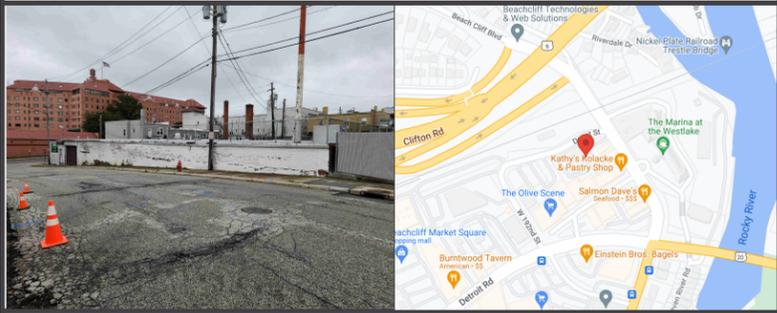


**INDOOR SELF-STORAGE FACILITY
19061 DEPOT STREET
ROCKY RIVER, OHIO 44116**



COVER SHEET

19061 Depot St, Rocky River, OH 44116



PROPERTY ADDRESS:
19061 DEPOT STREET, ROCKY RIVER, OHIO 44116

SURVEY NUMBER: 2309.2949

DATE OF SURVEY: 10/26/23 **FIELD WORK DATE:** 10/16/2023

REVISION DATE(S):
(REV.2 10/26/2023) (REV.1 10/24/2023) (REV.1 10/24/2023)

POINTS OF INTEREST
1. BUILDING INTO THE RIGHT OF WAY.



SURVEYORS CERTIFICATE
THIS MAP REPRESENTS A BOUNDARY RETRACEMENT SURVEY AND CONFORMS TO THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37.

State of Ohio Registered Professional Surveyor
License Number PS-8423



Exacta Land Surveyors
1500 W 3rd St | MZ130
Cleveland, Ohio 44113
P: 216.751.9000
F: 216.751.9510
www.exactasurvey.com



2309.2949
BOUNDARY SURVEY
CUYAHOGA COUNTY

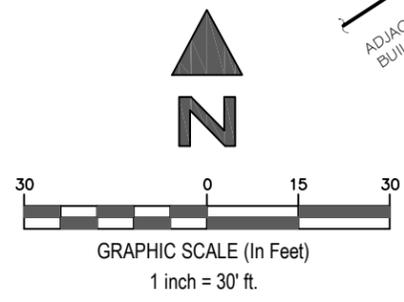
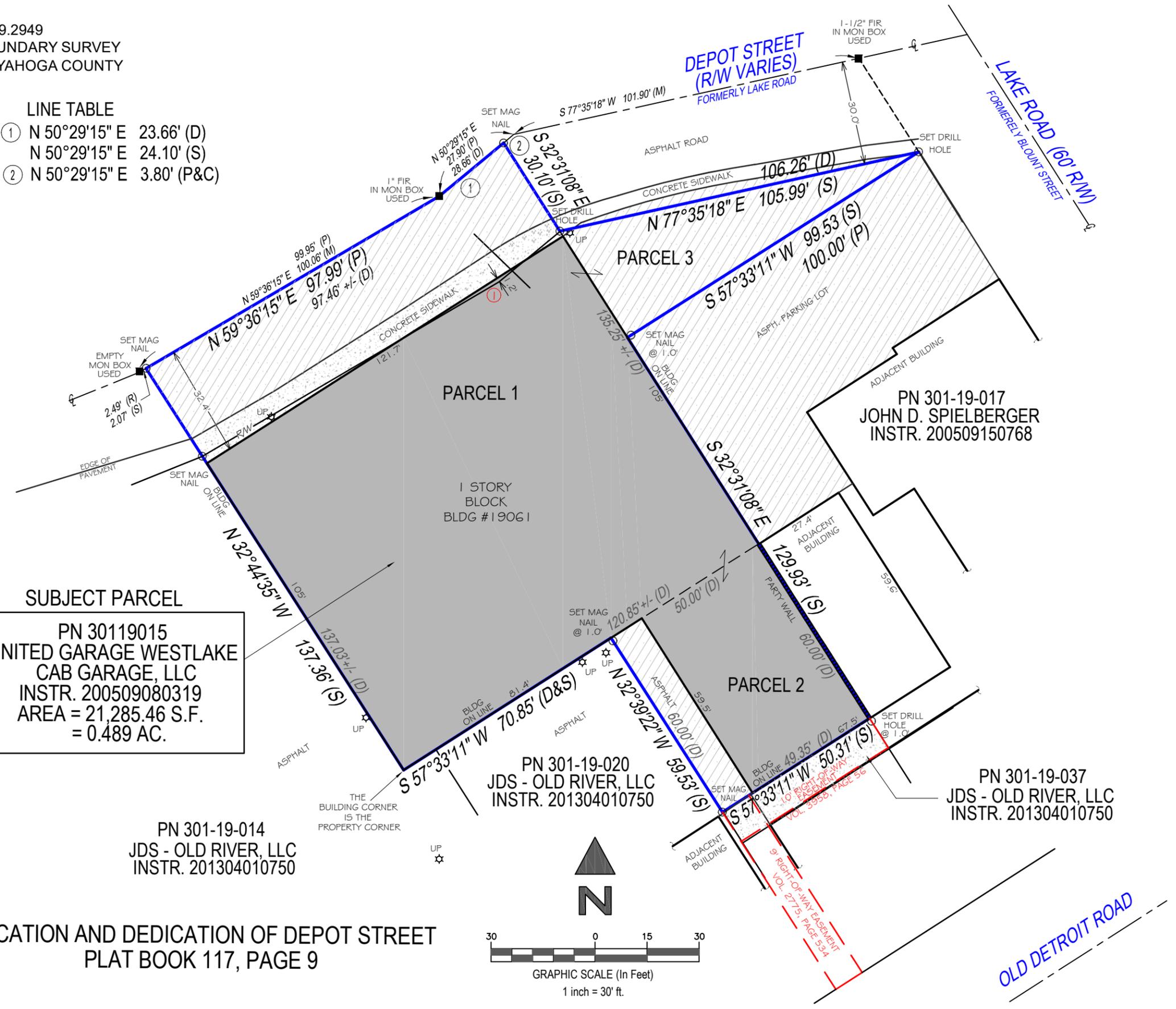
LINE TABLE

①	N 50°29'15" E	23.66' (D)
	N 50°29'15" E	24.10' (S)
②	N 50°29'15" E	3.80' (P&C)

SUBJECT PARCEL
PN 30119015
UNITED GARAGE WESTLAKE
CAB GARAGE, LLC
INSTR. 200509080319
AREA = 21,285.46 S.F.
= 0.489 AC.

**VACATION AND DEDICATION OF DEPOT STREET
PLAT BOOK 117, PAGE 9**

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



PROPERTY ADDRESS:
19061 DEPOT STREET, ROCKY RIVER, OHIO 44116

SURVEY NUMBER: 2309.2949

CERTIFIED TO:
SUPERIOR TITLE AGENCY;

DATE OF SURVEY: 10/26/23

BUYER:

LENDER:

TITLE COMPANY: SUPERIOR TITLE AGENCY

COMMITMENT DATE: NOT REVIEWED | **CLIENT FILE NO:**

LEGAL DESCRIPTION:
BEING PART OF SECTION 24, CITY OF ROCKY RIVER, AS DESCRIBED IN INSTR. 200509080319, CUYAHOGA COUNTY, OHIO RECORDER'S OFFICE.

FLOOD ZONE INFORMATION:

GENERAL SURVEYORS NOTES:

1. Unless otherwise noted, the Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the Abstract of Title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. Alterations to this survey map and report by other than the signing surveyor are prohibited.
3. Dimensions are in feet and decimals thereof.
4. Any FEMA food zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
5. Unless otherwise noted "SIRC" indicates a set iron rebar, a minimum half inch in diameter and 30 inches long, with a yellow cap stamped Exacta Land Surveyors.
6. If you are reading this survey in an electronic format, the information contained on this document is only valid if this document is electronically signed by the Professional Surveyor. An Electronic Signature File related to this document is prominently displayed on the invoice for this survey which is sent under separate cover. Manually signed and sealed logs of all survey signature files are kept in the office of the Professional Surveyor.
7. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Any additional logos or references to third party firms are for informational purposes only.
8. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

SURVEYORS LEGEND:

LINETYPES	
	Boundary Line
	Center Line
	Chain Link or Wire Fence
	Easement
	Edge of Water
	Iron Fence
	Overhead Lines
	Structure
	Survey Tie Line
	Vinyl Fence
	Wall or Party Wall
	Wood Fence

SURFACE TYPES	
	Asphalt
	Brick or Tile
	Concrete
	Covered Area
	Water
	Wood

SYMBOLS	
	Benchmark
	Center Line
	Central Angle or Delta
	Common Ownership
	Control Point
	Catch Basin
	Elevation
	Fire Hydrant
	Find or Set Monument
	Guywire or Anchor
	Manhole
	Tree
	Utility or Light Pole
	Well

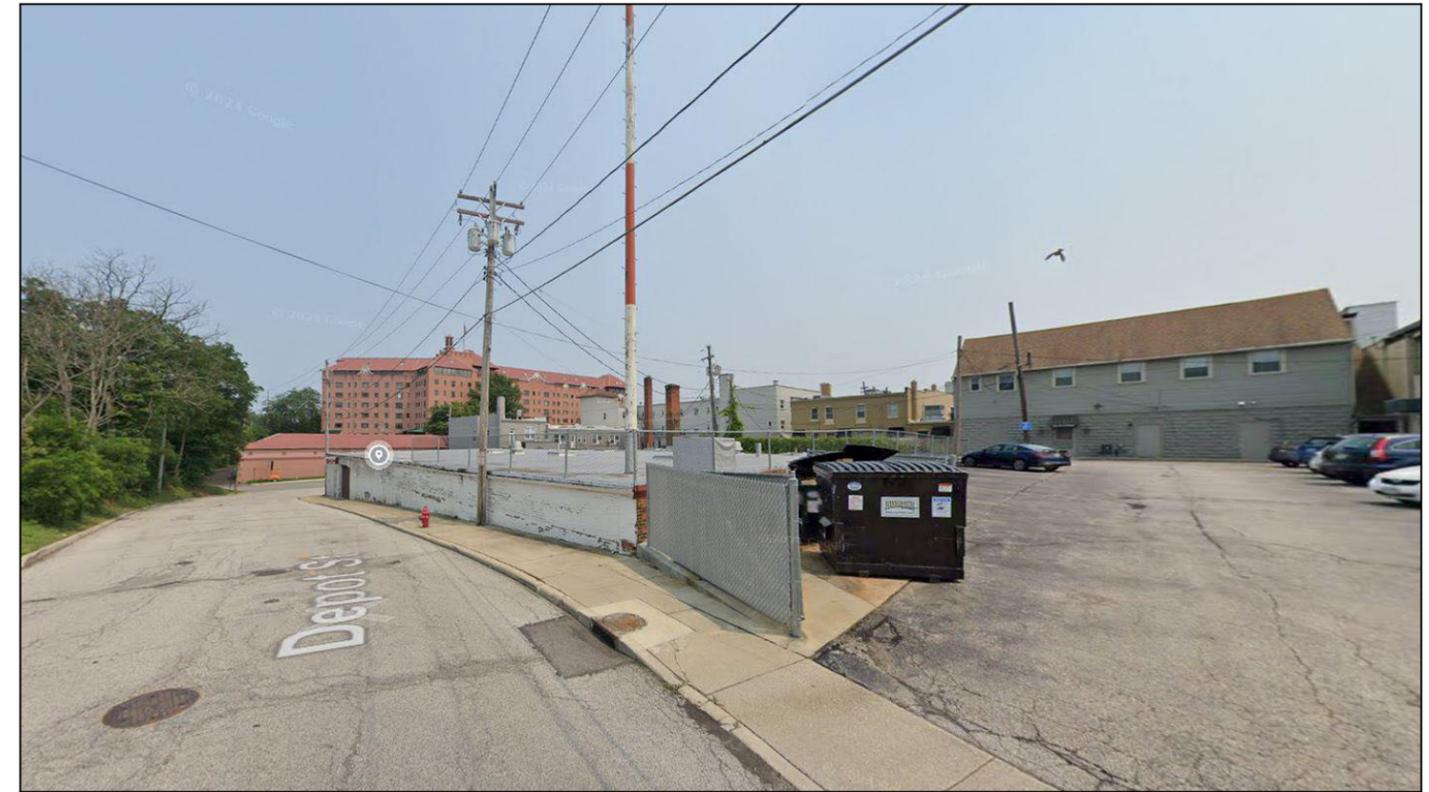
ABBREVIATIONS	
(C)	- Calculated
(D)	- Deed
(F)	- Field
(M)	- Measured
(P)	- Plat
(S)	- Survey
A/C	- Air Conditioning
AE	- Access Easement
ANE	- Anchor Easement
ASBL	- Accessory Setback Line
B/W	- Bay/Box Window
BC	- Block Corner
BFP	- Backflow Preventer
BLDG	- Building
BLK	- Block
BM	- Benchmark
BR	- Bearing Reference
BRL	- Building Restriction Line
BSMT	- Basement
C	- Curve
C/L	- Center Line
C/P	- Covered Porch
C/S	- Concrete Slab
CATV	- Cable TV Riser
CB	- Concrete Block
CH	- Chord Bearing
CHIM	- Chimney
CLF	- Chain Link Fence
CME	- Canal Maintenance Easement
CO	- Clean Out
CONC	- Concrete
COR	- Corner
CS/W	- Concrete Sidewalk
CUE	- Control Utility Easement
CVG	- Concrete Valley Gutter
D/W	- Driveway
DE	- Drainage Easement
DF	- Drain Field
DH	- Drill Hole
DUE	- Drainage & Utility Easement
ELEV	- Elevation
EM	- Electric Meter
ENCL	- Enclosure
ENT	- Entrance
EOP	- Edge of Pavement
EOW	- Edge of Water
ESMT	- Easement
EUB	- Electric Utility Box
F/DH	- Found Drill Hole
FCM	- Found Concrete Monument
FF	- Finished Floor
FIP	- Found Iron Pipe
FIPC	- Found Iron Pipe & Cap
FIR	- Found Iron Rod
FIRC	- Found Iron Rod & Cap
FN	- Found Nail
FN&D	- Found Nail & Disc
FRRSPK	- Found Rail Road Spike
GAR	- Garage
GM	- Gas Meter
ID	- Identification
IE/EE	- Ingress/Egress Easement
ILL	- Illegible
INST	- Instrument
INT	- Intersection
IRRE	- Irrigation Easement
L	- Length
LAE	- Limited Access Easement
LB#	- License No. (Business)
LBE	- Limited Buffer Easement
LE	- Landscape Easement
LME	- Lake/Landscape Maintenance Easement
LS#	- License No. (Surveyor)
MB	- Map Book
ME	- Maintenance Easement
MES	- Mitered End Section
MF	- Metal Fence
MH	- Manhole
MHWL	- Mean High Water Line
NR	- Non-Radial
NTS	- Not to Scale
NAVD88	- North American Vertical Datum 1988
NGVD29	- National Geodetic Vertical Datum 1929
OG	- On Ground
ORB	- Official Records Book
ORV	- Official Record Volume
O/A	- Overall
O/S	- Offset
OFF	- Outside Subject Property
OH	- Overhang
OHL	- Overhead Utility Lines
OHWL	- Ordinary High Water Line
ON	- Inside Subject Property
P/E	- Pool Equipment
PB	- Plat Book
PC	- Point of Curvature
PCC	- Point of Compound Curvature
PCP	- Permanent Control Point
PI	- Point of Intersection
PLS	- Professional Land Surveyor
PLT	- Planter
POB	- Point of Beginning
POC	- Point of Commencement
PRC	- Point of Reverse Curvature
PRM	- Permanent Reference Monument
PSM	- Professional Surveyor & Mapper
PT	- Point of Tangency
PUE	- Public Utility Easement
R	- Radius or Radial
R/W	- Right of Way
RES	- Residential
RGE	- Range
ROE	- Roof Overhang Easement
RP	- Radius Point
S/W	- Sidewalk
SBL	- Setback Line
SCL	- Survey Closure Line
SCR	- Screen
SEC	- Section
SEP	- Septic Tank
SEW	- Sewer
SIRC	- Set Iron Rod & Cap
SMWE	- Storm Water Management Easement
SN&D	- Set Nail and Disc
SQFT	- Square Feet
STL	- Survey Tie Line
STY	- Story
SV	- Sewer Valve
SWE	- Sidewalk Easement
TBM	- Temporary Bench Mark
TEL	- Telephone Facilities
TOB	- Top of Bank
TUE	- Technological Utility Easement
TWP	- Township
TX	- Transformer
TYP	- Typical
UE	- Utility Easement
UG	- Underground
UP	- Utility Pole
UR	- Utility Riser
VF	- Vinyl Fence
W/C	- Witness Corner
W/F	- Water Filter
WF	- Wood Fence
WM	- Water Meter/Valve Box
WV	- Water valve

SURVEYOR'S REPORT:
DOCUMENTS USED: - VACATION AND DEDICATION OF DEPOT STREET, PLAT BOOK 117, PAGE 9, CUYAHOGA COUNTY RECORDER'S OFFICE. - DEEDS AS SHOWN HERE. - CUYAHOGA COUNTY TAX MAPS/GIS.
BASIS OF BEARINGS: THE BEARINGS FOR THIS SURVEY ARE BASED ON GPS OBSERVATIONS USING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83 (CORS) HOLDING FOUND AND USED MONUMENTATION ALONG THE CENTERLINE OF DEPOT STREET AS SHOWN HEREON, WHICH IS OBSERVED BEARING N 59°36'15" E ALONG THE NORTH LINE OF THE SUBJECT PARCEL.

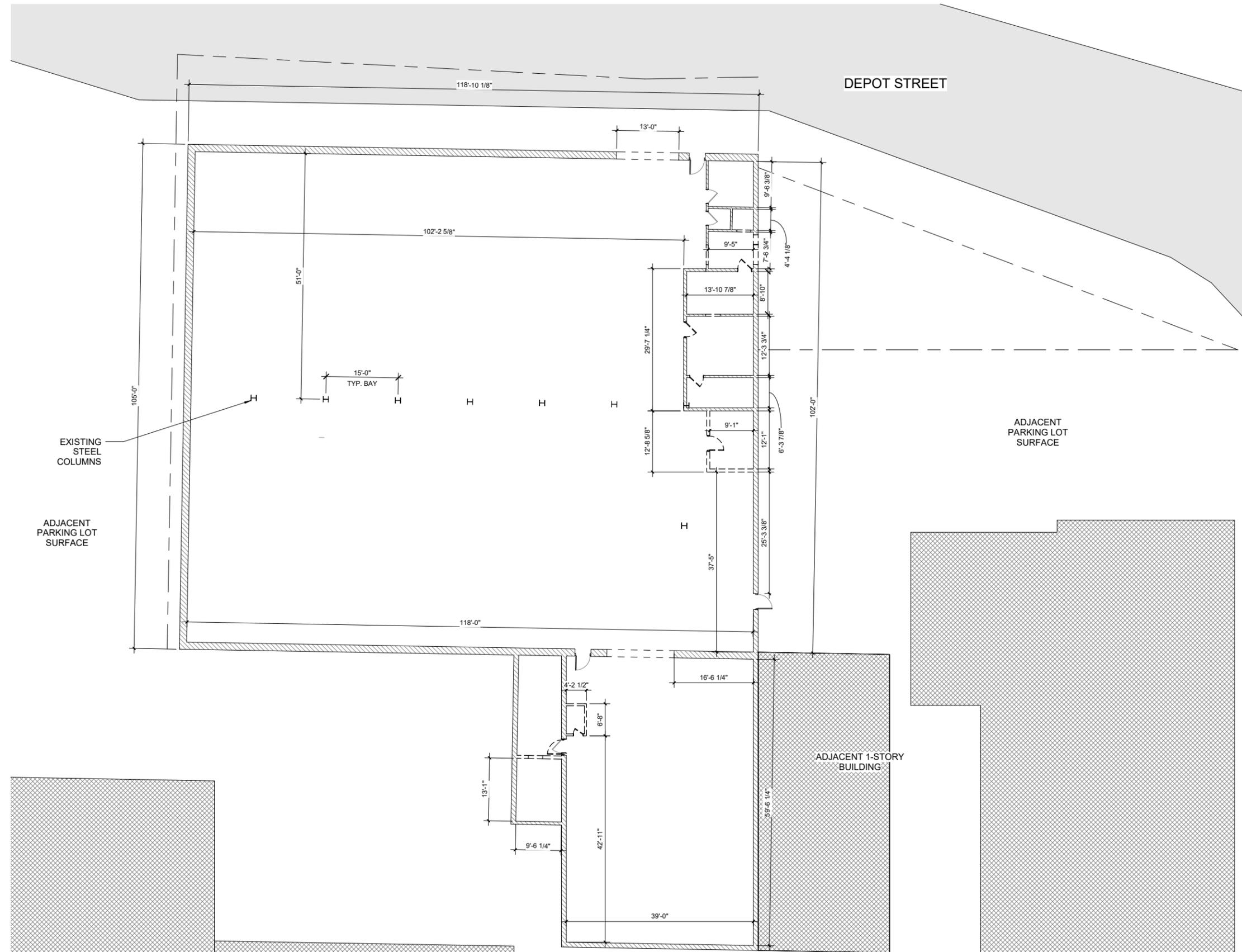


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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES



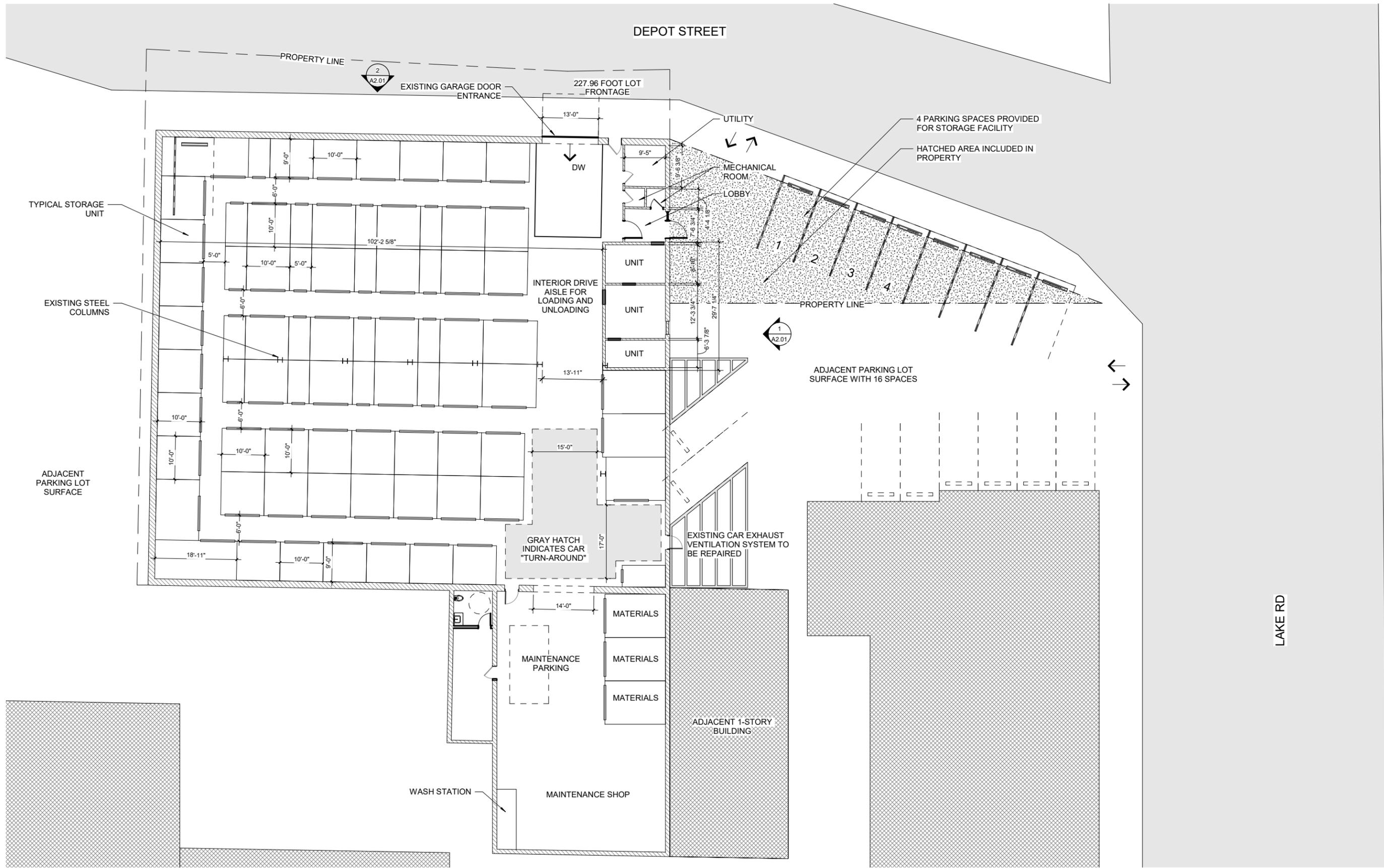
SITE CONTEXT
19061 Depot St, Rocky River, OH 44116



1 EXISTING - FIRST FLOOR PLAN
 A1.01 SCALE: 3/32" = 1'-0"



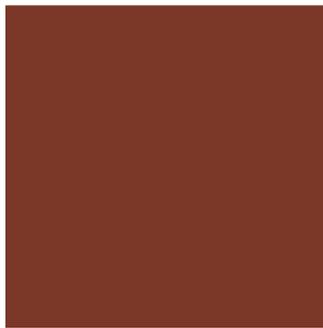
EXISTING FLOOR PLAN/SITE PLAN
 19061 Depot St, Rocky River, OH 44116



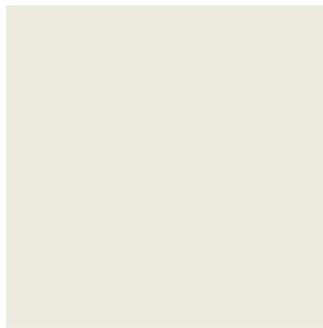
1 PROPOSED - FIRST FLOOR PLAN
 A1.02 SCALE: 3/32" = 1'-0"



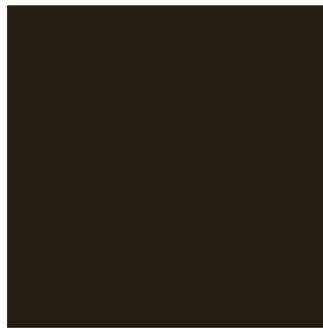
FLOOR PLANS
 19061 Depot St, Rocky River, OH 44116



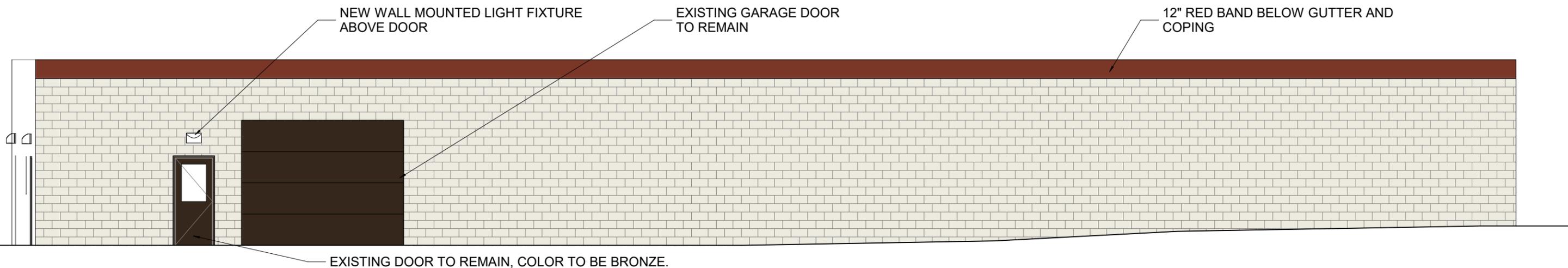
ACCENT BAND
SW2839 ROYCROFT COPPER RED



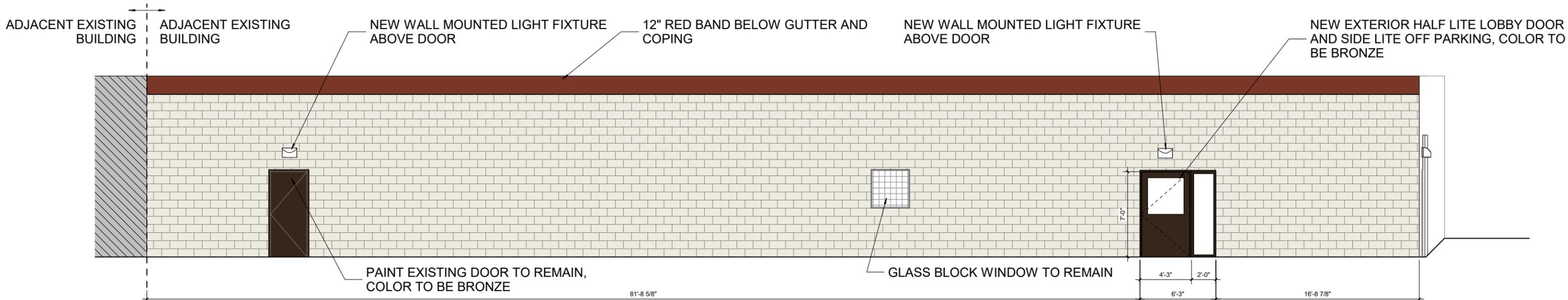
BUILDING COLOR
SW7008 ALABASTER



EXTERIOR DOOR AND GARAGE COLOR
KAWNEER CLASSIC BRONZE



2 DEPOT STREET ELEVATION
A2.01 SCALE: 1/4" = 1'-0"



1 PARKING ELEVATION
A2.01 SCALE: 1/4" = 1'-0"