



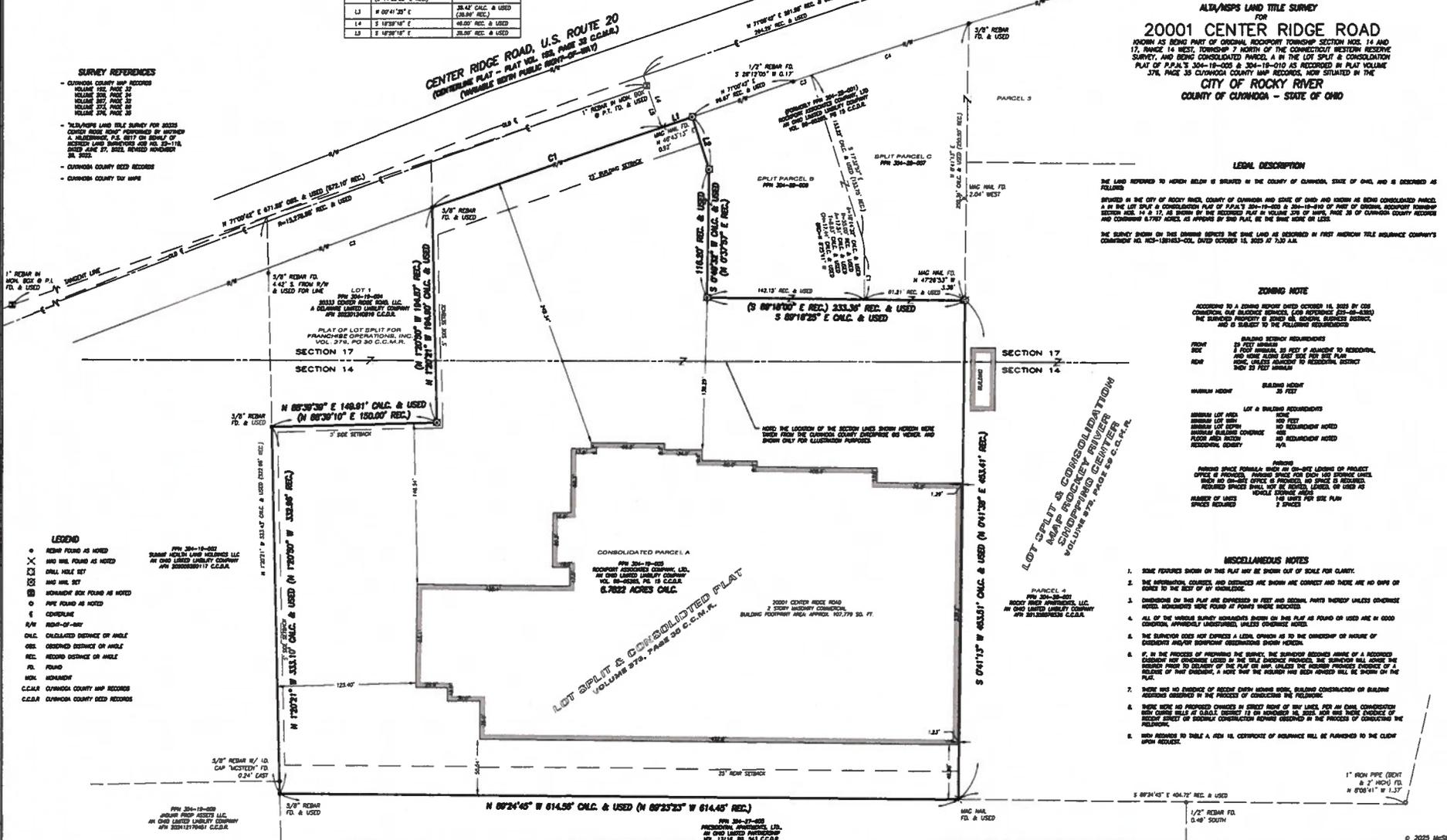
CURVE DATA						
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE	CHORD BEARINGS
C1	89°41'11" CALC. & USED	13,238.38' REC. & USED	226.23' CALC. & USED	148.13' CALC. & USED	226.23' CALC. & USED	N 77°23'11" E CALC. & USED S 82°32'23" E REC.
C2	89°26'44" REC. & USED	13,238.38' REC. & USED	138.13' CALC. & USED	78.13' CALC. & USED	138.13' CALC. & USED	N 89°26'44" E S 82°32'23" E REC.
C3	87°16'17" REC. & USED	8,886.59' REC. & USED	148.87' CALC. & USED	8.47' REC. & USED	148.87' CALC. & USED	N 77°23'11" E S 82°32'23" E REC.
C4	87°35'47" CALC. & USED	8,886.59' REC. & USED	148.87' CALC. & USED	74.84' CALC. & USED	148.87' CALC. & USED	N 77°23'11" E S 82°32'23" E REC.

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 77°23'11" E CALC. & USED	29.41' CALC. & USED
L2	S 1°7'23" E CALC. & USED	29.41' CALC. & USED
L3	N 89°41'35" E	28.87' CALC. & USED
L4	S 1°7'23" E	28.87' CALC. & USED
L5	S 1°7'23" E	48.89' CALC. & USED
L6	S 1°7'23" E	28.87' CALC. & USED

BASIS OF BEARING
 BEARINGS ARE BASED ON THE EASTERN BOUNDARY LINE OF CENTER RIDGE ROAD AS EXTENDED RECORD PL. 123-45-6-7-8-9-10-11-12, OBSERVED AS NORTH 77°23'11" EAST FROM AN IRON PIPES FOUND ON THE EAST SIDE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83), HORIZ. CURVE, BEARING AS DERIVED FROM CURVE COORDINATES FOR THE C.D.M.T. BY THE SURVEYOR.

- SURVEY REFERENCES**
- OHIO COUNTY MAP RECORDS
 - OHIO COUNTY DEED RECORDS
 - OHIO COUNTY TAX MAPS
 - OHIO COUNTY DEED RECORDS
 - OHIO COUNTY TAX MAPS

- LEGEND**
- REBAR FOUND AS NOTED
 - ✕ IRON PIPE FOUND AS NOTED
 - SMALL IRON SET
 - IRON PIPE SET
 - IRON PIPE FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - COVERLINE
 - R/W RIGHT-OF-WAY
 - CHL. CALCULATED DISTANCE OR ANGLE
 - CHL. OBSERVED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - FL. FOUND
 - MO. MONUMENT
 - C.C.A.R. CUYAHOGA COUNTY MAP RECORDS
 - C.C.A.R. CUYAHOGA COUNTY DEED RECORDS



ALTA/ASPS LAND TITLE SURVEY
FOR
2001 CENTER RIDGE ROAD
 KNOWN AS BEING PART OF ORIGINAL RESUBDIVISION SECTION 14 AND 17, RANGE 14 WEST, TOWNSHIP 7 NORTH OF THE CONSOLIDATED WESTERN SURVEY, AND BEING CONSOLIDATED PARCELS, AS IN THE LOT SPLIT & CONSOLIDATION PLAN OF P.A.P.'S 304-18-005 & 304-18-010 AS ACCORDING TO PLAT VOLUME 376, PAGE 35 CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO

LEGAL DESCRIPTION
 THE LAND REFERRED TO HEREIN BELONGS TO THE COUNTY OF CUYAHOGA, STATE OF OHIO, AND IS DESCRIBED AS FOLLOWS:
 BEING IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND BEING KNOWN AS BEING CONSOLIDATED PARCELS, AS IN THE LOT SPLIT & CONSOLIDATION PLAN OF P.A.P.'S 304-18-005 & 304-18-010 AS ACCORDING TO PLAT VOLUME 376, PAGE 35 CUYAHOGA COUNTY MAP RECORDS, NOW SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO, AS APPEARING BY SAID PLAN, BE THE SAME MORE OR LESS.

ZONING NOTE
 ACCORDING TO A ZONING REPORT DATED OCTOBER 14, 2003 BY CH2M HILL CONSULTING AND ENGINEERING SERVICES, FOR REVISIONS 2004-04-01, THE SUBJECT PROPERTY IS ZONED AS RESIDENTIAL BUSINESS DISTRICT, AND IS SUBJECT TO THE FOLLOWING REQUIREMENTS:

FRONT SETBACK	REAR SETBACK	MINIMUM HEIGHT	BUILDING HEIGHT
25 FEET	25 FEET	35 FEET	35 FEET

- MISCELLANEOUS NOTES**
1. SOME FEATURES SHOWN ON THIS PLAN MAY BE SHOWN OUT OF SCALE FOR CLARITY.
 2. THE INFORMATION, CORRECTIONS, AND DIMENSIONS ARE SHOWN ARE CORRECT AND THERE ARE NO ERRORS SHOWN TO THE BEST OF MY KNOWLEDGE.
 3. DIMENSIONS ON THIS PLAN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF UNLESS OTHERWISE NOTED. DIMENSIONS ARE GIVEN AS POINT TO POINT UNLESS OTHERWISE NOTED.
 4. ALL OF THE VARIOUS SURVEY MONUMENTS SHOWN ON THIS PLAN AS FOUND OR USED ARE IN GOOD CONDITION, APPARENTLY UNDISTURBED, UNLESS OTHERWISE NOTED.
 5. THE SURVEYOR DOES NOT EXPRESS A LEGAL OPINION AS TO THE OWNERSHIP OR NATURE OF DIMENSIONS AND/OR SURVEY MONUMENTS SHOWN HEREON.
 6. IF, IN THE PROCESS OF PREPARING THIS SURVEY, THE SURVEYOR BECOMES AWARE OF A RECORDED INSTRUMENT WHICH MAY AFFECT THE RIGHTS OF THE PARTIES TO THIS SURVEY, THE SURVEYOR SHALL ADVISE THE PARTIES TO THIS SURVEY PRIOR TO DELIVERY OF THIS PLAN AND, UNLESS THE PARTIES OTHERWISE AGREE IN WRITING, THE SURVEYOR SHALL NOT BE RESPONSIBLE FOR ANY SUCH INSTRUMENTS WHICH MAY AFFECT THE RIGHTS OF THE PARTIES TO THIS SURVEY.
 7. THERE IS NO WARRANTY OF RECORD FROM ANY SOURCE, INCLUDING CONSTRUCTION OR BUILDING RECORDS ASSIGNED IN THE PROCESS OF CONDUCTING THE FOLLOWING:
 8. THERE IS NO WARRANTY OF RECORD FROM ANY SOURCE, INCLUDING CONSTRUCTION OR BUILDING RECORDS ASSIGNED IN THE PROCESS OF CONDUCTING THE FOLLOWING:
 9. THERE IS NO WARRANTY OF RECORD FROM ANY SOURCE, INCLUDING CONSTRUCTION OR BUILDING RECORDS ASSIGNED IN THE PROCESS OF CONDUCTING THE FOLLOWING:
 10. THERE IS NO WARRANTY OF RECORD FROM ANY SOURCE, INCLUDING CONSTRUCTION OR BUILDING RECORDS ASSIGNED IN THE PROCESS OF CONDUCTING THE FOLLOWING:

McSteen
 LAND SURVEYORS
 14141 EAST BROADWAY WALKERSVILLE, OHIO 44792
 PHONE: 440.945.8800

BOUNDARY SURVEY

Job No. 225-002014
 © 2023 McSteen & Associates, Inc.

E01 PROPOSED STOREFRONT ELEVATION

Scale: 3/32"=1'-0"

EXISTING SIGN SF:	±262.7
PROPOSED SIGN SF:	172.7



Existing ±9'-2" X 28'-8" sign to be removed & replaced with new sign; Wall to be patched & painted as shown

← 357' STOREFRONT →



COLOR PALETTE

SW 9177
Sally Dog

Paint finish to be satin unless otherwise specified

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44060
388.503.1539

CLIENT: **Compass SELF STORAGE**

ADDRESS: 19901 CENTER RIDGE RD
ROCKY RIVER, OH 44116

PAGE NO.: **3**

ORDER NUMBER: 1250130

PROJECT NUMBER: 81248

SITE NUMBER: 252449

PROJECT MANAGER: JASON KELLY

ELECTRONIC FILE NAME:
G:\ACCOUNTS\AMISDELL COMPANIES\COMPASS SELF STORAGE\0229\04\252449_Rocky River.
252449_Rocky River R4

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	566506	12/03/25 Z-AT					
Rev 1	568314	12/12/25 Z-SN	Revised size of artwork				
Rev 2	569312	12/17/25 Z-MA	Added option B				
Rev 3	572086	01/08/26 Z-AI	Revised building paint				
Rev 4	574958	01/22/26 Z-AI	Removed option A & C				

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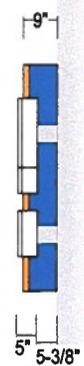
E01

FACE LIT, LED CHANNEL LETTERS on Raceway

Scale: 1/4"=1'-0"

FL90.i.s.ac.rw

172.7 square feet



CABINET: 9" deep fab'd aluminum cabinet w/ internal 2x2 alum tube framing, painted Blue with 1" x 1-1/2" x .090 aluminum retainers painted yellow.
FACE: .177 white polycarbonate
GRAPHICS: Surface applied digitally printed graphic to reflect dimension as shown
BACK: .063 Alum. - Insides pre-painted White
ILLUM.: White LEDs as required by manufacturer;
POWER SUPPLIES HOUSED WITHIN CABINET

COMPASS
SELF STORAGE

LETTER FACES: 3/16" #7328 White acrylic
TRIMCAP: 1" standard white jewelite trimcap
RETURNS: .050 alum. 5" deep returns to be White
BACKS: .050 alum. - insides prepainted White
ILLUM.: White LED illumination as required by manufacturer
POWER SUPPLIES HOUSED WITHIN RACEWAY
RACEWAY: 5.5" x 5.375" extruded alum. raceway to house all electrical, painted to match facade
INSTALL: Thru bolted using all thread into blocking as required; 12" standary length of threaded rod will be supplied unless otherwise noted 3/8" threaded rod into blocking or Stratus approved equivalent
QUANTITY: (1) ONE CHANNEL LETTERSET REQUIRED

SIMULATED NIGHT VIEW

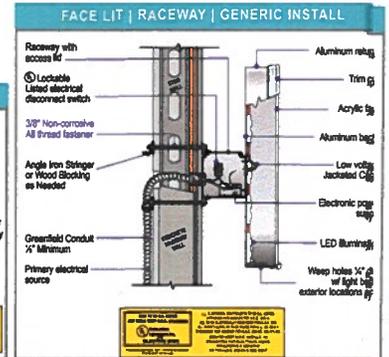
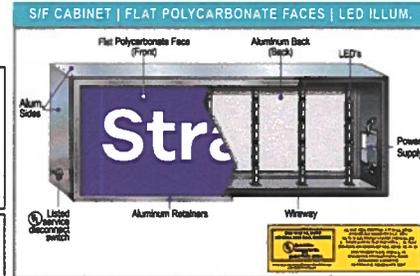


COLOR PALETTE

- #7638 White Acrylic
- Pantone 2945 Blue
3M 3630-167 Bright Blue
- Pantone 123 Yellow
3M 3630-25 Sunflower
Yellow vinyl
- RACEWAY:**
SW 9177
Salty Dog

Paint finish to be satin unless otherwise specified

ALL SIGNS TO COMPLY WITH UL 48 AND WILL BE MARKED AS SUCH WITH APPROPRIATE LABORATORY LABELS.
 THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.
 THE LOCATION OF THE DISCONNECT SWITCH AFTER INSTALLATION SHALL COMPLY WITH ARTICLE 600.6(A) (1) OF THE NATIONAL ELECTRICAL CODE.



Stratus

onestratus.com
 3955 Tyler Boulevard
 Mentor, Ohio 44060
 888.503.1569

CLIENT:

ADDRESS:
 19901 CENTER RIDGE RD
 ROCKY RIVER, OH 44116

ORDER NUMBER:
1250130
SITE NUMBER:
252449
ELECTRONIC FILE NAME:
 G:\ACCOUNTS\AHMSDELL\COMPANIES\COMPASS SELF STORAGE\0229\OH\252449_Rocky River
 252449_Rocky River R4

PROJECT NUMBER:
81248
PROJECT MANAGER:
JASON KELLY

Rev #	Req #	Date/Artist	Description	Rev #	Req #	Date/Artist	Description
Original	566508	12/03/25 Z-AT					
Rev 1	568314	12/12/25 Z-SN	Revised size of artwork				
Rev 2	568312	12/17/25 Z-MA	Added option B				
Rev 3	572068	01/08/26 Z-AI	Revised raceway color				
Rev 4	574958	01/22/26 Z-AI	Removed option A & C				

THIS IS A PRELIMINARY DRAWING. THE MATERIAL SHALL NOT BE USED, COPIED, OR OTHERWISE REPRODUCED WITHOUT THE WRITTEN CONSENT OF STRATUS.

E02

FACE REPLACEMENTS

Scale: 1/2"=1'-0"

RF19.i.l.df.fpl

14.2 square feet



SIDE A & SIDE B ARE SAME



SIDE A

SIDE B

Existing faces to be removed & replaced with new faces

COLOR PALETTE

	Pantone 2945 Blue 3M 3630-167 Bright Blue
	Pantone 123 Yellow 3M 3630-25 Sunflower Yellow vinyl
	Black 3M 3630-22 Matte Black

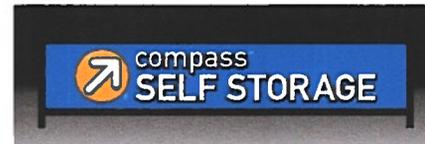
CABINET: Existing cabinet w/ 2" retainers & divider bars to remain

FACES: .177" Flat white polycarbonate faces

GRAPHICS: Surface applied translucent vinyl overlay w/ reverse weeded copy to show thru white w/ Black drop shadow; Logo to be digitally printed to show dimension

QUANTITY: (2) TWO FACES REQUIRED

SIMULATED NIGHT VIEW



PROPOSED SIGNAGE



SIDE A

SIDE B

Stratus

onestratus.com
8959 Tyler Boulevard
Mentor, Ohio 44050
333.503.1559



ADDRESS:
19901 CENTER RIDGE RD
ROCKY RIVER, OH 44116

PAGE NO.:
5

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G:\ACCOUNTS\AMASDELL COMPANIES\COMPASS SELF STORAGE\2025\252449_Rocky River.
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Rev 4	574958	01/22/26 Z-AI					

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