75.02' CALC. & USED	149.94' CALC. & USED	N 1°14'10" E
C12	89°57'23" CALC. & USED	12.00' PLAT & USED	18.84' CALC. & USED (18.85' PLAT)	11.99' CALC. & USED	16.96' CALC. & USED	S 44°09'00" W
C13	90°05'51" CALC. & USED	12.00' PLAT & USED	18.87' PLAT & USED	12.02' CALC. & USED	16.99' CALC. & USED	N 45°49'23" W
C14	2°04'32" CALC. & USED	2344.30' PLAT & USED	84.93' CALC. & USED (85.00' PLAT)	42.47' CALC. & USED	84.92' CALC. & USED	N 0°52'27" E
C15	2°04'32" CALC. & USED	2344.30' PLAT & USED	84.93' CALC. & USED (85.00' PLAT)	42.47' CALC. & USED	84.92' CALC. & USED	N 2°56'59" E
C16	2°04'32" CALC. & USED	2344.30' PLAT & USED	84.93' CALC. & USED (85.00' PLAT)	42.47' CALC. & USED	84.92' CALC. & USED	N 5°01'32" E
C17	0°44'00" CALC. & USED	2344.30' REC. & USED	30.00' REC. & USED	15.00' CALC. & USED	30.00' CALC. & USED	N 6°25'48" E
C18	2°41'06" CALC. & USED	2344.30' PLAT & USED	109.86' CALC. & USED (110.00' DEED)	54.94' CALC. & USED	109.85' CALC. & USED	N 8°08'20" E
C19	0°44'00" CALC. & USED	2344.30' REC. & USED	30.00' REC. & USED	15.00' CALC. & USED	30.00' CALC. & USED	N 9°50'53" E
C20	2°04'32" CALC. & USED	2344.30' PLAT & USED	84.93' CALC. & USED (85.00' PLAT)	42.47' CALC. & USED	84.92' CALC. & USED	N 11°15'09" E
C21	18°51'53" CALC. & USED	2344.30' PLAT & USED	771.86' CALC. & USED (772.51' PLAT)	389.45' CALC. & USED	768.38' CALC. & USED	N 8°39'29" E
C22	5°48'00" CALC. & USED	2344.30' PLAT & USED	237.31' CALC. & USED (237.51' PLAT)	118.76' CALC. & USED	237.21' CALC. & USED	N 15°11'25" E
C23	82°25'49" CALC. & USED	26.42' PLAT & USED	38.01' CALC. & USED (38.04' PLAT)	23.14' CALC. & USED	34.82' CALC. & USED	N 59°18'20" E
C24	8°52'31" CALC. & USED	3573.56' PLAT & USED	553.56' CALC. & USED (552.91' PLAT)	277.34' CALC. & USED	553.01' CALC. & USED	S 75°02'30" E
C25	1°45'57" CALC. & USED	3573.56' PLAT & USED	110.13' CALC. & USED (110.00' PLAT)	55.07' CALC. & USED	110.13' CALC. & USED	S 75°05'55" E
C26	8°48'43" CALC. & USED	2051.30' REC. & USED	315.48' CALC. & USED	158.05' CALC. & USED	315.17' CALC. & USED	N 23°08'59" E

LOT SPLIT & CONSOLIDATION

FOR

3085 FAIRMOUNT BOULEVARD

KNOWN AS BEING PART OF RANGE 11, TOWN 7 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NUMBER 12, AND BEING ALL OF SUBLOT NUMBERS 133 AND 135 IN THE SHAKER HEIGHTS LAND COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 32, PAGE 7 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF CLEVELAND HEIGHTS
COUNTY OF CUYAHOGA - STATE OF OHIO

McSteen

LAND SURVEYORS

1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

PRELIMINARY

MATTHEW A. HILDEBRANDT

REG. PROF. SURV. No. 8817

Job No.: 23-096

Field Date: July 25, 2023

Survey Date: August 7, 2023

Drawn By: BRC

LINE DATA

LINE	BEARING	DISTANCE
L1	S 11°00'38" W	95.07' CALC. & USED (95.05' PLAT)
L2	N 16°40'31" E	34.46' CALC. & USED
L3	N 73°19'29" W	28.00' CALC. & USED
L4	S 16°40'31" W	34.46' CALC. & USED
L5	S 73°19'29" E	28.00' CALC. & USED
L6	S 73°19'29" E	30.02' CALC. & USED

AREA OF SURVEYED PREMISES

PARCEL A (PPN 686-28-010) (0.6582 ACRE)
(28673 SQ. FT.)
PARCEL B (PPN 686-28-031) (0.5239 ACRE)
(22823 SQ. FT.)
TOTAL AREA (1.1821 ACRES)
(51496 SQ. FT.)

SURVEY REFERENCES

- PLATS AS SHOWN
- CUYAHOGA COUNTY DEED RECORDS
- CUYAHOGA COUNTY TAX MAPS

LEGEND

- ⊗ DRILL HOLE SET
- REBAR FOUND AS NOTED
- ⊙ 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- R.&U. RECORD & USED DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
- CHAIN LINK FENCE
- WOOD FENCE
- ▨ SPLIT PARCEL AREA (0.0221 ACRE) (965 SQ. FT.)

SIGNIFICANT OBSERVATIONS

- A CHAIN LINK FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
- A CHAIN LINK FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A BRICK GARAGE IS APPROXIMATELY ON A SOUTHERLY LINE OF SURVEYED PROPERTY ±.
- A WOOD FENCE CROSSES OVER AN EASTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A CHAIN LINK FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE IS APPROXIMATELY ON LINE ± ALONG AN EASTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER THE NORTHERLY LINE OF SURVEYED PROPERTY.

WELLINGTON ROAD (60')
(FORMERLY LEICESTER ROAD)



GRAPHIC SCALE
1 INCH = 40 FEET

LINE DATA		
LINE	BEARING	DISTANCE
L1	S 11°00'38" W	95.07' CALC. & USED (95.05' PLAT)
L2	N 16°40'31" E	34.46' CALC. & USED
L3	N 73°19'29" W	28.00' CALC. & USED
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BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERLY LINE OF SUBLOT 135, CALCULATED AS SOUTH 11°00'38" WEST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. CORRS/VRS REAL TIME NETWORK.

CURVE DATA

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C2	1°45'57" CALC. & USED	3573.56' PLAT & USED	110.13' CALC. & USED (110.00' PLAT)	55.07' CALC. & USED	110.13' CALC. & USED	N 73°19'58" W
C3	1°50'46" CALC. & USED	3573.56' PLAT & USED	115.14' CALC. & USED (115.00' PLAT)	57.57' CALC. & USED	115.13' CALC. & USED	S 22°35'31" E
C4	96°01'27" CALC. & USED	9.54' PLAT & USED	15.99' CALC. & USED (15.97' PLAT)	10.60' CALC. & USED	14.18' CALC. & USED	S 22°04'02" E
C5	6°42'23" CALC. & USED	2081.30' PLAT & USED	243.61' CALC. & USED (243.65' PLAT)	121.94' CALC. & USED	243.47' CALC. & USED	N 15°24'40" E
C6	2°12'07" CALC. & USED	2081.30' PLAT & USED	79.99' CALC. & USED (80.00' PLAT)	40.00' CALC. & USED	79.98' CALC. & USED	N 12°39'31" E
C7	1°06'03" CALC. & USED	2081.30' REC. & USED	39.99' CALC. & USED (40.00' REC.)	20.00' CALC. & USED	39.99' CALC. & USED	N 12°17'46" E
C8	1°06'03" CALC. & USED	2081.30' REC. & USED	39.99' CALC. & USED (40.00' REC.)	20.00' CALC. & USED	39.99' CALC. & USED	N 7°42'16" E
C9	26°14'55" CALC. & USED	2081.30' PLAT & USED	953.49' CALC. & USED (953.65' PLAT)	485.26' CALC. & USED	945.18' CALC. & USED	N 1°14'10" E
C10	8°48'28" CALC. & USED	2081.30' PLAT & USED	319.95' CALC. & USED (320.00' PLAT)	160.29' CALC. & USED	319.63' CALC. & USED	S 44°09'00" W
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C12	89°57'23" CALC. & USED	12.00' PLAT & USED	18.84' CALC. & USED (18.85' PLAT)	11.99' CALC. & USED	16.96' CALC. & USED	N 9°50'53" E
C13	90°05'51" CALC. & USED	12.00' PLAT & USED	18.87' PLAT & USED	12.02' CALC. & USED	16.99' CALC. & USED	N 11°15'09" E
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C17	0°44'00" CALC. & USED	2344.30' REC. & USED	30.00' REC. & USED	15.00' CALC. & USED	30.00' CALC. & USED	S 75°02'30" E
C18	2°41'06" CALC. & USED	2344.30' PLAT & USED	109.86' CALC. & USED (110.00' DEED)	54.94' CALC. & USED	109.85' CALC. & USED	N 11°15'09" E
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C22	5°48'00" CALC. & USED	2344.30' PLAT & USED	237.31' CALC. & USED (237.51' PLAT)	118.76' CALC. & USED	237.21' CALC. & USED	N 15°11'25" E
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C24	8°52'31" CALC. & USED	3573.56' PLAT & USED	553.56' CALC. & USED (552.91' PLAT)	277.34' CALC. & USED	553.01' CALC. & USED	S 75°02'30" E
C25	1°45'57" CALC. & USED	3573.56' PLAT & USED	110.13' CALC. & USED (110.00' PLAT)	55.07' CALC. & USED	110.13' CALC. & USED	S 75°05'55" E

SITE PLAN FOR

3085 FAIRMOUNT BOULEVARD

KNOWN AS BEING PART OF RANGE 11, TOWN 7 OF THE CONNECTICUT WESTERN RESERVE SURVEY, PART OF ORIGINAL WARRENSVILLE TOWNSHIP LOT NUMBER 12, AND BEING ALL OF SUBLOT NUMBERS 133 AND 135 IN THE SHAKER HEIGHTS LAND COMPANY'S SUBDIVISION, AS RECORDED IN VOLUME 32, PAGE 7 OF CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE

CITY OF CLEVELAND HEIGHTS COUNTY OF CUYAHOGA - STATE OF OHIO

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN US SURVEY FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

Matthew A. Hildebrandt
MATTHEW A. HILDEBRANDT
REGISTERED PROFESSIONAL SURVEYOR
S-8817

JOB NO.: 23-096
FIELD DATE: JULY 25, 2023
SURVEY DATE: AUGUST 7, 2023
DRAWN BY: BRC



1
SHEET NO.
2

BOUNDARY SURVEY

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

INDEX OF SHEETS

SHEET 1: BOUNDARY SURVEY
SHEET 2: EXISTING CONDITIONS SURVEY

AREA OF SURVEYED PREMISES

PPN 686-28-010 (0.6582 ACRE)
(28673 SQ. FT.)
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(22823 SQ. FT.)
TOTAL AREA (1.1821 ACRES)
(51496 SQ. FT.)

SURVEY REFERENCES

- PLATS AS SHOWN
- CUYAHOGA COUNTY DEED RECORDS
- CUYAHOGA COUNTY TAX MAPS

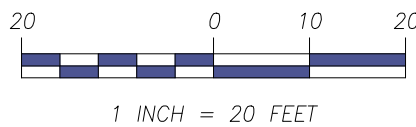
LEGEND

- ⊗ DRILL HOLE SET
- REBAR FOUND AS NOTED
- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
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- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
- O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION

WELLINGTON ROAD (60')
(FORMERLY LEICESTER ROAD)



GRAPHIC SCALE



UTILITY NOTE

INFORMATION FROM THE SOURCES PROVIDED, WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYORS ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

ITEMS SHOWN HEREON ARE BASED ON THE FOLLOWING INFORMATION:
A. PLANS SUPPLIED TO THE SURVEYOR FROM O.U.P.S. TICKET NUMBERS A317803000-00A, A317803001-00A, A317803009-00A, A317803010-00A, A317803014-00A, & A317803017-00A.

MCSTEEN ATTEMPTED TO CONTACT ALL NON-RESPONSIVE UTILITY COMPANIES FROM THE O.U.P.S. TICKET LISTED ABOVE. THE FOLLOWING COMPANIES FAILED TO RESPOND:
A. CLEVELAND HEIGHTS SEWER - CITY

UPON REQUEST, SURVEYOR SHALL SUPPLY COPIES OF THE OBTAINED RECORDS.

EXISTING CONDITIONS SURVEY

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

2
SHEET 08
2

SIGNIFICANT OBSERVATIONS

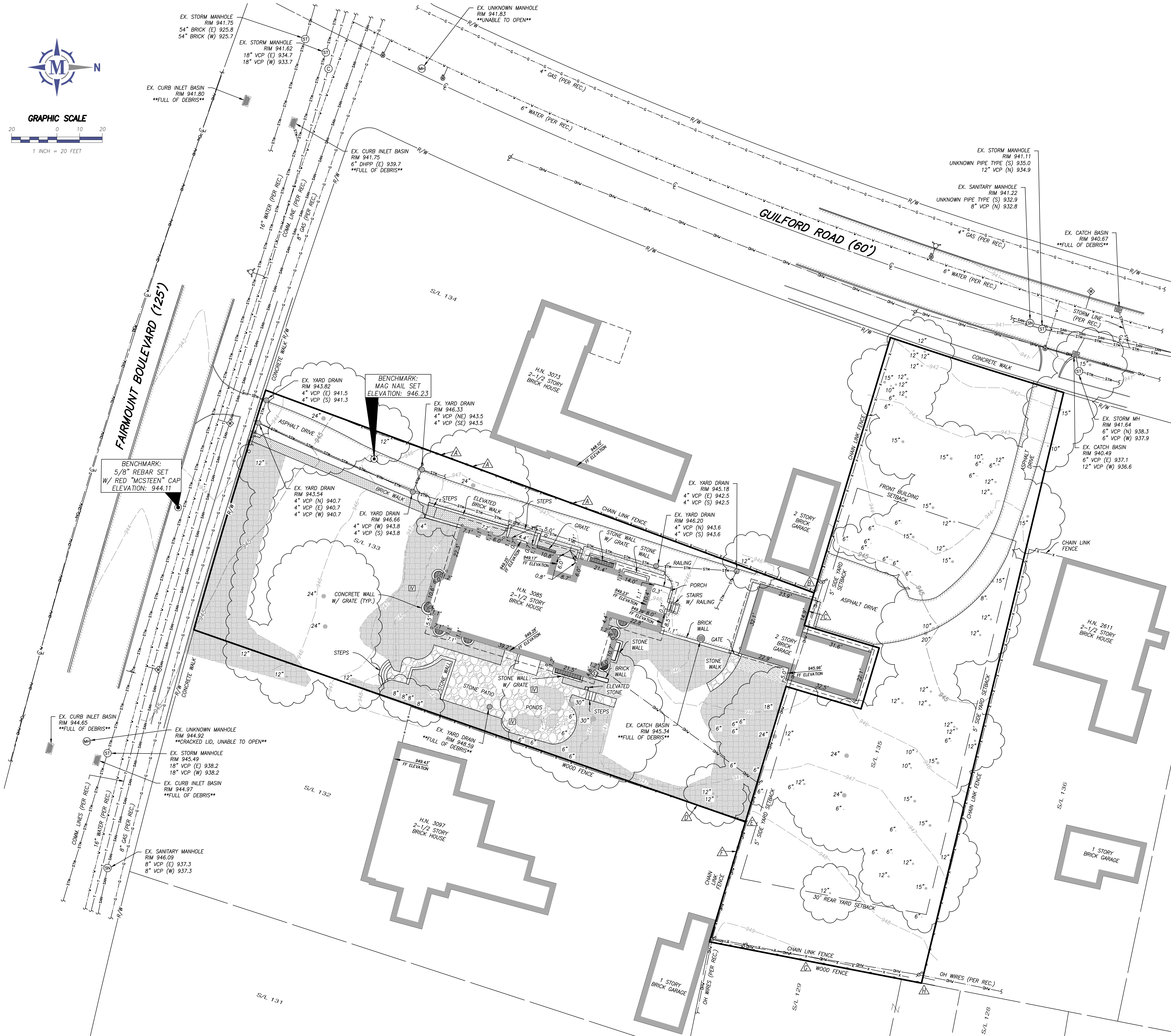
- A CHAIN LINK FENCE CROSSES OVER A WESTERLY LINE OF SURVEYED PROPERTY.
- A CHAIN LINK FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A BRICK GARAGE IS APPROXIMATELY ON A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER AN EASTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A CHAIN LINK FENCE CROSSES OVER A SOUTHERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE IS APPROXIMATELY ON LINE ± ALONG AN EASTERLY LINE OF SURVEYED PROPERTY.
- A WOOD FENCE CROSSES OVER THE NORTHERLY LINE OF SURVEYED PROPERTY.

MISCELLANEOUS NOTES

- SOME FEATURES SHOWN ON THIS PLAT MAY BE SHOWN OUT OF SCALE FOR CLARITY.
- THE VERTICAL RELIEF WAS PERFORMED BY GROUND SURVEY WITH A ONE (1) FOOT CONTOUR INTERVAL. THE VERTICAL DATUM USED FOR THIS SURVEY IS N.A.V.D. 88. DERIVED FROM GNSS OBSERVATIONS THROUGH THE O.D.O.T. REAL TIME NETWORK.

LEGEND

- 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN" CA 02236" ID CAP SET
- MAG NAIL SET
- CATCH BASINS
- CURB INLET BASIN
- CLEAN OUT
- DOWN SPOUT
- ELECTRIC METER
- HYDRANT
- IRRIGATION CONTROL VALVE
- LIGHT POLE
- COMMUNICATION MANHOLE
- SANITARY MANHOLE
- STORM MANHOLE
- UNKNOWN MANHOLE
- SIGN
- UTILITY POLE
- WATER METER
- WATER VALVE
- YARD DRAIN
- CHAIN LINK FENCE
- WOOD FENCE
- GAS LINES
- OVERHEAD UTILITY WIRES
- SANITARY LINES
- STORM LINES
- TELEPHONE LINES
- WATER LINES
- MAJOR CONTOURS
- MINOR CONTOURS
- CONCRETE
- ASPHALT
- GRAVEL
- LANDSCAPE AREA





File No. 23-096
August 7, 2023

LEGAL DESCRIPTION
Parcel "A"
Cleveland Heights, OH

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio, being part of Range 11, Town 7 of the Connecticut Western Reserve Survey, part of Original Warrensville Township Lot Number 12, and being all of Sublot Number 133 and part of Sublot Number 135 in The Shaker Heights Land Company's Subdivision, as recorded in Volume 32, Page 7 of Cuyahoga County Map Records, now being further known as **Parcel "A"** in the Map of Lot Split & Consolidation for 3085 Fairmount Boulevard, as recorded in AFN _____ of Cuyahoga County Map Records, containing **0.6582 acres**, 28673 sq. ft., more or less, but subject to all highways, covenants, and easements of legal record as surveyed in August 2023 by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors** under Project No. 23-096.



File No. 23-096
August 7, 2023

LEGAL DESCRIPTION
Parcel "B"
Cleveland Heights, OH

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio, being part of Range 11, Town 7 of the Connecticut Western Reserve Survey, part of Original Warrensville Township Lot Number 12, and being part of Sublot Number 135 in The Shaker Heights Land Company's Subdivision, as recorded in Volume 32, Page 7 of Cuyahoga County Map Records, now being further known as **Parcel "B"** in the Map of Lot Split & Consolidation for 3085 Fairmount Boulevard, as recorded in AFN_____ of Cuyahoga County Map Records, containing **0.5239 acres**, 22823 sq. ft., more or less, but subject to all highways, covenants, and easements of legal record as surveyed in August 2023 by Matthew A. Hildebrandt, Registered Professional Land Surveyor No. 8817 on behalf of **McSteen Land Surveyors** under Project No. 23-096.