PROJECT 21-04

I hereby state that this plat is a true and accurate representation of the premises shown hereon and was based on deeds of record and previous surveys prepared by George Hofmann, Registered Surveyor 6752. All to the best of my knowledge, information and personal beliefs. Distances are given in feet and decimal parts thereof. Courses are given to the centerline of Shannon Rd., per Taylor-Mayfield Company's Severn Park Allotment, and are used to indicate angles only.

HOFMANN-METZKER, INC.
REGISTERED PROFESSIONAL SURVEYORS
24 BEECH ST. - P.O. BOX 343
BEREA, OHIO 44017
(440) 234-7350
EMAIL: rich_hm@ameritech.net

Registered Surveyor No. 7477
Richard Metzker

March 15, 2021
Date

STATE OF OHIO — RICHARD METZKER 7477 REGISTERED — SURVEYOR

GRAPHICAL SCALE
20 10 0 20
(FEET)
1" = 20'

References

1. Taylor-Mayfield Company's Severn Park Allotment Vol. 97, Pg 20
2. Title and Adjoiner Deeds

Basis of Bearings

Existing Centerline Shannon Rd. per Taylor-Mayfield Company's Severn Park Allotment
S 89°38'40" E

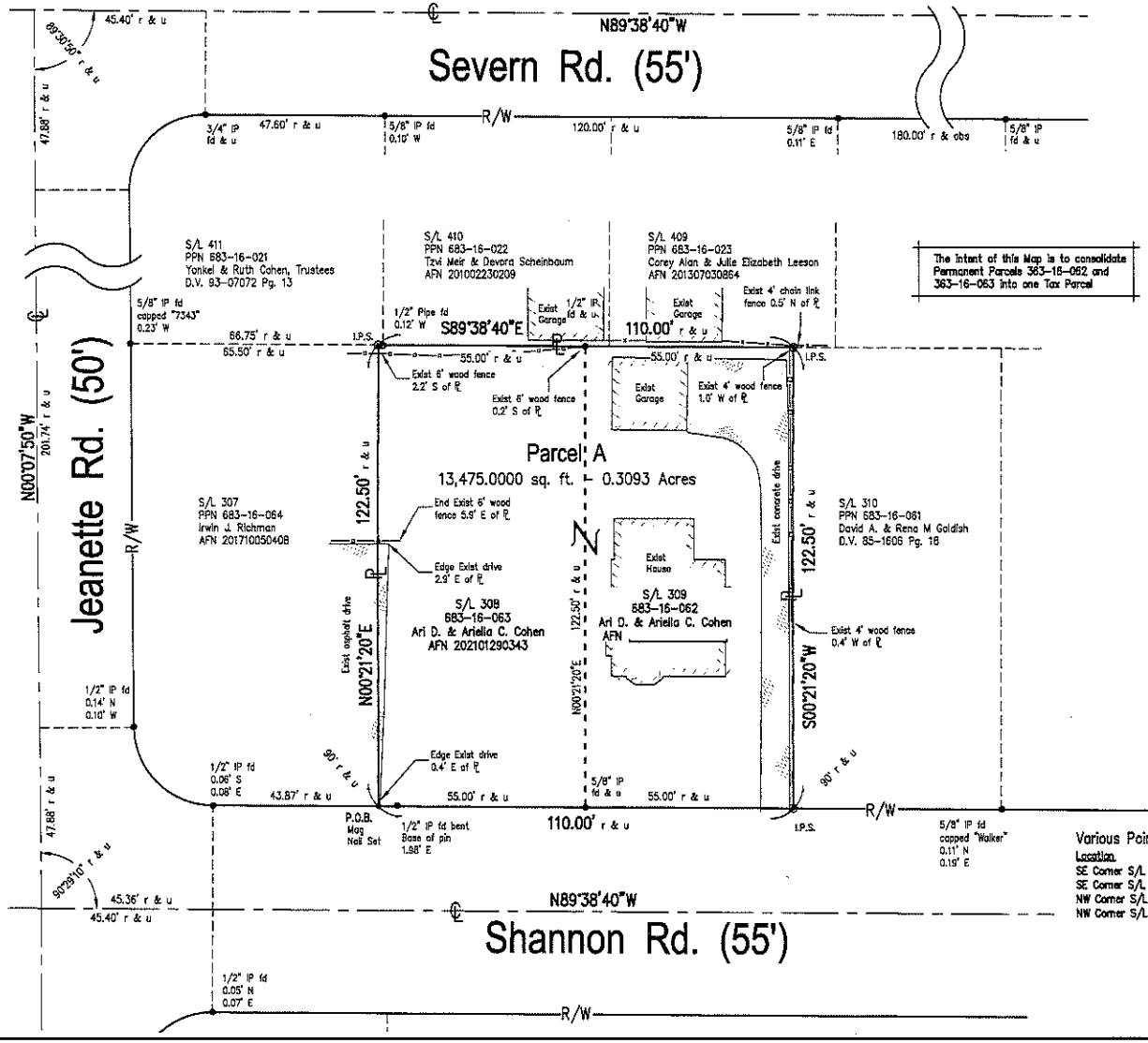
Lot Consolidation

Made For

Ariella & Ari Cohen

Known as being Sublot Numbers 308 and 309 in the Taylor-Mayfield Company's Severn Park Allotment as shown by the recorded plat in Volume 97, Page 20 of the Cuyahoga County Records, of part of Original Euclid Township Lot Numbers 56 and 23. Now in the City of Cleveland Heights, County of Cuyahoga, State of Ohio

Order No. 21-016 • F.B. See Folder/Data Collector • Ariella Cohen - 3565 Shannon Rd -Cleveland Heights.dwg



The intent of this Map is to consolidate Permanent Parcels 363-16-062 and 363-16-063 into one Tax Parcel

Approvals

Approved by the Planning Commission of the City of Cleveland Heights, Ohio on this _____ day of _____, 20____.

_____
Secretary, Planning Commission

Approved by the Director of Planning and Development of the City of Cleveland Heights, Ohio on this _____ day of _____, 20____.

_____
Director of Planning

Approved by the Director of Law of the City of Cleveland Heights, Ohio on this _____ day of _____, 20____.

_____
Director of Law

Acceptance

I(We) the undersigned Ari D.Cohen and Ariella C. Cohen ,owners of the land shown on this map and designated as PPN 683-16-062 and PPN 683-16-063, do hereby accept this Lot Consolidation as shown hereon.

_____ _____
Ari D. Cohen Ariella C. Cohen

Notary

State of Ohio County S.S. before me a Notary Public in and for said County and State did personally appear the above signed Ari D. Cohen and Ariella C. Cohen who did acknowledge the signing of the foregoing instrument to be their free act and deed, in testimony whereof I have hereunto set my hand and official seal at _____, Ohio this day of _____, 20 _____.

_____
Notary Public

Various Points Found along Shannon Rd. used for R/W

Location	Point Found	Distance to SE Corner S/L 309	
SE Corner S/L 318	1/2" I.P.	494.86' obs	495.00' rec
SE Corner S/L 319	5/8" I.P.	549.84' obs	550.00' rec
NW Corner S/L 320	1/2" I.P.	604.93' obs	605.00' rec
NW Corner S/L 322	5/8" I.P.	715.00' obs	715.00' rec

Survey Legend

obs	Denotes Observed Distance or Angle
r or rec	Denotes Record Distance or Angle
u	Denotes Used Point, Distance or Angle
fd	Denotes Point Found
P.O.B.	Place of Beginning
R/W	Denotes Right of Way
℄	Denotes Centerline
ℙ	Denotes Property Line
◉ I.P.S.	Denotes Iron Pin Set and capped 6752/7477
○	Denotes Iron Pipe Found
●	Denotes Iron Pin Found
⊕	Denotes Magnetic Nail found or set
"Point found" X.XX' N X.XX' E	Denotes Distances point was found from property corner