

## **LEGAL DESCRIPTION**

2019009 DE-01

26.1251 Acres

PPN 483-22-002, 483-23-005 & 009

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being a part of Original Royalton township section No. 3, also being lands conveyed to The City of North Royalton as recorded in Deed Volume 91-3632, Page 34 of the Cuyahoga County Recorder's Office, further described as follows;

**Commencing** at a 1-inch iron rod in ODOT monument box assembly, located at station 307+14.30 in the centerline of Royalton Road, State Route 83 (variable width), as shown on Centerline Plat CUY-82.4.83; thence Southeasterly along the centerline of said SR-83 and along an arch of a curve deflecting to the right a distance of **3.77 feet** to a point, said curve having a radius of **1910.04 feet** and a chord distance of **3.77 feet** that bears **South 85°28'45" East**; thence **South 00°49'48" East**, a distance of **40.18 feet** to an iron pin set on a Southerly line of said SR-83 said point also being known as the **Principle Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence Southeasterly along said Southerly line of SR-83 and along an arch of a curve deflecting to the right a distance of **266.55 feet** to an iron pin set on said Southerly line of SR-83 and a Northwesterly corner of lands now or formerly owned by Gerard Lozinak Enterprises, LLC (PPN 483-22-003) by deed, as recorded in AFN 201006180517 of the Cuyahoga County Recorder's Office, said curve having a radius of **1870.04 feet** and a chord distance of **266.33 feet** that bears **South 81°13'24" East**;

**Course No. 2:** Thence **South 08°34'39" West** along a Westerly line of said Gerard Lozinak Enterprises, LLC lands, a distance of **373.84 feet** to a 5/8-inch found iron pin at a Southwesterly corner of said Gerard Lozinak Enterprises, LLC lands;

**Course No. 3:** Thence **North 87°57'49" East** along a Southerly line of said Gerard Lozinak Enterprises, LLC lands, a distance of **144.47 feet** to a 5/8-inch found iron pin on a Westerly line of land now or formerly owned by North Royalton Storage, LLC (PP 483-22-004) by deed, as recorded in AFN 201508130664 of the Cuyahoga County Recorder's Office;

**Course No. 4:** Thence **South 01°13'44" East** along a Westerly line of said North Royalton Storage, LLC land, a distance of **1388.79 feet** to a 1/2-inch iron pin found (South-0.15 feet) (East-0.14 feet) at a Southwesterly corner of said North Royalton Storage, LLC land;

**Course No. 5:** Thence **North 87°58'10" East** along a Southerly line of said North Royalton Storage, LLC land and a Southerly line of land now or formerly owned by 10583/10655 Royalton Road LLC (PPN 483-23-009) by deed, as recorded in AFN 201410300548 of the Cuyahoga County Recorder's Office, a distance of **415.13 feet** to an iron pin set at a Southwesterly corner of said 10583/10655 Royalton Road LLC land;

**Course No. 6:** Thence **South 01°01'21" East** along a Westerly line of said 10583/10655 Royalton Road LLC land, a distance of **680.80 feet** to a 5/8-inch iron found (South-0.20 feet) (West-0.20 feet) at a Southwesterly corner of said 10583/10655 Royalton Road LLC land and on a Northerly line of lands now or formerly owned by Enzo Maddalena Jr. Trustee (PPN 483-23-008) by deed, as recorded in AFN 200904240270 of the Cuyahoga County Recorder's Office;

**Course No. 7:** Thence **South 89°29'40" West** along a Northerly line of said Enzo Maddalena Jr. Trustee land, a distance of **47.77 feet** to a 5/8-inch iron found (South-0.43 feet) at a Northwesterly corner of said Enzo Maddalena Jr. Trustee land;

**Course No. 8:** Thence **South 00°52'10" East** along a Westerly line of said Enzo Maddalena Jr. Trustee land, a distance of **172.00 feet** to a 5/8-inch capped iron pin (#7513) found at a Southwesterly corner of said Enzo Maddalena Jr. Trustee land;

**Course No. 9:** Thence **South 89°29'40" West** along a Northerly line of said Enzo Maddalena Jr. Trustee land, and a Northerly line of land now or formerly owned by Edsel P & Suzan J. Medina (PPN 483-23-006) by deed, as recorded in AFN 201506170522 of the Cuyahoga County Recorder's Office, and a Northerly line of land now or formerly owned by Enzo Maddalena Sr. (Trust) (PPN 483-23-004) by deed, as recorded in AFN 201702060394 of the Cuyahoga County Recorder's Office, a distance of **248.68 feet** to a 5/8-inch capped iron pin (#7513) on an Easterly line of lands now or formerly owned by Lucilla Z. Manica (PPN 483-23-006) by deed, as recorded in AFN 201404150401 of the Cuyahoga County Recorder's Office;

**Course No. 10:** Thence **North 01°04'48" West** along an Easterly line of said Lucilla Z. Manica land, a distance of **171.47 feet** to an iron pin set at a Northeasterly corner of said Lucilla Z. Manica land;

**Course No. 11:** Thence **South 89°29'40" West** along a Northerly line of said Lucilla Z. Manica land, a distance of **463.94 feet** to a 1.25-inch iron pin found (South-2.75 feet) (West-1.60 feet) on an Easterly line of land now or formerly owned by Richard Carlson, et.al. (PPN 483-23-003) by deed as recorded in Deed Volume 94-11682, Page 32 of the Cuyahoga County Recorder's Office;

**Course No. 12:** Thence **North 02°32'50" West** along an Easterly line of said Richard Carlson, et.al. land, a distance of **402.27 feet** to a 1-inch iron pin found on an Easterly line of said Richard Carlson, et.al. land;

**Course No. 13:** Thence **North 00°49'48" West** continuing along an Easterly line of said Richard Carlson, et.al. land, and an Easterly line of land now or formerly owned by Beverly J. Sharkey (PPN 483-22-001) by deed, as recorded in AFN 200812240045 of the Cuyahoga County Recorder's Office, a distance of **2065.20 feet** to the **Principal Place of Beginning**. Containing within said bounds **26.1251 acres** (1,138,019 square feet) of land; 0.2454 acres (10,688 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle, Ohio P.S. 8452 for Engle, Trotter & Associates in February 2019, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in February 2019. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

**LEGAL DESCRIPTION**

2019009 DE-02

13.3118 Acres

Parcel 1

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being a part of Original Royalton township section No. 3, also being lands conveyed to The City of North Royalton as recorded in Deed Volume 91-3632, Page 34 of the Cuyahoga County Recorder's Office, further described as follows;

**Commencing** at a 1-inch iron rod in ODOT monument box assembly, located at station 307+14.30 in the centerline of Royalton Road, State Route 83 (variable width), as shown on Centerline Plat CUY-82.4.83; thence Southeasterly along the centerline of said SR-83 and along an arch of a curve deflecting to the right a distance of **3.77 feet** to a point, said curve having a radius of **1910.04 feet** and a chord distance of **3.77 feet** that bears **South 85°28'45" East**; thence **South 00°49'48" East**, a distance of **40.18 feet** to an iron pin set on a Southerly line of said SR-83 said point also being known as the **Principle Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence Southeasterly along said Southerly line of SR-83 and along an arch of a curve deflecting to the right a distance of **266.55 feet** to an iron pin set on said Southerly line of SR-83 and a Northwesterly corner of lands now or formerly owned by Gerard Lozinak Enterprises, LLC (PPN 483-22-003) by deed, as recorded in AFN 201006180517 of the Cuyahoga County Recorder's Office, said curve having a radius of **1870.04 feet** and a chord distance of **266.33 feet** that bears **South 81°13'24" East**;

**Course No. 2:** Thence **South 08°34'39" West** along a Westerly line of said Gerard Lozinak Enterprises, LLC lands, a distance of **373.84 feet** to a 5/8-inch found iron pin at a Southwesterly corner of said Gerard Lozinak Enterprises, LLC lands;

**Course No. 3:** Thence **North 87°57'49" East** along a southerly line of said Gerard Lozinak Enterprises, LLC lands, a distance of **144.47 feet** to a 5/8-inch found iron pin on a Westerly line of land now or formerly owned by North Royalton Storage, LLC (PP 483-22-004) by deed, as recorded in AFN 201508130664 of the Cuyahoga County Recorder's Office;

**Course No. 4:** Thence **South 01°13'44" East** along a Westerly line of said North Royalton Storage, LLC land, a distance of **1388.79 feet** to a 1/2-inch iron pin found (South-0.15 feet) (East-0.14 feet) at a Southwesterly corner of said North Royalton Storage, LLC land;

**Course No. 5:** Thence **South 87°58'10" West** along a new dividing line, a distance of **355.67 feet** to an iron pin set on an Easterly line of lands now or formerly owned by Richard Carlson, et.al. (PPN 483-23-003) by deed as recorded in Deed Volume 94-11682, Page 32 of the Cuyahoga County Recorder's Office;

**Course No. 6:** Thence **North 00°49'48" West** along said Easterly line of said Richard Carlson, et.al. land, and an Easterly line of land now or formerly owned by Beverly J. Sharkey (PPN 483-22-001) by deed, as recorded in AFN 200812240045 of the Cuyahoga County Recorder's Office, a distance of **1806.42 feet** to the **Principal Place of Beginning**. Containing within said bounds **13.3118 acres** (589,864 square feet) of land; 0.2454 acres (10,688 square feet) being with-in the road right-of-way, according to a survey by Daniel P. Engle, Ohio P.S. 8452 for Engle, Trotter & Associates in February 2019, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in February 2019. Bearings, as shown, are used to describe angular measurements only. All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

The above described Parcel 1 is subject to an "Access & Utility Easement" for use by adjacent Parcel 2

## **LEGAL DESCRIPTION**

2019009 DE-03

12.8133 Acres

Parcel 2

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being a part of Original Royalton township section No. 3, also being lands conveyed to The City of North Royalton as recorded in Deed Volume 91-3632, Page 34 of the Cuyahoga County Recorder's Office, further described as follows;

**Commencing** at a 1-inch iron rod in ODOT monument box assembly, located at station 307+14.30 in the centerline of Royalton Road, State Route 83 (variable width), as shown on Centerline Plat CUY-82.4.83; thence Southeasterly along the centerline of said SR-83 and along an arch of a curve deflecting to the right a distance of **3.77 feet** to a point, said curve having a radius of **1910.04 feet** and a chord distance of **3.77 feet** that bears **South 85°28'45" East**; thence **South 00°49'48" East**, a distance of **40.18 feet** to an iron pin set on a Southerly line of said SR-83; thence continuing **South 00°49'48" East**, along an Easterly line of land now or formerly owned by Richard Carlson, et.al. (PPN 483-23-003) by deed as recorded in Deed Volume 94-11682, Page 32 of the Cuyahoga County Recorder's Office, a distance of **1806.42 feet** to an iron pin set, said pin also being known as the **Principle Place of Beginning** of the parcel herein described;

**Course No. 1:** Thence **North 87°58'10" East** along a new dividing line and a Southerly line of land now or formerly owned by North Royalton Storage, LLC (PP 483-22-004) by deed, as recorded in AFN 201508130664 of the Cuyahoga County Recorder's Office and a Southerly line of land now or formerly owned by 10583/10655 Royalton Road LLC (PPN 483-23-009) by deed, as recorded in AFN 201410300548 of the Cuyahoga County Recorder's Office, a distance of **770.80 feet** to an iron pin set at a Southwesterly corner of said 10583/10655 Royalton Road LLC land;;

**Course No. 2:** Thence **South 01°01'21" East** along a Westerly line of said 10583/10655 Royalton Road LLC land, a distance of **680.80 feet** to a 5/8-inch iron found (South-0.20 feet) (West-0.20 feet) at a Southwesterly corner of said 10583/10655 Royalton Road LLC land and on a Northerly line of lands now or formerly owned by Enzo Maddalena Jr. Trustee (PPN 483-23-008) by deed, as recorded in AFN 200904240270 of the Cuyahoga County Recorder's Office;

**Course No. 3:** Thence **South 89°29'40" West** along a Northerly line of said Enzo Maddalena Jr. Trustee land, a distance of **47.77 feet** to a 5/8-inch iron found (South-0.43 feet) at a Northwesterly corner of said Enzo Maddalena Jr. Trustee land;

**Course No. 4:** Thence **South 00°52'10" East** along a Westerly line of said Enzo Maddalena Jr. Trustee land, a distance of **172.00 feet** to a 5/8-inch capped iron pin (#7513) found at a Southwesterly corner of said Enzo Maddalena Jr. Trustee land;

**Course No. 5:** Thence **South 89°29'40" West** along a Northerly line of said Enzo Maddalena Jr. Trustee land, and a Northerly line of land now or formerly owned by Edsel P & Suzan J. Medina (PPN 483-23-006) by deed, as recorded in AFN 201506170522 of the Cuyahoga County Recorder's Office, and a Northerly line of land now or formerly owned by Enzo Maddalena Sr. (Trust) (PPN 483-23-004) by deed, as recorded in AFN 201702060394 of the Cuyahoga County Recorder's Office, a distance of **248.68 feet** to a 5/8-inch capped iron pin (#7513) on an Easterly line of lands now or formerly owned by Lucilla Z. Manica (PPN 483-23-006) by deed, as recorded in AFN 201404150401 of the Cuyahoga County Recorder's Office;

**Course No. 6:** Thence **North 01°04'48" West** along an Easterly line of said Lucilla Z. Manica land, a distance of **171.47 feet** to an iron pin set at a Northeasterly corner of said Lucilla Z. Manica land;

**Course No. 7:** Thence **South 89°29'40" West** along a Northerly line of said Lucilla Z. Manica land, a distance of **463.94 feet** to a 1.25-inch iron pin found (South-2.75 feet) (West-1.60 feet) on an Easterly line of land now or formerly owned by Richard Carlson, et.al. (PPN 483-23-003) by deed as recorded in Deed Volume 94-11682, Page 32 of the Cuyahoga County Recorder's Office;

**Course No. 8:** Thence **North 02°32'50" West** along an Easterly line of said Richard Carlson, et.al. land, a distance of **402.27 feet** to a 1-inch iron pin found on an Easterly line of said Richard Carlson, et.al. land;

**Course No. 9:** Thence **North 00°49'48" West** continuing along an Easterly line of said Richard Carlson, et.al. land, a distance of **258.78 feet** to the **Principal Place of Beginning**. Containing within said bounds **12.8133 acres** (558,149 square feet) of land, according to a survey by Daniel P. Engle, Ohio P.S. 8452 for Engle, Trotter & Associates in February 2019, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in February 2019. Bearings, as shown, are used to describe angular measurements only.

All pins set are 5/8-inch by 30-inch steel pin with cap "Engle 8452"

The above described Parcel 2 is subject to the use of an "Access and Utility Easement" within adjacent Parcel 1.

## **LEGAL DESCRIPTION**

2019009 DE-04

1.6549 Acres

Access and Utility Easement

Situated in the City of North Royalton, County of Cuyahoga and State of Ohio and known as being a part of Original Royalton township section No. 3, also being lands conveyed to The City of North Royalton as recorded in Deed Volume 91-3632, Page 34 of the Cuyahoga County Recorder's Office, further described as follows;

**Commencing** at a 1-inch iron rod in ODOT monument box assembly, located at station 307+14.30 in the centerline of Royalton Road, State Route 83 (variable width), as shown on Centerline Plat CUY-82.4.83; thence Southeasterly along the centerline of said SR-83 and along an arch of a curve deflecting to the right a distance of **3.77 feet** to a point, said curve having a radius of **1910.04 feet** and a chord distance of **3.77 feet** that bears **South 85°28'45" East**; thence **South 00°49'48" East**, a distance of **40.18 feet** to an iron pin set on a Southerly line of said SR-83; thence Southeasterly along said Southerly line of SR-83 and along an arch of a curve deflecting to the right a distance of **189.32 feet** to point on said Southerly line of SR-83, said curve having a radius of **1870.04 feet** and a chord distance of **189.24 feet** that bears **South 82°24'23" East**; said point also being known as the **Principle Place of Beginning** of the easement herein described;

**Course No. 1:** Thence continuing Southeasterly along said Southerly line of SR-83 and along an arch of a curve deflecting to the right a distance of **40.11 feet** to a point on said Southerly line of SR-83, said curve having a radius of **1870.04 feet** and a chord distance of **40.11 feet** that bears **South 78°53'30" East**;

**Course No. 2:** Thence **South 06°48'32" West**, a distance of **405.43 feet** to a point;

**Course No. 3:** Thence **South 21°44'58" West**, a distance of **319.17 feet** to a point;

**Course No. 4:** Thence **South 00°49'48" East**, a distance of **1072.82 feet** to a point, on a Northerly line of Parcel 2;

**Course No. 5:** Thence **South 87°58'10" West**, along said Northerly line of Parcel 2, a distance of **40.01 feet** to a point;

**Course No. 6:** Thence **North 00°49'48" West**, a distance of **1081.64 feet** to a point;

**Course No. 7:** Thence **North 21°44'58" East**, a distance of **321.91 feet** to a point;

**Course No. 8:** Thence **North 06°48'32" East**, a distance of **403.19 feet** to the **Principal Place of Beginning**. Containing within said bounds **1.6549 acres** (72,086 square feet) of land, according to a survey by Daniel P. Engle, Ohio P.S. 8452 for Engle, Trotter & Associates in February 2019, being the same more or less and subject to all legal highways and easements.

The basis of bearing for this survey is State Plane Coordinate System NAD 83 Zone Ohio North, established by O.D.O.T. VRS observed in February 2019. Bearings, as shown, are used to describe angular measurements only.

# LOT SPLIT AND CONSOLIDATION PLAT

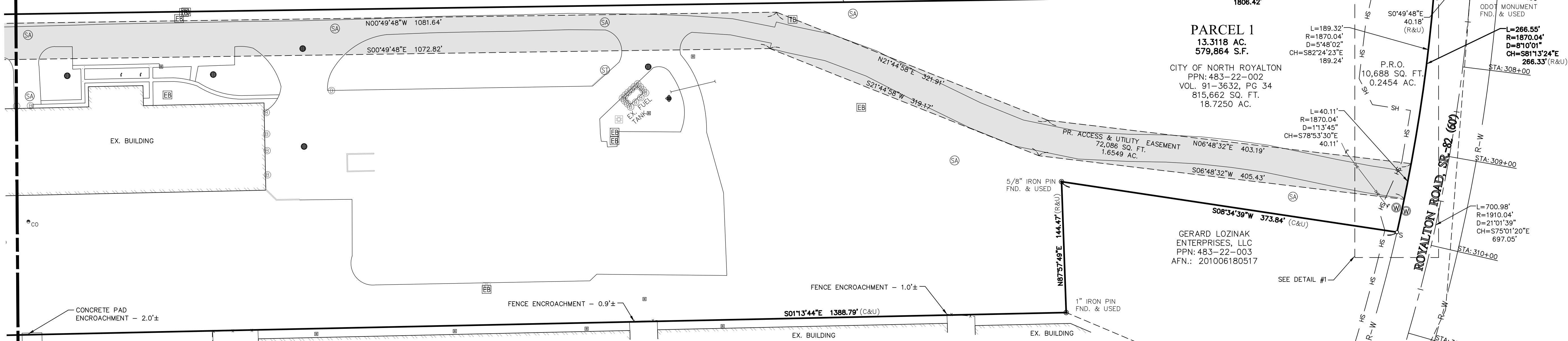
OF

PPN: 483-22-002, 483-23-005 & 009

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO;  
AND KNOWN AS BEING PART OF ORIGINAL ROYALTON TOWNSHIP SECTION No. 3

CARLSN, RICHARD ET.AL.  
PPN: 483-23-003  
VOL. 94-11682, PG. 32

SHARKEY, BEVERLY J.  
PPN: 483-22-001  
AFN.: 200812240045



**PARCEL 1**  
13.3118 AC.  
579,864 S.F.  
CITY OF NORTH ROYALTON  
PPN: 483-22-002  
VOL. 91-3632, PG. 34  
815,662 SQ. FT.  
18,7250 AC.

GERARD LOZINAK  
ENTERPRISES, LLC  
PPN: 483-22-003  
AFN.: 201006180517

NORTH ROYALTON  
STORAGE, LLC  
PPN: 483-22-004  
AFN.: 201508130664

### OWNERSHIP, ACCEPTANCE, DEDICATION & EASEMENTS:

WE THE UNDERSIGNED:  
OWNER(S) OF THE PROPERTY SHOWN AND DESCRIBED HEREON DO HEREBY ASSENT TO AND ADOPT THIS LOT SPLIT AND CONSOLIDATION PLAT AND ACKNOWLEDGE THE SAME WAS MADE AS IT OUR REQUEST AND ALSO HEREBY GRANT UNTO THE CITY OF NORTH ROYALTON AND ITS CORPORATE SUCCESSORS, THE COUNTY OF CUYAHOGA AND ITS SUCCESSORS AND ASSIGNS, PERMANENT EASEMENTS FOR ACCESS AND UTILITIES AS SHOWN HEREON.

GRANTOR: CITY OF NORTH ROYALTON

BY: \_\_\_\_\_ WITNESS \_\_\_\_\_  
TITLE: \_\_\_\_\_

**NOTARY:**  
STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR, THE AFOREMENTIONED, THE INDIVIDUAL(S) WHO EXECUTED THE FOREGOING INSTRUMENT ON BEHALF OF SAID AFOREMENTIONED AND BY AUTHORITY OF SUCH ENTITY, AND ACKNOWLEDGED THE SIGNING OF THIS INSTRUMENT AS THEIR FREE ACT AND DEED BOTH INDIVIDUALLY AND AS SAID OFFICER AND THE FREE ACT AND DEED OF SUCH ENTITY, FOR THE USES AND PURPOSES EXPRESSED THEREIN.

IN WITNESS WHEREOF \_\_\_\_\_ HAVE HEREUNTO SET

MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ OHIO, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

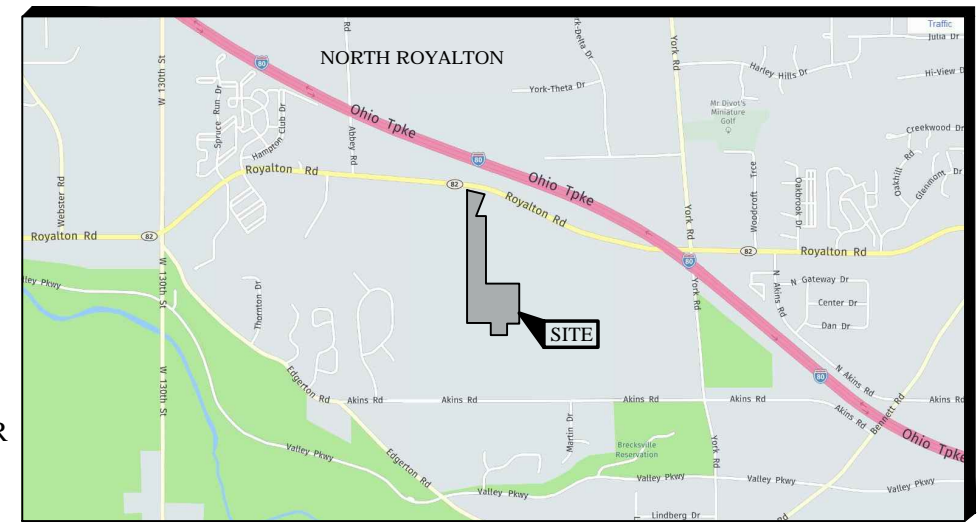
NOTARY PUBLIC  
STATE OF \_\_\_\_\_  
MY COMMISSION EXPIRES \_\_\_\_\_ 20\_\_

### APPROVALS

**THE CITY COUNCIL:**  
THE PLAT HAS BEEN ACCEPTED BY THE COUNCIL OF THE CITY OF NORTH ROYALTON, OHIO FOR DEDICATION BY  
ORDNANCE No. \_\_\_\_\_ ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

LEGISLATIVE DIRECTOR  
**PLANNING COMMISSION:**  
THIS PLAT HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH ROYALTON, OHIO FOR DEDICATION BY ORDNANCE No. \_\_\_\_\_ ADOPTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SECRETARY \_\_\_\_\_  
CHAIRMAN \_\_\_\_\_



## SECTION 3 SECTION 8

### SURVEY REFERENCES:

1. RECORDED DEEDS AS NOTED
2. RECORDED PLAT VOLUME 386, PAGE 62
3. RECORDED PLAT AFN: 201802060295
4. RECORDED PLAT VOLUME 384, PAGE 84
5. RECORDED PLAT VOLUME 372, PAGE 10
6. RECORDED PLAT VOLUME 279, PAGE 52
7. RECORDED PLAT VOLUME 299, PAGE 67
8. RECORDED PLAT VOLUME 320, PAGE 92
9. ODOT RIGHT OF WAY PLANS CUY-82-4.83 (M-5025)
10. CITY OF NORTH ROYALTON BUS FACILITY IMPROVEMENT PLANS
11. CITY OF NORTH ROYALTON SLUDGE COMPOSTING FACILITY PLANS

### BASIS OF BEARINGS:

BEARINGS BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, ESTABLISHED FROM GPS OBSERVATIONS ON 02-04-2019.

### SURVEY NOTES:

1. NO TITLE SEARCH WAS PERFORMED FOR THIS SURVEY, NO EASEMENTS OR ZONING REQUIREMENTS ARE SHOWN HEREON.
2. CONTRACTOR IS RESPONSIBLE TO CONTACT "811" BEFORE ANY SITE IMPROVEMENTS ARE TO BE MADE.
3. SR-82 UNDER CONSTRUCTION AT TIME OS SURVEY

### AREA TABULATION:

	Sq. Ft.	Acres
PPN 483-22-002	815,662	18,7250
PPN 483-23-005	279,604	6.4188
PPN 483-23-009	42,747	0.9813
<b>TOTAL</b>	<b>1,138,019</b>	<b>26.1251</b>
PARCEL "1"	579,864	13.13118
PARCEL "2"	558,149	12.8133
<b>TOTALS</b>	<b>1,138,019</b>	<b>26.1251</b>

### SURVEYOR:

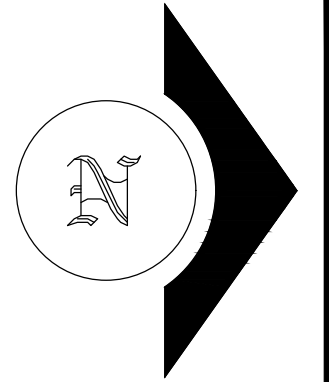
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORDED PLATS, RECORDED DEEDS AND CITY SURVEY RECORDS (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE, OHIO NORTH AND ARE SHOWN TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE PLAT REPRESENTS A SURVEY PERFORMED IN SUCH A MANNER THAT THE LINEAR ERROR IN THE DISTANCE BETWEEN TWO (2) POINTS DOES NOT EXCEED THE LIMITS OF ONE (1) FOOT TO TEN THOUSAND (10,000) FEET (ALLOWABLE LINEAR ERROR = REPORTED DISTANCE DIVIDED BY TEN THOUSAND) AS PER SECTION 4733-37 OF THE OHIO ADMINISTRATIVE CODE AND ADJACENT PROPERTY DESCRIPTIONS HAVE BEEN CONSIDERED IN PERFORMING THIS SURVEY. ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

DANIEL P. ENGLE, PS  
REGISTERED PROFESSIONAL SURVEYOR NO. 8452  
ENGLE TROTTER & ASSOCIATES

DATE \_\_\_\_\_

LEGEND	
	EXISTING FENCE
	EXIST. STORM SEWER
	EXIST. MANHOLE
	EXIST. CATCH BASIN/INLET
	EXIST. DOWNSPOUT
	EXIST. SANITARY SEWER
	EXIST. CLEANOUT
	EXIST. WATER MAIN
	EXIST. HYDRANT
	EXIST. FIRE CONNECTION
	EXIST. SHUTOFF OR CURB BOX
	EXIST. GATE VALVE IN BOX
	EXIST. OVERHEAD ELECTRIC
	EXIST. WATER WELL
	EXIST. SPRINKLER HEAD
	EXIST. GAS LINE
	EXIST. GAS RISER & MARKER
	EXIST. GAS VALVE
	EXIST. GAS METER
	EXIST. LIGHT POLE
	EXIST. UTILITY POLE
	EXIST. GUY WIRE
	EXIST. ELEC. METER
	EXIST. TELEPHONE RISER
	EXIST. UNDERGROUND ELECTRIC
	EXIST. UNDERGROUND TELEPHONE
	EXIST. TRAFFIC SIGNAL BOX/ POLE
	EXIST. SIGN
	EXIST. CONTOUR
	EXIST. STORM SEWER
	EXIST. CURB AND GUTTER
	EXIST. BUILDING OVERHANG
	EXIST. CONIFEROUS TREE
	EXIST. DECIDUOUS TREE
	EXIST. WOODLINE
	EXIST. FLAGPOLE
	EXIST. SOIL BORE LOCATION
	EXIST. BOLLARD
	EXIST. PARKING COUNT
	PROPERTY LINE CENTERLINE
	RIGHT OF WAY
	STANDARD HIGHWAY EASEMENT
	FOUND MONUMENT AS NOTED
	SET MONUMENT AS NOTED
	OFFICIAL RECORDS
	EXIST. EASEMENT
	INSTRUMENT NUMBER
	AUDITORS FILING NUMBER
	RECORD INFORMATION
	OBSERVED INFORMATION
	CALCULATED INFORMATION
	USED INFORMATION
	VOLUME
	PAGE
	POINT OF BEGINNING
	PPN
	n/f

MATCHLINE PAGE 2



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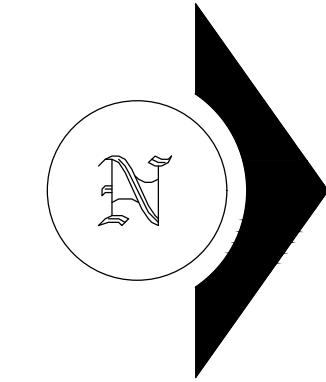
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NORTH ROYALTON, OHIO 44133  
(216) 235-4322

NORTH ROYALTON, OHIO  
LOT SPLIT AND  
CONSOLIDATION

REVISIONS  
02/26/2019  
REV 1: CITY COMMENT

SCALE: 0 30 60  
1" = 60 FEET

CLIENT NAME:  
CITY OF NORTH ROYALTON  
PROJECT NUMBER:  
2019009  
PROJECT ADDRESS:  
10786 ROYALTON ROAD  
CITY OF NORTH ROYALTON  
CUYAHOGA COUNTY, OHIO  
DATE:  
FEBRUARY 15, 2019  
SHEET NUMBER:  
1



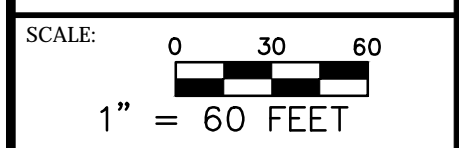
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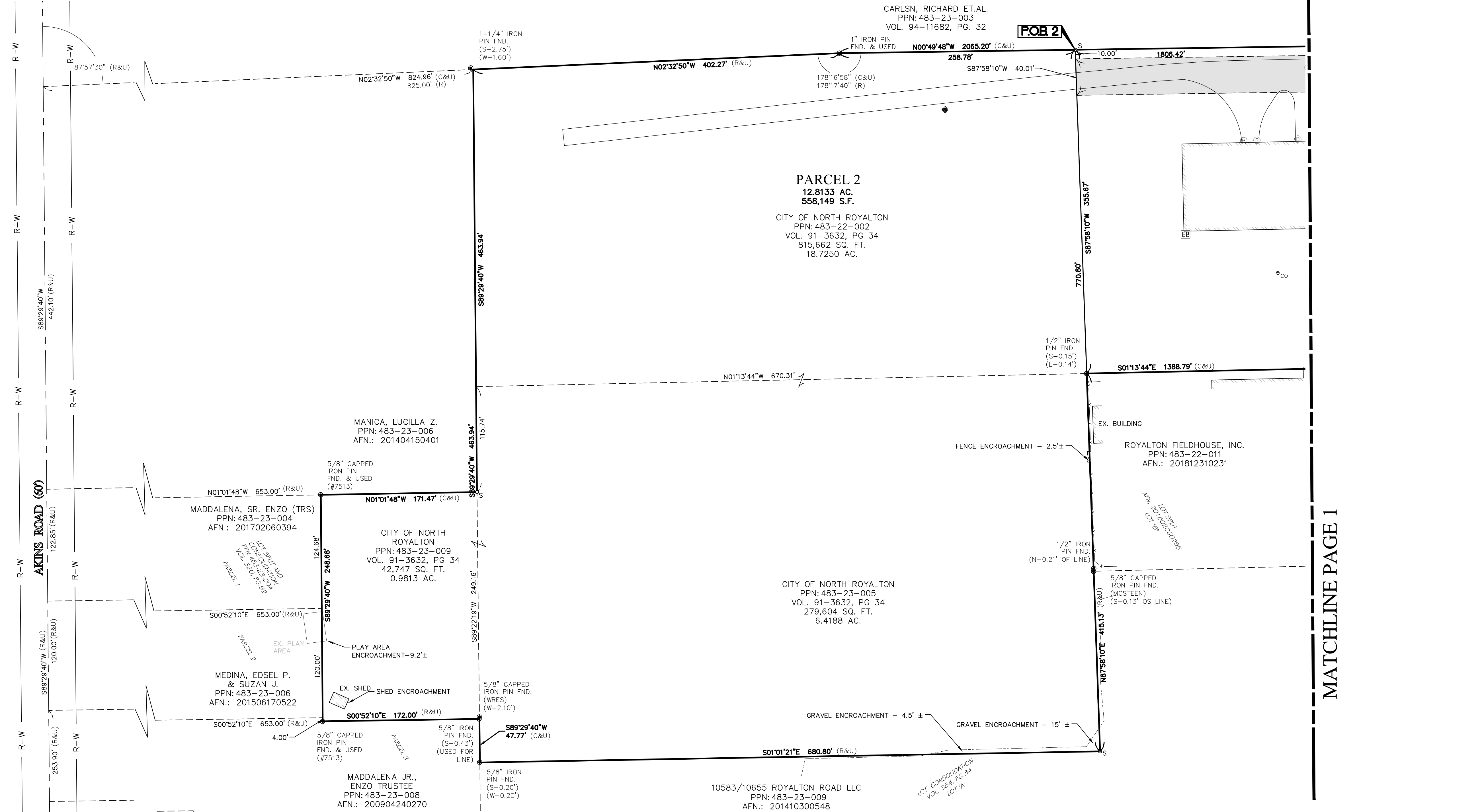
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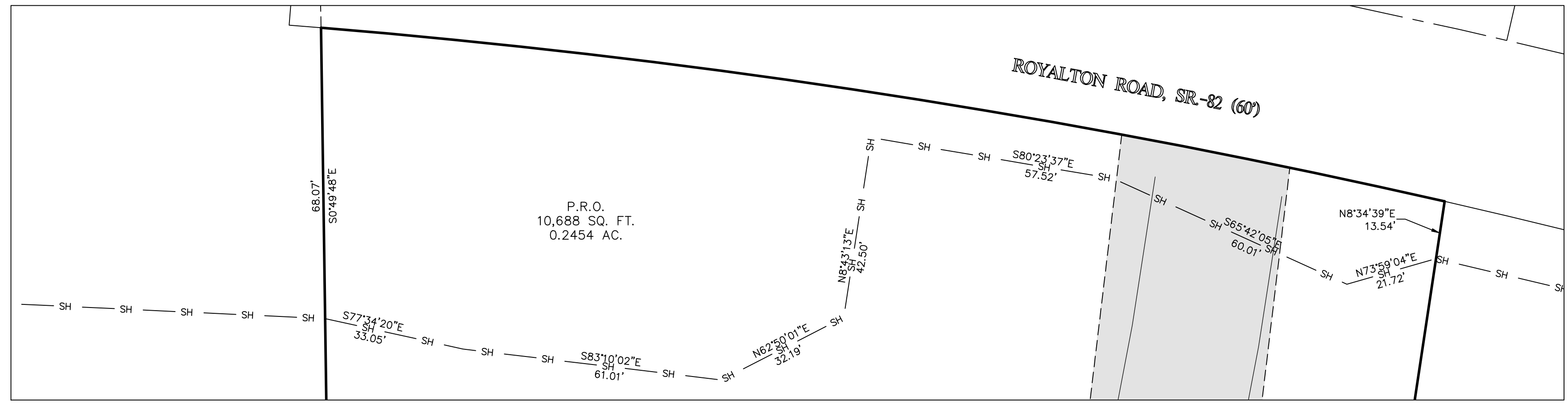
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SECTION 3  
SECTION 8



DETAIL #1  
SCALE 1" = 20'

MATCHLINE PAGE 1