



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".

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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 \_\_\_\_\_

APPROVALS

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

CHAIRMAN \_\_\_\_\_

SIGNATURE

NOTARY PUBLIC

COUNTY OF CUYAHOGA

STATE OF OHIO

BEFORE ME, 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 HIS 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

IS 88-1977 E 0.41'

MY COMMISSION EXPIRES

15 88-1977 E 0.41'

R/W

POINT OF COMMENCEMENT SPLIT PARCEL

DH IN STONE FD. & USED

DH IN STONE FD. & USED

R/W

15 88-1977 E 0.41'



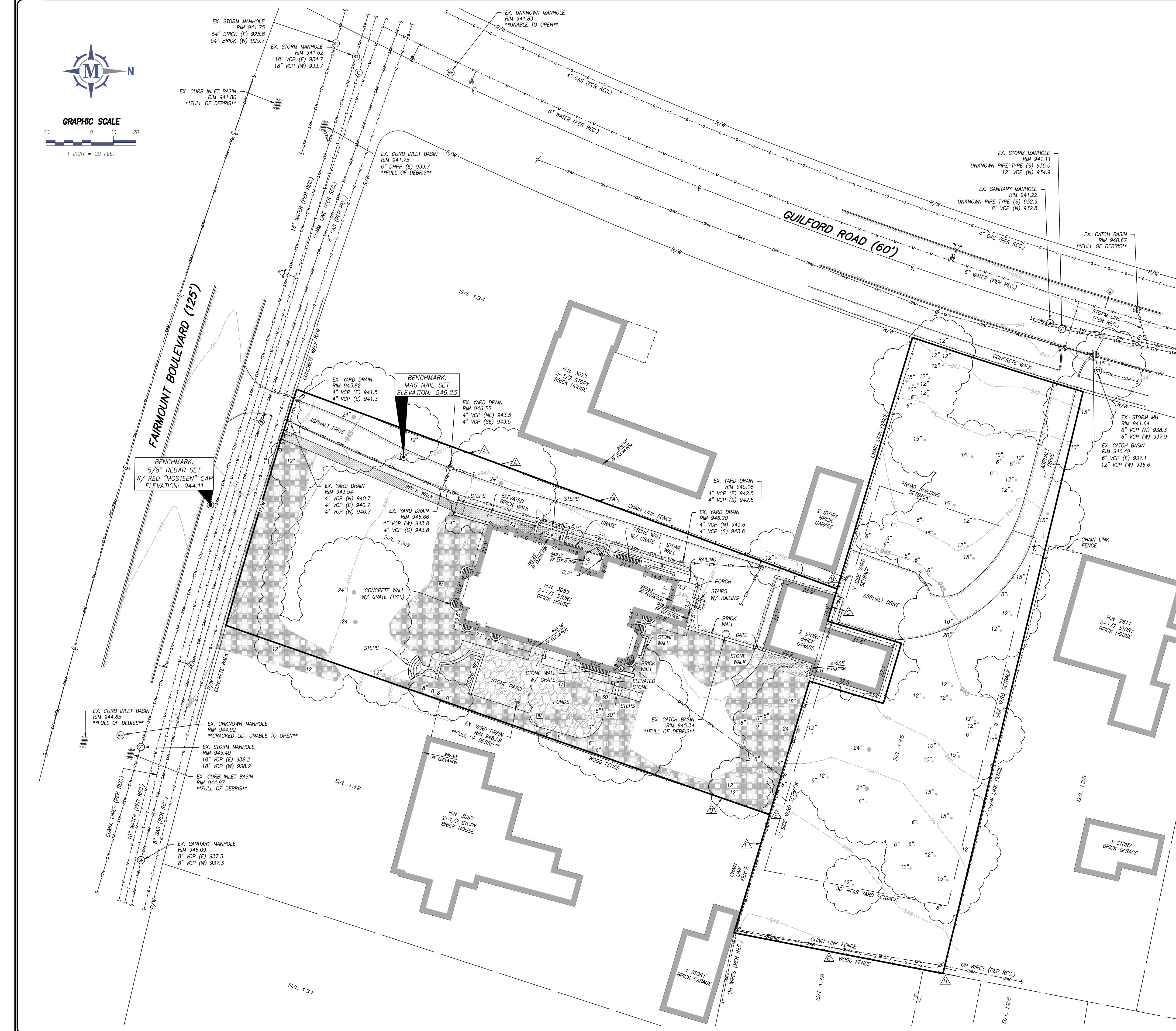
## UTILITY NOTE

INFORMATION FROM THE SOURCES PROVIDED, WAS COMBINED WITH OBSERVED EVIDENCE OF UTILITIES TO DEVELOP A PICTURE OF THE UNDERGROUND UTILITIES. LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY DETERMINED, AND RELIABLE SURVEY INFORMATION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATOR 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 SURVEYOR'S 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.





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**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.