



City of North Royalton

Mayor Larry Antoskiewicz

Planning Commission

David Smerek, Building Commissioner

Ian Russell
PC Secretary

PUBLIC HEARING LEGAL NOTICE

Pursuant to North Royalton Codified Ordinance 1220.06, notice is given that the Planning Commission of the City of North Royalton, Ohio, will hold a meeting on **January 4, 2023** at 7:00 p.m. local time in the Council Chambers at City Hall, 14600 State Road, upon the following subject:

As required by North Royalton Codified Ordinance 1220.06 (e) and 1244.07, Richard Beran, on behalf of Viewpoint Development LLC, is seeking final plat approval for the Viewpoint Subdivision and the dedication of the roadway extensions for Cartwright Parkway and Margaret Drive. The subdivision is to consist of 15 single family residential lots located on PPN(s): 482-28-001 and 482-28-037 in Residential (R1-B) District Zoning.

Plans, specifications, and other documentation are on file at the Building Division, City of North Royalton Service Center, 11545 Royalton Road, and on the City's website for review by interested parties.

You can view the meeting live by entering the following link on your phone or computer or you may attend the meeting in person at North Royalton City Hall.

Link: www.northroyalton.org/PlanningCommission

PLANNING COMMISSION
NORTH ROYALTON, OHIO

Ian Russell
Planning Commission Secretary
11545 Royalton Road
North Royalton, Ohio 44133



City of North Royalton

Mayor Larry Antoskiewicz

Community Development, Building Division

David Smerek, Building Commissioner

11545 Royalton Road, North Royalton, OH 44133

Phone: 440-582-3000



CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

1. This request is made for the following property:

Viewpoint Subdivision

Address

Cartwright and Margaret

Permanent Parcel Number

Name of Occupant, Business or Tenant (if applicable)

RI-B

Zoning District and Ward

2. Property Owner of Parcel:

Viewpoint Development LLC

Name

27201 Royalton Road

Address

Columbia Station

City, State and Postal Code

Name of Business (if applicable)

Phone

440-236-3975

Email (electronic mail)

3. This request is being made by the following responsible party

(Owner / Authorized Representative):

Richard Beran

Name

27201 Royalton Road

Address

Columbia Station, Ohio

City, State and Postal Code

Name of Business (if applicable)

440236-3975

Phone

rich@bdcrentals.com

Email (electronic mail)

For Office Use Only

12/17/2022
Date Application Submitted

1/14/2023
Meeting Date Assigned

PL23-01
Identification Number Assigned

\$150
Application Fee

Check
Payment Information (date, check number, cash, etc.)

IR.
Received By

Other Application Fee Information

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

4. Narrative statement describing the project and its features:

15 lot subdivision rerequesting final plat approval to be forwarded to council

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.

5. Applicant's Plan Request: (please mark appropriate box)

Commercial / Industrial / Residential:

- ☐ Preliminary Site Plan Approval
☐ Final Site Plan Approval

Subdivision:

- ☐ Sketch Plan Approval
- ☐ Preliminary Site Plan Approval
- ☐ Final Site / Preliminary Plat Approval
- ☒ Final Plat / Dedication Approval

The Planning Commission or its agent(s) is hereby authorized to enter upon the property for which his approval is sought, without further notification, to inspect said property. Any such inspection shall be conducted between the hours of 9 a.m. and 5 p.m. on any day of the week, including weekends.

I further understand that any misrepresentation of data or facts or violations of the Ordinances of the City of North Royalton are cause for refusal, suspension or revocation of this license if issued.

Applicant Signature

Owner Signature

Richard J. Beran

Printed Name and Title

Richard J. Beran

Printed Name and Title

12/6/22

Date _____

12/6/22

Date _____

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, RICHMOND BERAN (name) of VIEWPOINT-DEV. LLC
(company, if applicable), hereby certify that I we are the OWNER
(owner(s), executor(s), etc.) of 482-28-001, 482-28-037 (property address or
permanent parcel number) and further verify that TERRY MONNOLLY (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature]

Signature

12/6/22

Date

Before me, a Notary Public in and for said county, personally appeared Richard Beran
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Columbia Station,
Ohio on this 6th day of December, 2022.

[Signature]
Notary Signature

Seal:



LINDA L LIS
Notary Public
State of Ohio
My Comm. Expires
April 23, 2026

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, RICHARD BERAN (name) of VIEWS/POINT DEV. LLC
(company, if applicable), hereby certify that I we are the OWNER
(owner(s), executor(s), etc.) of 482-28-001, 482-28 (property address or
permanent parcel number) and further verify that ROBERT BERAN⁰³⁷ (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature]

Signature

12/6/22

Date

Before me, a Notary Public in and for said county, personally appeared Richard Beran
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony where of I have hereunto set my hand and official seal at Columbia Station,
Ohio on this 6th day of December, 2022.

[Signature]

Notary Signature

Seal:



LINDA L. LIS
Notary Public
State of Ohio
My Comm. Expires
April 23, 2026

State of Ohio
County of Cuyahoga

CITY OF NORTH ROYALTON PLANNING COMMISSION APPLICATION

6. Written Authority Form (complete this form if you are unable to be present at meeting).
(submit original – do not fax or email)

I, RICHARD BERAN (name) of VIEWPOINT-DEV LLC
(company, if applicable), hereby certify that we are the OWNER
(owner(s), executor(s), etc.) of 482-28-001, 482-28-037 (property address or
permanent parcel number) and further verify that Todd SCHRAMER (name
of representative) is authorized to represent my/our interests and make decisions on my/our behalf
when appearing before the North Royalton Planning Commission.

[Signature]
Signature

12/6/22
Date

Before me, a Notary Public in and for said county, personally appeared Richard Beran
who acknowledged that he or she did sign the foregoing instrument and the same is his or her free
act and deed.

In testimony whereof I have hereunto set my hand and official seal at Columbia Station,
Ohio on this 6th day of December, 2022.

[Signature]

Notary Signature

Seal:





LINDA L. LIS
Notary Public
State of Ohio
My Comm. Expires
April 23, 2026

State of Ohio
County of Cuyahoga



Date Created: 12/13/2022

Legend

-  Municipalities
-  Right Of Way
-  Platted Centerline
-  Parcel



564	0	282	564 Feet
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Projection:
WGS_1984_Web_Mercator_Auxiliary_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

— Cuyahoga County —
Enterprise GIS
PUTTING CUYAHOGA COUNTY ON THE MAP

Viewpoint- Development LLC
27201 Royalton Road
Columbia Station, Ohio 44028

City of North Royalton
Planning Commission and City Council
14600 State Road
North Royalton, Ohio 44113

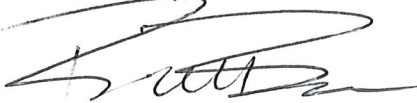
Dear Planning Commission and Council:

I respectfully request the dedication of two roadway extensions to be known as Viewpoint subdivision. Both roads are extensions of current roadways.

Cartwright parkway extension a total of 75.49 feet from its existing ending point to a cul-de-sac.

Margaret Drive extension a total of 879.25 feet from its existing ending point to a cul-de-sac.

Sincerely,



Richard J. Beran, managing member
Enclosure

RECEIVED
CITY OF N. ROYALTON

DEC 06 2022

ENGINEERING DEPT.

VIEWPOINT SUBDIVISION

P.P.N. 482-29-027
HEIDENREICH, JAMES T. ET AL
VOL. 95-00907, PG. 24

P.P.N. 482-29-013
SCHERMERHORN, JEAN M. ET AL
AFN: 200003100017

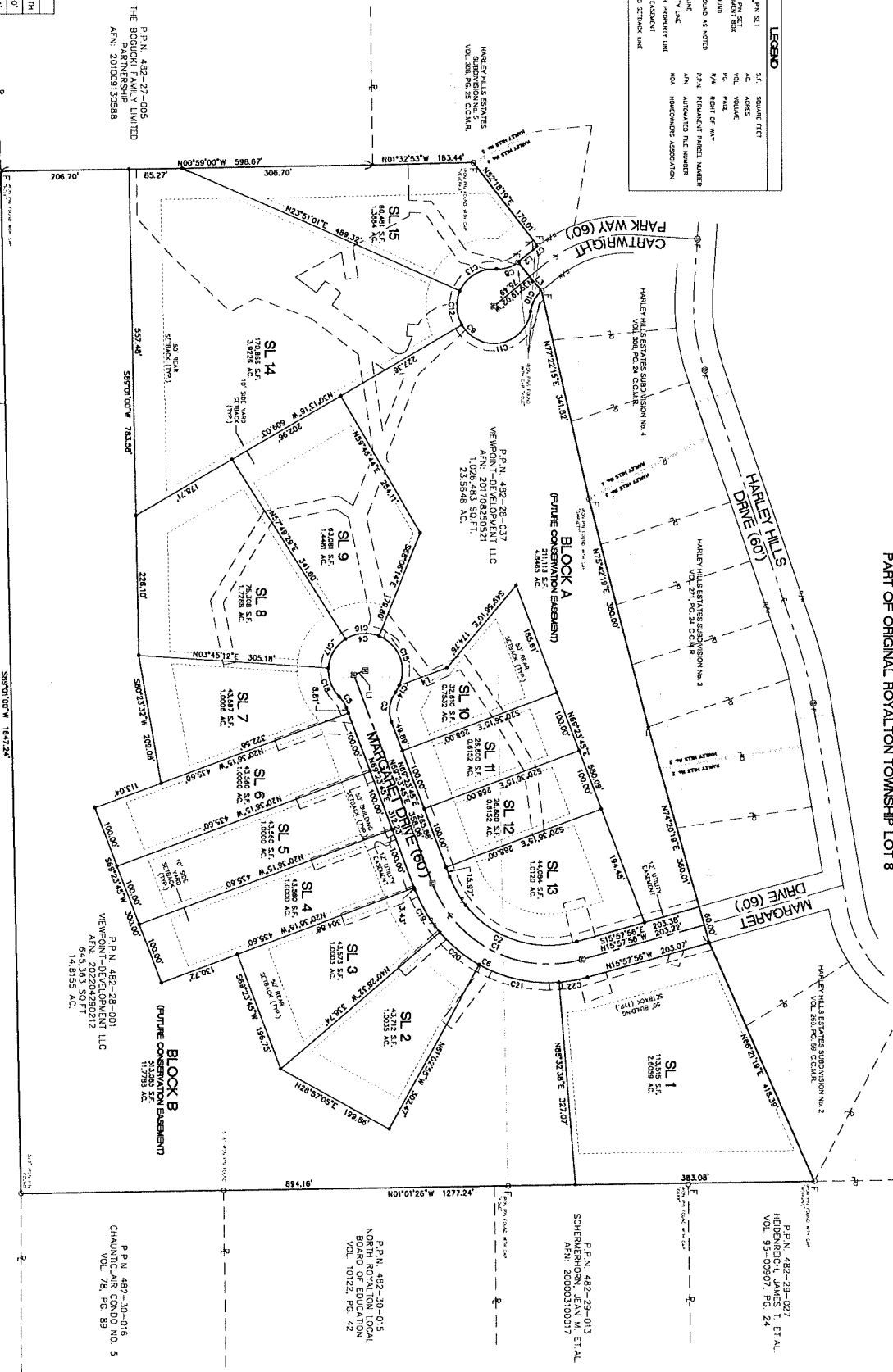
P.P.N. 482-30-015
NORTH ROYALTON LOCAL
BOARD OF EDUCATION
VOL. 10122, PG. 42

P.P.N. 482-30-016
THAUNTLAIR CONDO NO. 5
VOL. 78, PG. 89

P.P.N. 482-32-004
OAK BROOK GARDENS
VOL. 14453, PG. 993

P.P.N. 482-31-00
OAK BROOK COND
VOL. 24, PG. 55

P.P.N. 4B2-27-005
THE BOGUCKI FAMILY LIMITED
PARTNERSHIP
AFN: 201009130588

[illegible]

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S20°36'15"E	20.00'
L2	S39°19'02"E	34.94'
L3	N50°40'58"E	60.00'
L4	S20°36'15"E	42.88'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	CHD. BEARING	CHORD	TANGENT
C1	297.07'	200.00'	85.71142°	5.684234°	27.17'	184.45'
C2	253.37'	110.00'	89.71142°	5.084234°	23.04'	150.17'
C3	49.85'	50.00'	50.50539°	16.277473°	4.616'	37.17'
C4	273.97'	60.00'	78.17331°	54.79317°	39.88'	89.55'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	CHORD	CHORD
C5	21.46'	50.00'	24°37'32"	40.705397E	21.32'
C6	345.06'	220.00'	85°31'42"	445°42'34"E	311.84'
C7	6.57'	323.61'	170°46'	538°52'8"E	6.57'
C8	37.82'	50.00'	43°30'31"	517°56'77"E	36.93'
					19.83'

CURVE TABLE				
CURVE #	LENGTH	RADIUS	DELTA	CHD. BEARING
C0	2719.27	602.65	268°41'01"	81.27
C10	37.82°	502.65	4°52'05"	36.83
C11	144.16°	602.65	142°28'18"	113.61°
C12	56.62°	602.65	54°04'17"	54.55
			N88°48'53"E	30.62°

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	COG. BEARING	CHORD	TANGENT
C13	73.40'	60.00'	20°02'27"	S31.0°S+93°E	68.98'	42.15'
C14	12.90'	60.00'	1°23'34"	S50.0°S+79°E	12.90'	6.57'
C15	98.30'	60.00'	9°20'32"	N67°05'12°E	86.36'	62.18'
C16	58.62'	60.00'	34°54'17"	N50°23'W	54.55'	30.62'

		CAME TABLE			
		CHG. BEARING	CHORD	TANGENT	
C72	56.027	60.007	54°34'17"	54.557	30.027
C78	51.297	60.007	48°52'30"	48.747	27.537
C79	79.277	220.007	102°21'17"	79.337	40.287
C20	82.397	220.007	102°14'16"	82.147	41.747

CURVE TABLE						
CURVE #	LENGTH	RADIUS	DELTA	CHD BEARING	CHD80	TANGENT
C21	134.11'	230.00'	35°27'26"	N27°43'17"	132.21'	69.02'
C22	46.20'	230.00'	11°30'35"	N10°22'39"W	44.15'	23.18'

VIEWPOINT SUBDIVISION

SITUATED IN THE CITY OF NORTH ROYALTON, COUNTY OF CUYAHOGA AND STATE OF OHIO
PART OF ORIGINAL ROYALTON TOWNSHIP LOT 8

SEE SHEET 2 FOR LEGEND

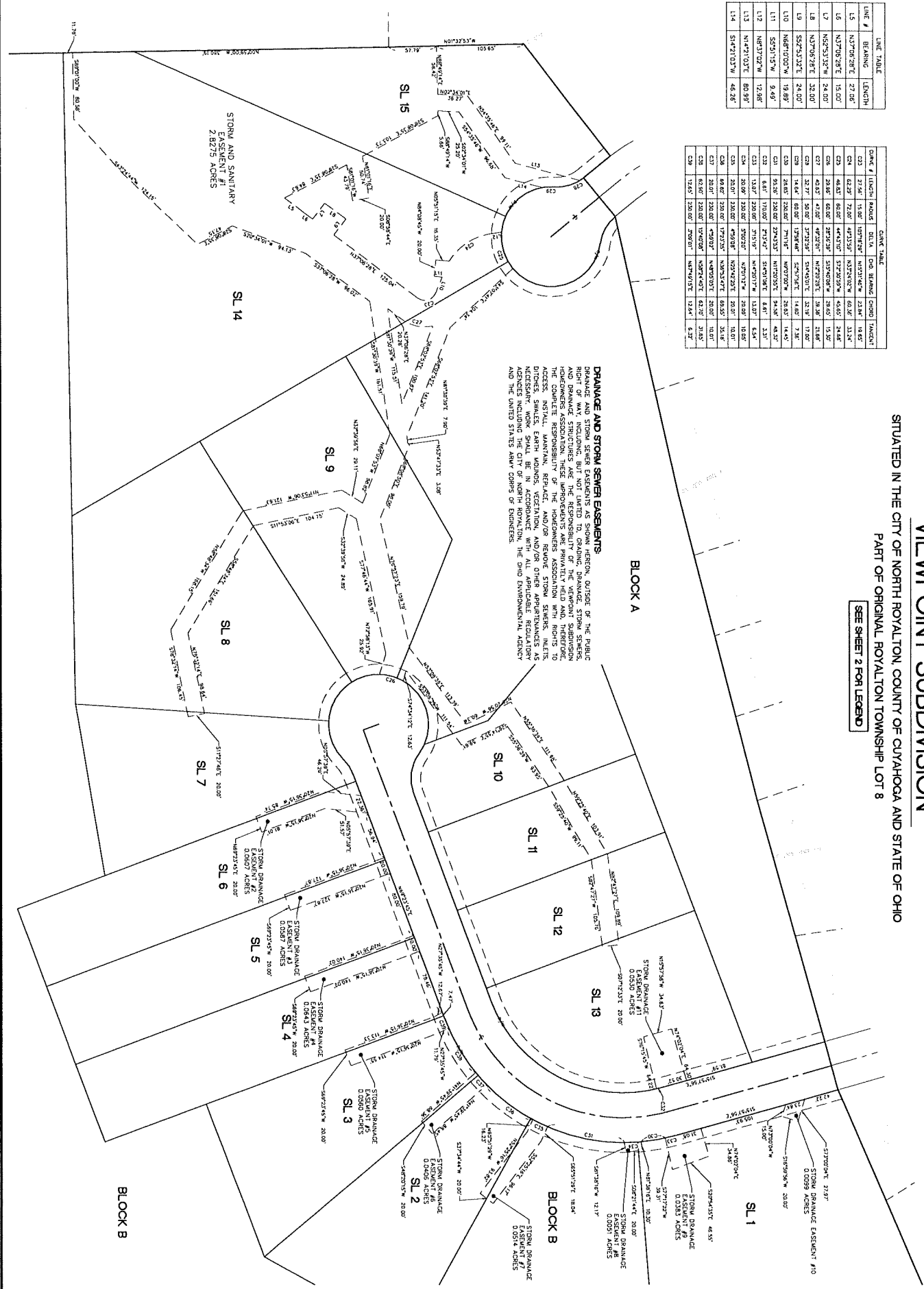
LINE #	BEARING	LENGTH
L1	N27°06'29"E	27.06'
L2	N27°06'29"E	15.00'
L3	N52°53'32"W	24.00'
L4	N52°53'32"W	32.00'
L5	S52°53'32"E	24.00'
L6	N68°10'00"W	19.89'
L7	S52°53'32"W	9.49'
L8	N68°10'00"W	12.88'
L9	N4°17'03"E	80.89'
L10	S14°10'13"W	46.26'

LINE #	BEARING	LENGTH	BEARING	LENGTH	BEARING	LENGTH		
C1	N27°06'29"E	27.06'	C2	N27°06'29"E	15.00'	C3	N52°53'32"W	24.00'
C4	N52°53'32"W	32.00'	C5	S52°53'32"E	24.00'	C6	N68°10'00"W	19.89'
C7	S52°53'32"W	9.49'	C8	N68°10'00"W	12.88'	C9	N4°17'03"E	80.89'
C10	S14°10'13"W	46.26'	C11	N27°06'29"E	27.06'	C12	N27°06'29"E	15.00'
C13	N52°53'32"W	24.00'	C14	N52°53'32"W	32.00'	C15	S52°53'32"E	24.00'
C16	N68°10'00"W	19.89'	C17	S52°53'32"W	9.49'	C18	N68°10'00"W	12.88'
C19	N4°17'03"E	80.89'	C20	S14°10'13"W	46.26'	C21	N27°06'29"E	27.06'
C22	N27°06'29"E	15.00'	C23	N52°53'32"W	24.00'	C24	N52°53'32"W	32.00'
C25	S52°53'32"E	24.00'	C26	N68°10'00"W	19.89'	C27	S52°53'32"W	9.49'
C28	N68°10'00"W	12.88'	C29	N4°17'03"E	80.89'	C30	S14°10'13"W	46.26'
C31	N27°06'29"E	27.06'	C32	N52°53'32"W	24.00'	C33	N52°53'32"W	32.00'
C34	S52°53'32"E	24.00'	C35	N68°10'00"W	19.89'	C36	S52°53'32"W	9.49'
C37	N68°10'00"W	12.88'	C38	N4°17'03"E	80.89'	C39	S14°10'13"W	46.26'
C40	N27°06'29"E	27.06'	C41	N27°06'29"E	15.00'	C42	N52°53'32"W	24.00'
C43	N52°53'32"W	32.00'	C44	S52°53'32"E	24.00'	C45	N68°10'00"W	19.89'
C46	S52°53'32"W	9.49'	C47	N68°10'00"W	12.88'	C48	N4°17'03"E	80.89'
C49	S14°10'13"W	46.26'	C50	N27°06'29"E	27.06'	C51	N27°06'29"E	15.00'
C52	N52°53'32"W	24.00'	C53	N52°53'32"W	32.00'	C54	S52°53'32"E	24.00'
C55	N68°10'00"W	19.89'	C56	S52°53'32"W	9.49'	C57	N68°10'00"W	12.88'
C58	N4°17'03"E	80.89'	C59	S14°10'13"W	46.26'	C60	N27°06'29"E	27.06'
C61	N27°06'29"E	15.00'	C62	N52°53'32"W	24.00'	C63	N52°53'32"W	32.00'
C64	S52°53'32"E	24.00'	C65	N68°10'00"W	19.89'	C66	S52°53'32"W	9.49'
C67	N68°10'00"W	12.88'	C68	N4°17'03"E	80.89'	C69	S14°10'13"W	46.26'
C70	N27°06'29"E	27.06'	C71	N27°06'29"E	15.00'	C72	N52°53'32"W	24.00'
C73	N52°53'32"W	32.00'	C74	S52°53'32"E	24.00'	C75	N68°10'00"W	19.89'
C76	S52°53'32"W	9.49'	C77	N68°10'00"W	12.88'	C78	N4°17'03"E	80.89'
C79	S14°10'13"W	46.26'	C80	N27°06'29"E	27.06'	C81	N27°06'29"E	15.00'
C82	N52°53'32"W	24.00'	C83	N52°53'32"W	32.00'	C84	S52°53'32"E	24.00'
C85	N68°10'00"W	19.89'	C86	S52°53'32"W	9.49'	C87	N68°10'00"W	12.88'
C88	N4°17'03"E	80.89'	C89	S14°10'13"W	46.26'	C90	N27°06'29"E	27.06'
C91	N27°06'29"E	15.00'	C92	N52°53'32"W	24.00'	C93	N52°53'32"W	32.00'
C94	S52°53'32"E	24.00'	C95	N68°10'00"W	19.89'	C96	S52°53'32"W	9.49'
C97	N68°10'00"W	12.88'	C98	N4°17'03"E	80.89'	C99	S14°10'13"W	46.26'
C100	N27°06'29"E	27.06'	C101	N27°06'29"E	15.00'	C102	N52°53'32"W	24.00'
C103	N52°53'32"W	32.00'	C104	S52°53'32"E	24.00'	C105	N68°10'00"W	19.89'
C106	S52°53'32"W	9.49'	C107	N68°10'00"W	12.88'	C108	N4°17'03"E	80.89'
C109	S14°10'13"W	46.26'	C110	N27°06'29"E	27.06'	C111	N27°06'29"E	15.00'
C112	N52°53'32"W	24.00'	C113	N52°53'32"W	32.00'	C114	S52°53'32"E	24.00'
C115	N68°10'00"W	19.89'	C116	S52°53'32"W	9.49'	C117	N68°10'00"W	12.88'
C118	N4°17'03"E	80.89'	C119	S14°10'13"W	46.26'	C120	N27°06'29"E	27.06'
C121	N27°06'29"E	15.00'	C122	N52°53'32"W	24.00'	C123	N52°53'32"W	32.00'
C124	S52°53'32"E	24.00'	C125	N68°10'00"W	19.89'	C126	S52°53'32"W	9.49'
C127	N68°10'00"W	12.88'	C128	N4°17'03"E	80.89'	C129	S14°10'13"W	46.26'
C130	N27°06'29"E	27.06'	C131	N27°06'29"E	15.00'	C132	N52°53'32"W	24.00'
C133	N52°53'32"W	32.00'	C134	S52°53'32"E	24.00'	C135	N68°10'00"W	19.89'
C136	S52°53'32"W	9.49'	C137	N68°10'00"W	12.88'	C138	N4°17'03"E	80.89'
C139	S14°10'13"W	46.26'	C140	N27°06'29"E	27.06'	C141	N27°06'29"E	15.00'
C142	N52°53'32"W	24.00'	C143	N52°53'32"W	32.00'	C144	S52°53'32"E	24.00'
C145	N68°10'00"W	19.89'	C146	S52°53'32"W	9.49'	C147	N68°10'00"W	12.88'
C148	N4°17'03"E	80.89'	C149	S14°10'13"W	46.26'	C150	N27°06'29"E	27.06'
C151	N27°06'29"E	15.00'	C152	N52°53'32"W	24.00'	C153	N52°53'32"W	32.00'
C154	S52°53'32"E	24.00'	C155	N68°10'00"W	19.89'	C156	S52°53'32"W	9.49'
C157	N68°10'00"W	12.88'	C158	N4°17'03"E	80.89'	C159	S14°10'13"W	46.26'
C160	N27°06'29"E	27.06'	C161	N27°06'29"E	15.00'	C162	N52°53'32"W	24.00'
C163	N52°53'32"W	32.00'	C164	S52°53'32"E	24.00'	C165	N68°10'00"W	19.89'
C166	S52°53'32"W	9.49'	C167	N68°10'00"W	12.88'	C168	N4°17'03"E	80.89'
C169	S14°10'13"W	46.26'	C170	N27°06'29"E	27.06'	C171	N27°06'29"E	15.00'
C172	N52°53'32"W	24.00'	C173	N52°53'32"W	32.00'	C174	S52°53'32"E	24.00'
C175	N68°10'00"W	19.89'	C176	S52°53'32"W	9.49'	C177	N68°10'00"W	12.88'
C178	N4°17'03"E	80.89'	C179	S14°10'13"W	46.26'	C180	N27°06'29"E	27.06'
C181	N27°06'29"E	15.00'	C182	N52°53'32"W	24.00'	C183	N52°53'32"W	32.00'
C184	S52°53'32"E	24.00'	C185	N68°10'00"W	19.89'	C186	S52°53'32"W	9.49'
C187	N68°10'00"W	12.88'	C188	N4°17'03"E	80.89'	C189	S14°10'13"W	46.26'
C190	N27°06'29"E	27.06'	C191	N27°06'29"E	15.00'	C192	N52°53'32"W	24.00'
C193	N52°53'32"W	32.00'	C194	S52°53'32"E	24.00'	C195	N68°10'00"W	19.89'
C196	S52°53'32"W	9.49'	C197	N68°10'00"W	12.88'	C198	N4°17'03"E	80.89'
C199	S14°10'13"W	46.26'	C200	N27°06'29"E	27.06'	C201	N27°06'29"E	15.00'
C202	N52°53'32"W	24.00'	C203	N52°53'32"W	32.00'	C204	S52°53'32"E	24.00'
C205	N68°10'00"W	19.89'	C206	S52°53'32"W	9.49'	C207	N68°10'00"W	12.88'
C208	N4°17'03"E	80.89'	C209	S14°10'13"W	46.26'	C210	N27°06'29"E	27.06'
C211	N27°06'29"E	15.00'	C212	N52°53'32"W	24.00'	C213	N52°53'32"W	32.00'
C214	S52°53'32"E	24.00'	C215	N68°10'00"W	19.89'	C216	S52°53'32"W	9.49'
C217	N68°10'00"W	12.88'	C218	N4°17'03"E	80.89'	C219	S14°10'13"W	46.26'
C220	N27°06'29"E	27.06'	C221	N27°06'29"E	15.00'	C222	N52°53'32"W	24.00'
C223	N52°53'32"W	32.00'	C224	S52°53'32"E	24.00'	C225	N68°10'00"W	19.89'
C226	S52°53'32"W	9.49'	C227	N68°10'00"W	12.88'	C228	N4°17'03"E	80.89'
C229	S14°10'13"W	46.26'	C230	N27°06'29"E	27.06'	C231	N27°06'29"E	15.00'
C232	N52°53'32"W	24.00'	C233	N52°53'32"W	32.00'	C234	S52°53'32"E	24.00'
C235	N68°10'00"W	19.89'	C236	S52°53'32"W	9.49'	C237	N68°10'00"W	12.88'
C238	N4°17'03"E	80.89'	C239	S14°10'13"W	46.26'	C240	N27°06'29"E	27.06'
C241	N27°06'29"E	15.00'	C242	N52°53'32"W	24.00'	C243	N52°53'32"W	32.00'
C244	S52°53'32"E	24.00'	C245	N68°10'00"W	19.89'	C246	S52°53'32"W	9.49'
C247	N68°10'00"W	12.88'	C248	N4°17'03"E	80.89'	C249	S14°10'13"W	46.26'
C250	N27°06'29"E	27.06'	C251	N27°06'29"E	15.00'	C252	N52°53'32"W	24.00'
C253	N52°53'32"W	32.00'	C254	S52°53'32"E	24.00'	C255	N68°10'00"W	19.89'
C256	S52°53'32"W	9.49'	C257	N68°10'00"W	12.88'	C258	N4°17'03"E	80.89'
C259	S14°10'13"W	46.26'	C260	N27°06'29"E	27.06'	C261	N27°06'29"E	15.00'
C262	N52°53'32"W	24.00'	C263	N52°53'32"W	32.00'	C264	S52°53'32"E	24.00'
C265	N68°10'00"W	19.89'	C266	S52°53'32"W	9.49'	C267	N68°10'00"W	12.88'
C268	N4°17'03"E	80.89'	C269	S14°10'13"W	46.26'	C270	N27°06'29"E	27.06'
C271	N27°06'29"E	15.00'	C272	N52°53'32"W	24.00'	C273	N52°53'32"W	32.00'
C274	S52°53'32"E	24.00'	C275	N68°10'00"W	19.89'	C276	S52°53'32"W	9.49'
C277	N68°10'00"W	12.88'	C278	N4°17'03"E	80.89'	C279	S14°10'13"W	46.26'
C280	N27°06'29"E	27.06'	C281	N27°06'29"E	15.00'	C282	N52°53'32"W	24.00'
C283	N52°53'32"W	32.00'	C284	S52°53'32"E	24.00'	C285	N68°10'00"W	19.89'
C286	S52°53'32"W	9.49'	C287	N68°10'00"W	12.88'	C288	N4°17'03"E	80.89'
C289	S14°10'13"W	46.26'	C290	N27°06'29"E	27.06'	C291	N27°06'29"E	15.00'
C292	N52°53'32"W	24.00'	C293	N52°53'32"W	32.00'	C294	S52°53'32"E	24.00'
C295	N68°10'00"W	19.89'	C296	S52°53'32"W	9.49'	C297	N68°10'00"W	12.88'
C298	N4°17'03"E	80.89'	C299	S14°10'13"W	46.26'	C300	N27°06'29"E	27.06'
C301	N27°06'29"E	15.00'	C302	N52°53'32"W	24.00'	C303	N52°53'32"W	32.00'
C304	S52°53'32"E	24.00'	C305	N68°10'00"W	19.89'	C306	S52°53'32"W	9.49'
C307	N68°10'00"W	12.88'	C308	N4°17'03"E	80.89'	C309	S14°10'13"W	46.26'
C310	N27°06'29"E	27.06'	C311	N27°06'29"E	15.00'	C312	N52°53'32"W	24.00'
C313	N52°53'32"W	32.00'	C314	S52°53'32"E	24.00'	C315	N68°10'00"W	19.89'
C316	S52°53'32"W	9.49'	C317	N68°10'00"W	12.88'	C318	N4°17'03"E	80.89'
C319	S14°10'13"W	46.26'	C320	N27°06'29"E	27.06'	C321	N27°06'29"E	15.00'
C322	N52°53'32"W	24.00'	C323	N52°53'32"W	32.00'	C324	S52°53'32"E	24.00'
C325	N68°10'00"W	19.89'	C326	S52°53'32"W	9.49'	C327	N68°10'00"W	12.88'
C328	N4°17'03"E	80.89'	C329	S14°10'13"W	46.26'	C330	N27°06'29"E	27.06'
C331	N27°06'29"E	15.00'	C332	N52°53'32"W	24.00'	C333	N52°53'32"W	32.00'
C334	S52°53'32"E	24.00'	C335	N68°10'00"W	19.89'	C336	S52°53'32"W	9.49'
C337	N68°10'00"W	12.88'	C338	N4°17'03"E	80.89'	C339	S14°10'13"W	46.26'
C340	N27°06'29"E	27.06'	C341	N27°06'29"E	15.00'	C342	N52°53'32"W	24.00'
C343	N52°53'32"W	32.00'	C344	S52°53'32"E	24.00'	C345	N68°10'00"W	19.89'
C346	S52°53'32"W	9.49'	C347	N68°10'00"W	12.88'	C348	N4°17'03"E	80.89'
C349	S14°10'13"W	46.26'	C350	N27°06'29"E	27.06'	C351	N27°06'29"E	15.00'
C352	N52°53'32"W	24.00'	C353	N52°53'32"W	32.00'	C354	S52°53'32"E	24.00'
C355	N68°10'00"W	19.89'	C356	S52°53'32"W	9.49'	C357	N68°10'00"W	12.88'
C358	N4°17'03"E	80.89'	C359	S14°10'13"W	46.26'	C360	N27°06'29"E	27.06'
C361	N27°06'29"E	15.00'	C362	N52°53'32"W	24.00'	C363	N52°53'32"W	32.00'
C364	S52°53'32"E	24.00'	C365	N68°10'00"W	19.89'	C366	S52°53'32"W	9.49'
C367	N68°10'00"W	12.88'	C368	N4°17'03"E	80.89'	C369	S14°10'13"W	46.26'
C370	N27°06'29"E	27.06'	C371	N27°06'29"E	15.00'	C372	N52°53'32"W	24.00'
C373	N52°53'32"W	32.00'	C374	S52°53'32"E	24.00'	C375	N68°10'00"W	19.89'
C376	S52							

DRAINAGE AND STORM SEWER EASEMENTS
DRAINAGE AND STORM SEWER EASEMENTS AS SHOWN HEREON, OUTSIDE OF THE PUBLIC RIGHT OF WAY, INCLUDING, BUT NOT LIMITED TO, GRADING, DRAINAGE, STORM SEWERS, AND DRAINAGE STRUCTURES ARE THE RESPONSIBILITY OF THE VIEWPOINT SUBDIVISION. HOMEOWNERS ASSOCIATION THESE HOMEOWNERS ARE PRIVATELY HELD AND, THEREFORE, ACCESS, INSTALL, MAINTAIN, REPLACE, AND/OR REMOVE STORM SEWERS, INLETS, DITCHES, SWALES, EARTH MOUNDS, VEGETATION, AND/OR OTHER APPURTENANCES AS NECESSARY, WORK SHALL BE IN ACCORDANCE WITH ALL APPLICABLE REGULATORY AND THE UNITED STATES ARMY CORPS OF ENGINEERS.

BLOCK A

BLOCK B



CLIENT
BUILDERS AND DEVELOPERS CO. INC.

DATE
MAY 2022

ORIGINAL ROYALTON TOWNSHIP LOT 8

CITY OF NORTH ROYALTON

COUNTY OF CUYAHOGA

STATE OF OHIO

ATWELL

866.850.4200 www.atwell-group.com

7100 E. PLEASANT VALLEY RD., SUITE 220

NORTH CLEVELAND, OHIO 44131

440.344.2000

VIEWPOINT SUBDIVISION PLAT
EASEMENT DETAIL

SCALE 1" = 50 FEET

DATE MAY 2022

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