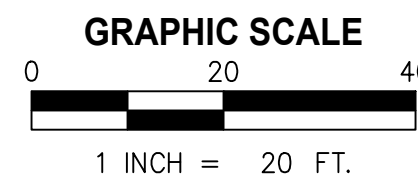
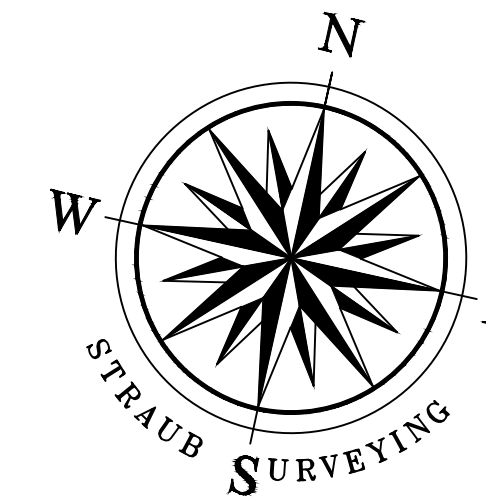


Known as Sublot No. 265
The Realty Underwriting Company's Beach Cliff
Subdivision No. 1 of a part of
Original Rockport Township Section No. 24
Now in the City of Rocky River,
County of Cuyahoga, State of Ohio
as shown in Plat Volume 61, Page 30
of the Cuyahoga County Plat Records



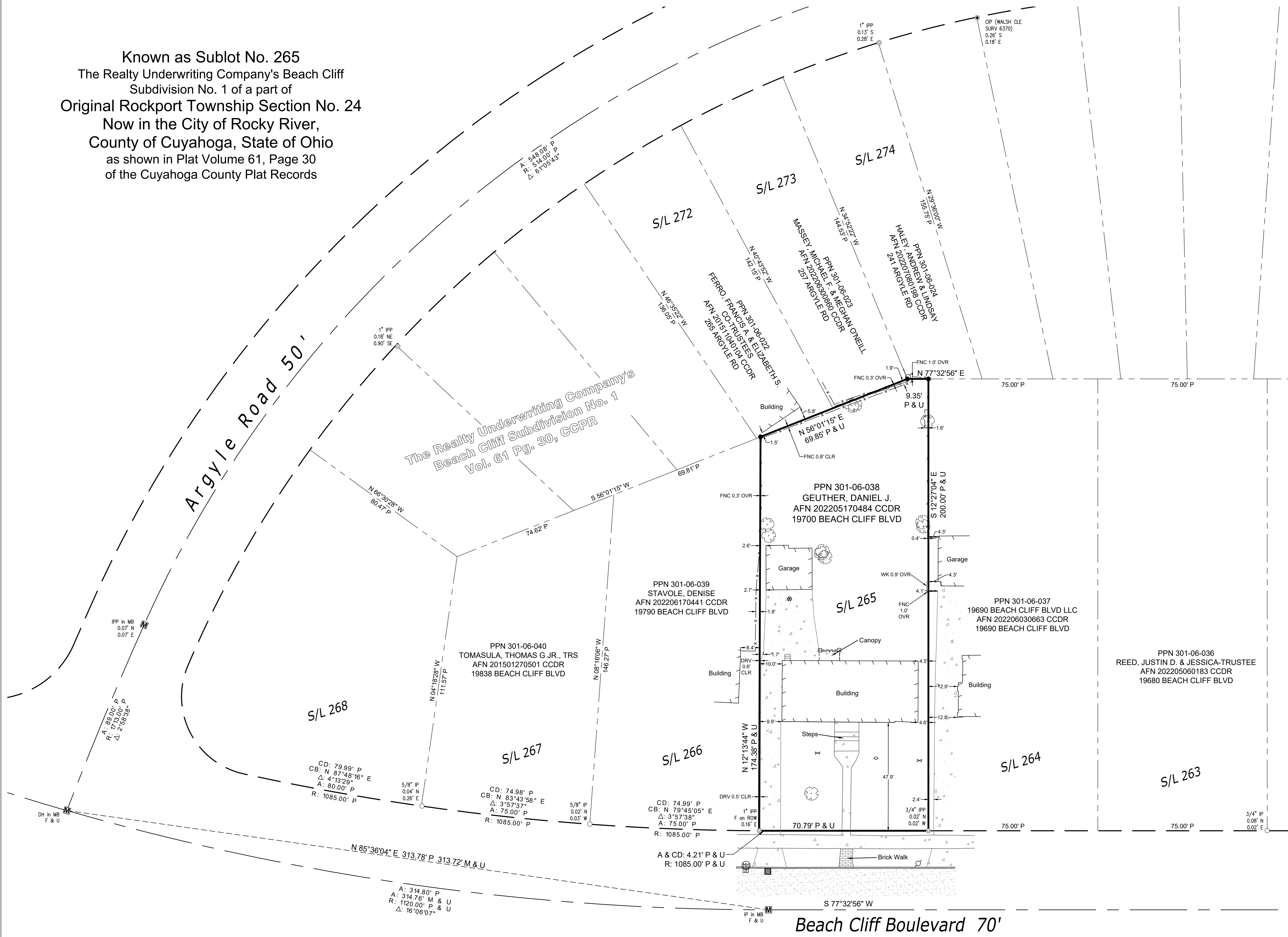
Surveyor's Notes & Basis of Bearings:
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon.

The basis of bearings for this survey, as shown, is the centerline of Beach Cliff Boulevard, based on The Realty Underwriting Company's Plat of Beach Cliff Subdivision No. 1, Plat Vol. 61 Pg. 30 and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in July, 2022, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

This map released prior to Straub corner monuments having been set. A revised map will be released if pins/monuments cannot be set as shown.

References:
Cuyahoga County GIS
The Realty Underwriting Company's Plat of Beach Cliff Subdivision No. 1 Vol. 61, Pg. 30
Subject Deed as shown
Adjoining Deeds as shown

Survey Legend	
M	Measured
F	Found
U	Used
R	Record
P	Plat
C	Calculated
MB	Monument Box
●	Capped Iron Pin Found
●	Capped Iron Pin (CIP) Set
○	Iron Pin (IP) Found as Described
⊙	Iron Pipe (IPP) Found as Described
○	Manhole
⊞	Square Inlet
⊞	Curb Inlet
⊞	Utility Pole
⊞	Sprinkler Valve
⊞	Tree
⊞	Column
⊞	Drain
⊞	Flag Pole
CCDR	Cuyahoga County Deed Records
CCPR	Cuyahoga County Plat Records
PPN	Permanent Parcel Number
N	North
S	South
E	East
W	West
DRV	Driveway
FNC	Fence
PL	Property Line
CLR	Clear of PL
OVR	Over the PL
Centerline	Centerline
Right of Way (ROW) Line	Right of Way (ROW) Line
Record Property Line	Record Property Line
Building Line	Building Line
Wooden Fence Line	Wooden Fence Line
Chain Link Fence Line	Chain Link Fence Line
Concrete	Concrete
Asphalt	Asphalt



**STRAUB SURVEYING, LLC**
PROFESSIONAL LASER SCANNING AND SURVEYING SERVICES

12815 DETROIT AVENUE
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LAKEWOOD, OHIO 44107
INFO@STRAUBSURVEYING.COM

Date of Survey: July, 2022
Field Book: 59 Pg. 75
Survey By: E Straub/K Kallio
Drawn By: C Sommers
Checked By: M Straub

Project No. 22-056
DWG: 22-056 Boundary 19700 Beachcliff.dwg

Revisions			
0	9/7/22	Original Issue	MS
Rev.	8/12/22	Review Issue	CS
NO.	DATE	DESCRIPTION	BY

Boundary & Location Survey
19700 Beach Cliff Boulevard
Rocky River, Ohio

Prepared For
Daniel & Nora Geuther
19700 Beach Cliff Boulevard
Rocky River, Ohio 44116