

THE INTENT OF THIS PLAT IS TO CONSOLIDATE PARCEL "A" AND P.P.N.'S 687-08-009 THRU 687-08-013 AND 687-08-088 THRU 687-08-095 AND CREATING PARCEL "A-1".

Situated in the City of Cleveland Heights, County of Cuyahoga, State of Ohio and known as being all of Sublots 191, 192, 193, 194, 195, 196, 197, 198, 200, 201, 202, 203, 204, 205 and part of 199 in the The J.A. Wigmore Co.'s Cedarbrook Allotment as recorded in Volume 59 of Maps, Page 26 of Cuyahoga County Records, of part of Original Warrensville Township, Lot Nos. 2 and 3, and being all of Parcel "A" in the Map of Survey and Consolidation for The City of Cleveland Heights, Ohio, of part of Original Warrensville Township Lot Nos. 2 and 3, as shown by the recorded plat in Volume 351 of Maps, Pages 20 & 21 of Cuyahoga County Records.

ACCEPTANCE

I, _____ Representative of The City of Cleveland Heights, owners of lands shown hereon, do hereby accept and acknowledge the making and recording of this Lot Consolidation Plat of the same.

By: _____
Representative / Title

Printed Name

County of _____
State of _____ SS

Before me, a Notary Public in and for said County and State, personally appeared _____, Representative for The City of Cleveland Heights, who acknowledged the signing of the foregoing instrument to be his free act and deed personally and as said Officer, the free act and deed of said City.

In witness whereof, I have hereunto set my hand and official seal at _____
Ohio this _____ day of _____, 20____.

Notary Public _____ Commission expiration _____

APPROVALS

APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND HEIGHTS, OHIO ON THIS _____ DAY OF _____, 20____.

SECRETARY OF 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 AND DEVELOPMENT

APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF CLEVELAND HEIGHTS, OHIO ON THIS _____ DAY OF _____, 20____.

DIRECTOR OF LAW

- A-1
R=520.02'
L=25.12'
T=12.56'
C=25.12'
N81°14'57"W
D=02°46'04"
- A-2
R=642.96'
L=43.52'
T=21.77'
C=43.51'
S49°16'02"E
D=03°52'42"
- A-3
R=478.56'
L=141.72'
T=71.38'
C=141.20'
N65°28'02"W
D=16°58'03"
- A-4
R=470.02'
L=45.00'
T=22.52'
C=44.98'
S81°27'27"E
D=05°29'08"
- A-5
R=520.02'
L=295.31'
T=151.75'
C=291.36'
S63°35'48"E
D=32°32'14"
- A-6
R=470.02'
L=257.48'
T=132.06'
C=254.77'
N63°01'17"W
D=31°23'12"
- C/L 1
R=495.02'
L=276.40'
T=141.90'
C=272.82'
N63°19'26"W
D=31°59'30"
- C/L 2
R=453.56'
L=289.73'
T=150.00'
C=284.83'
N75°17'01"W
D=36°36'00"



SURVEY CERTIFICATION

This survey on which it is based was prepared in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733-37 of the Ohio Administrative Code in effect at the time.

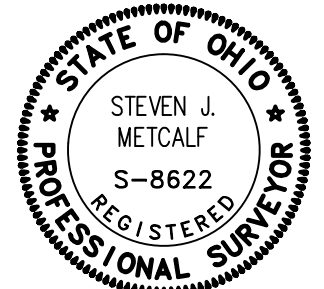
Distances shown hereon are given in feet and decimal parts thereof.

The basis of bearings for this survey is NAD83 (GRS96) Ohio State Plane Coordinate System, North Zone (3401) and is used to denote angles only.

I hereby state to the best of my professional knowledge, information and belief, all to be correct.

Field work performed on October 27, 2021.

Steven J. Metcalf
Registered Surveyor No. 8622-Ohio



PERTINENT DOCUMENTS & SOURCES OF DATA USED:

- VACATION OF PART OF CEDARBROOK ROAD, - VOLUME 179, PAGE 98 C.C.M.R.
- MAP OF THE HIGHLANDS - VOLUME 50, PAGES 25 THRU 28 C.C.M.R.
- THE J.A. WIGMORE CO.'S CEDARBROOK ALLOTMENT - VOLUME 59, PAGE 26 C.C.M.R.
- THE J.A. WIGMORE CO.'S CEDARBROOK ALLOTMENT NO. 2 - VOLUME 69, PAGES 18 & 19 C.C.M.R.
- THE J.A. WIGMORE CO.'S CEDARBROOK ALLOTMENT NO. 4 - VOLUME 69, PAGES 20 C.C.M.R.
- MAP OF SURVEY AND CONSOLIDATION FOR THE CITY OF CLEVELAND HEIGHTS, OHIO - VOLUME 351, PAGES 20 & 21 C.C.M.R.

LEGEND:

- Drill Hole or Nail found as described
- Iron Pin or Pipe found as described
- Monument box and monument found as described
- 5/8" X 30" Iron Pin w/ Cap marked Neff & Assoc.-8622 (Set or to be set)

ABBREVIATIONS

r. rec. record
fd. found
d. deed
u. used
calc. calculated
obs. observed
mon. monument
Vol. Volume
Pg. Page
A.F.N. Automatic Filing No.
C.C.M.R. Cuyahoga Co. Map
C.C.D.R. Cuyahoga Co. Deed
P.P.N. Permanent Parcel No.
O.L. Original Lot

REV NO	DATE	DESCRIPTION
11/16/21		Submit to client
DWG NAME	DRAWN BY	CHECKED BY
14653-CP	TEW	SJM
JOB NO		
14653		

