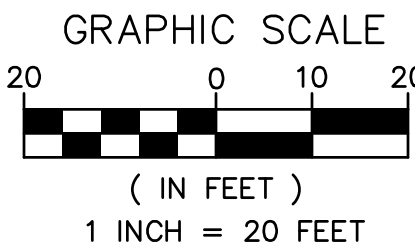


PLAT OF LOT CONSOLIDATION

OF  
PPN's 684-04-071 & 072

SITUATED IN THE CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA AND STATE OF OHIO, AND KNOWN AS BEING PART OF ORIGINAL EUCLID TOWNSHIP LOT NO. 7, TRACT NUMBER 9.

BEARINGS BASED ON THE CENTERLINE OF COVENTRY ROAD AS SHOWN IN LOT SPLIT AND CONSOLIDATION PLAT RECORDED IN VOLUME 262, PAGE 81 C.C.M.R.



ACCEPTANCES

I, THE UNDERSIGNED OWNER OF THE LAND SHOWN HEREON, DOES HEREBY ACCEPT THIS PLAT OF LOT SPLIT AND CONSOLIDATION.

DEBRA KRENZLER FOR 1825 COVENTRY PROPERTIES, LLC

NOTARY CLAUSE

STATE OF \_\_\_\_\_ }  
COUNTY OF \_\_\_\_\_ } SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE,

PERSONALLY APPEARED THE ABOVE NAMED OWNERS WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED. IN WITNESS WHEREOF, I HAVE HEREON SET MY HAND AND SEAL AT

\_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

NOTARY PUBLIC MY COMMISSION EXPIRES

CITY APPROVALS

THIS PLAT OF LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND HEIGHTS, OHIO.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

SECRETARY, PLANNING COMMISSION PRINTED NAME

THIS PLAT OF LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF CLEVELAND HEIGHTS, OHIO.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DIRECTOR, PLANNING AND DEVELOPMENT PRINTED NAME

THIS PLAT OF LOT CONSOLIDATION IS ACCEPTED AND APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF CLEVELAND HEIGHTS, OHIO.

THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2025.

DIRECTOR OF LAW PRINTED NAME

SURVEY NOTES AND REFERENCES USED:

- P1 = LOT SPLIT AND CONSOLIDATION PLAT RECORDED IN VOLUME 262, PAGE 81 C.C.M.R.  
P2 = M.M. BROWN'S SUBDIVISION RECORDED IN VOLUME 23, PAGE 12 C.C.M.R.  
P3 = MAP OF SURVEY RECORDED IN VOLUME 137, PAGE 40 C.C.M.R.

- = 18' AIR RIGHTS EASEMENT RECORDED IN VOLUME 93-03416, PAGE 48 AND VOLUME 93-03417, PAGE 5 OF CUYAHOGA COUNTY RECORDS  
 = 10.72' GARAGE EASEMENT RECORDED IN VOLUME 93-03417, PAGE 26 OF CUYAHOGA COUNTY RECORDS  
 = 10'X111.72' EASEMENT "E" PER VOLUME 262, PAGE 81 C.C.M.R.  
 = 10'X150' EASEMENT PER VOLUME 2332, PAGE 307 CUYAHOGA COUNTY RECORDS

COVENTRY ROAD - 60'  
(A PUBLIC RIGHT-OF-WAY)

MAYFIELD ROAD - 80'  
(A PUBLIC RIGHT-OF-WAY)  
(V.386, P.74-76 C.C.M.R.)

HAMPSHIRE ROAD - 50'  
(A PUBLIC RIGHT-OF-WAY)

Lot 1  
Lot Split and Consolidation Plat  
V. 262, P. 81 C.C.M.R.

PPN 684-04-073  
CITY OF CLEVELAND HEIGHTS  
V.13836, P. 431  
V.93-03416, P.41

PARCEL "A"  
15,008 S.F. OR  
0.3445 A.

PPN 684-04-071  
1825 COVENTRY PROPERTIES, LLC  
AFN 200412210715-"PARCEL NO.2"  
7,874 S.F.

Lot 1  
Lot Split and Consolidation Plat  
V. 262, P. 81 C.C.M.R.

PPN 684-04-073  
CITY OF CLEVELAND HEIGHTS  
V.13836, P. 431  
V.93-03416, P.41

I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON ARE THE RESULT OF A SURVEY DONE BY MYSELF ON DECEMBER 23RD OF 2024. THIS BOUNDARY RETRACEMENT SURVEY IS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

SCOTT J. CASEY P. 58219 FOR APPROVALS

LEGEND

- - 5/8" BY 30" IRON PIN SET AND CAPPED "CASEY P58219" - IPS  
[M] - MONUMENT BOX FOUND  
○ - IRON PIN (IPF)/PIPE (PIPE) FOUND  
⊗ - DRILL HOLE FOUND - DHF  
⊙ - DRILL HOLE SET - DHS  
⊗ - MAG NAIL SET - MNS

A. ACRES  
AFN AUDITOR'S FILE NUMBER  
C.C.M.R. CUYAHOGA COUNTY  
MAP RECORDS  
CL CENTERLINE  
CL.F. CHAIN LINK FENCE  
CLR CLEAR  
CSR CITY SURVEY RECORDS  
ENC. ENCROACHES

P. PAGE  
P.P.N. PERMANENT PARCEL NUMBER  
R/W RIGHT-OF-WAY  
S.F. SQUARE FEET  
V. VOLUME  
(R) RECORD  
(C) CALCULATED  
(M) MEASURED  
(U) USED

Casey  
Professional  
Services, LLC  
1159 Holden Avenue, Cleveland, OH 44109  
216-781-4644 office & fax 216-799-9555 mobile  
www.caseyps.com

JOB NO. 24184  
PREPARED FOR: HANGCHUN ZHENG  
SCALE: 1"=20'  
DRAWN BY: SJC