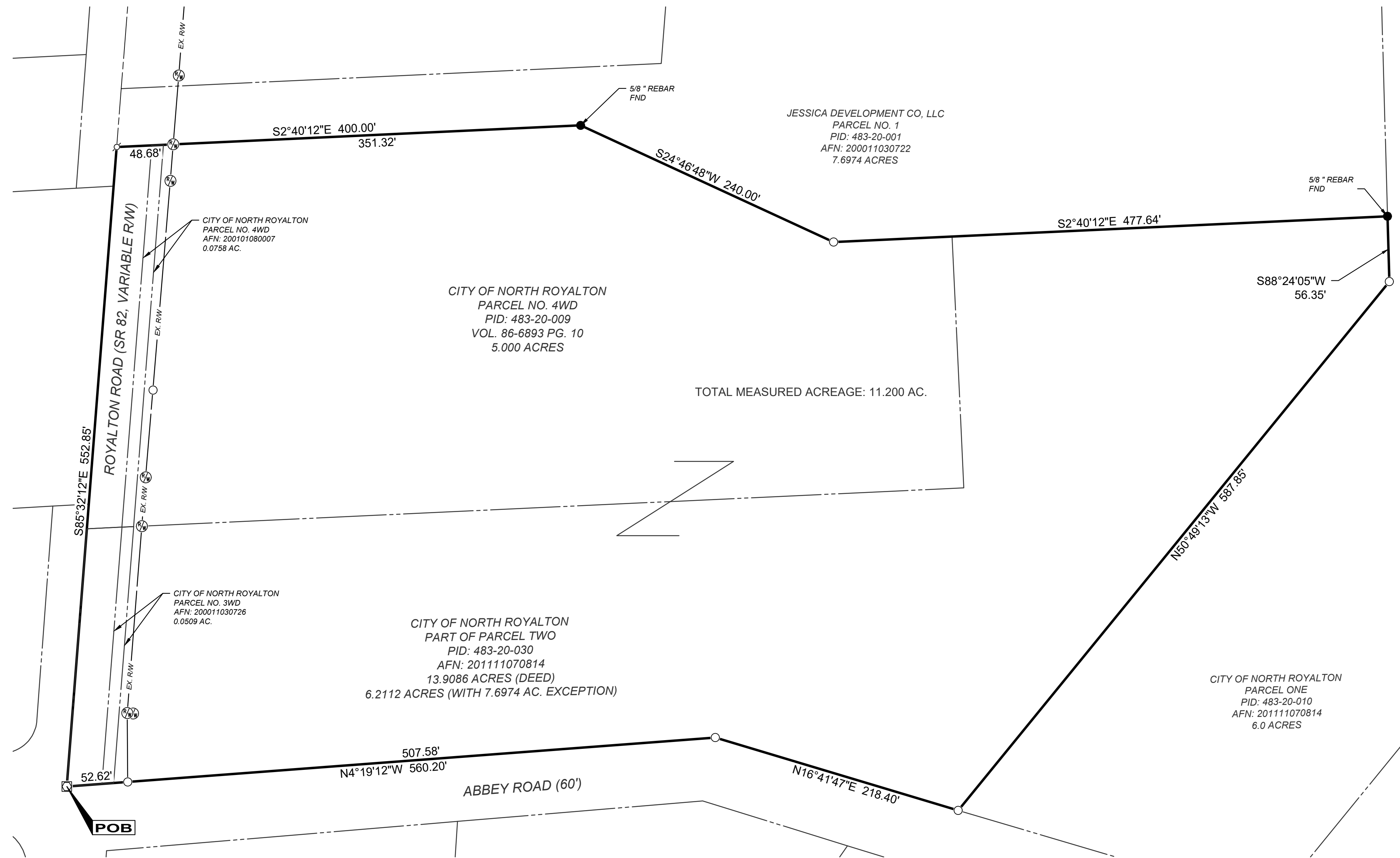
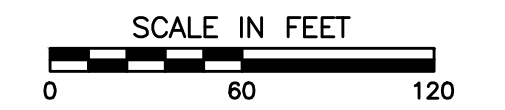
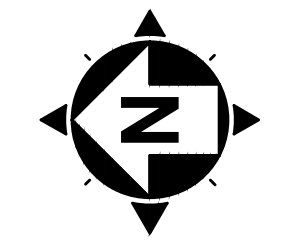


PLAT OF CONSOLIDATION
STATE OHIO, COUNTY OF CUYAHOGA, CITY OF NORTH ROYALTON, PART OF THE ORIGINAL NORTH ROYALTON TOWNSHIP, SECTION 3



APPROVALS
THIS MAP OF PLAT CONSOLIDATION HAS BEEN ACCEPTED AND APPROVED BY THE CITY ENGINEER OF THE CITY OF NORTH ROYALTON, OHIO ON THIS _____ DAY OF _____, 2021

CITY OF NORTH ROYALTON ENGINEER
JUSTIN HASELTON

THIS MAP OF PLAT CONSOLIDATION HAS BEEN ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF NORTH ROYALTON, OHIO ON THIS _____ DAY OF _____, 2021

CITY OF NORTH ROYALTON PLANNING COMMISSION

ACCEPTANCE
BE KNOWN THAT THE CITY OF NORTH ROYALTON, OWNER OF THE LAND SHOWN HEREON THIS PLAT OF CONSOLIDATION DOES HEREBY ACCEPT THIS PLAT OF SURVEY AS SHOWN HEREON, IN WITNESS THE UNDERSIGNED HEREUNTO SET THEIR HAND THIS _____ DAY OF _____, 2021.

SIGN: _____
PRINT NAME: _____
TITLE: _____

COUNTY OF _____
STATE OF OHIO S.S.
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED _____ WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT THE SAME IS THEIR FREE ACT AND DEED, PERSONALLY, AND THE FREE ACT AND DEED OF ASHFORD COURT, LLC. FOR THE PURPOSE THEREIN EXPRESSED.
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____ THIS _____ DAY OF _____, 2021.

NOTARY PUBLIC: _____
MY COMMISSION EXPIRES: _____

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE

DATE _____ THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674

LEGEND

- IRON PIN SET
- IRON PIN FOUND
- MAGNAIL SET
- CENTERLINE MON FOUND
- ⊗ RIGHT OF WAY MON FOUND
- SUBJECT BOUNDARY
- - - R/W CENTERLINE
- - - R/W LIMITS
- - - PARCEL LINE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (SOUTH ZONE, 2011 ADL) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IRON PINS

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INSCRIPTION "CT CONSULTANTS."

ACREAGE BREAKDOWN - 11.200 AC

- PID: 483-20-030: 6.200 ACRES
AREA WITHIN R/W: 0.243 ACRES
NET AREA: 5.957 ACRES
- PID: 483-20-009: 5.000 ACRES
AREA WITHIN R/W: 0.361 ACRES
NET AREA: 4.639 ACRES

SURVEYOR NOTES

1. AN ALTA/NSPS LAND TITLE SURVEY WAS NOT PERFORMED
2. EASEMENTS, DEED RESTRICTIONS, CONVEYANCES AND SETBACKS WERE NOT ADDRESSED DURING THIS SURVEY.
3. ALL RECORDS SHOWN HEREON WERE OBTAINED FROM THE CUYAHOGA CO. RECORDERS OFFICE.
4. ALL DISTANCES SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.



NO	REVISION	DATE

**NORTH ROYALTON
SERVICE GARAGE CONSOLIDATION
STATE OF OHIO, COUNTY OF
CUYAHOGA. CITY OF NORTH
ROYALTON**

DATE:	8/16/21
SCALE:	1" = 60'
DRAWN BY:	JWC
CHECKED BY:	TMM
APPROVED BY:	TMM

PLAT OF CONSOLIDATION

PROJECT NO. 210654	
DISCIPLINE SURVEY	
SHEET NAME EXH	
SHEET 1	OF 1

H:\2021\08\2021_08\2021_08_SURVEY_CONTR\DWG_22024_19172021_936168.dwg - JERRY CUREY