

OWNER'S CERTIFICATE

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, STATE OF OHIO, AND BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NUMBER 24, CONTAINING 0.6042 ACRE.

THE UNDERSIGNED _____ DOES HEREBY CERTIFY THAT THE ATTACHED PLAT REPRESENTS A CONSOLIDATION OF LOTS 301-18-038 AND 301-18-083.

THE UNDERSIGNED FURTHER AGREES THAT ANY USE OF IMPROVEMENTS MADE ON THE LAND OF THESE CONSOLIDATED LOTS SHALL BE IN CONFORMITY WITH ALL EXISTING PLATTING, ZONING, HEALTH OR OTHER LAWFUL RULES OR REGULATIONS INCLUDING THE APPLICABLE OFF-STREET LOADING AND PARKING REQUIREMENTS OF THE CITY OF ROCKY RIVER FOR THE BENEFIT OF THEMSELVES AND ALL OTHER SUBSEQUENT PARTIES TAKING TITLE FROM, UNDER OR THROUGH THE UNDERSIGNED.

THE DIMENSIONS OF THE LOTS AND STREETS ARE SHOWN ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF. EASEMENTS ARE RESERVED WHERE INDICATED ON THE PLAT IN FEET AND DECIMAL PARTS THEREOF FOR ACCESS, DRIVE, UTILITY, AND MAINTENANCE PURPOSES ABOVE AND BENEATH THE SURFACE OF THE GROUND.

IN WITNESS THEREOF THE UNDERSIGNED HAVE HEREUNTO SET THEIR HANDS THIS ____ DAY OF _____, 2024.

OWNER (SIGNATURE) _____ WITNESS _____ WITNESS _____

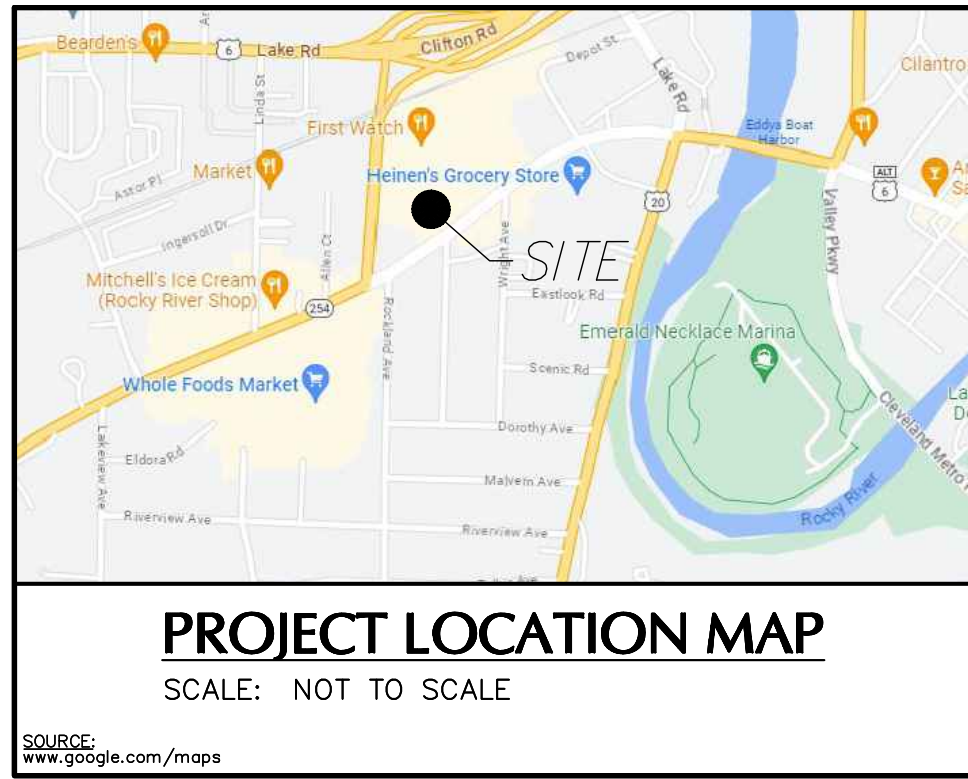
PRINT NAME _____

TITLE _____

NOTARY SEAL

STATE OF OHIO }
COUNTY OF CUYAHOGA } SS
THIS ____ DAY OF _____, 2024, BEFORE ME PERSONALLY APPEARED _____ AND ACKNOWLEDGED THE SIGNING OF THIS PLAT TO BE HIS (THEIR) FREE ACT AND DEED FOR THE PURPOSES HEREON MENTIONED.
WITNESS MY HAND AND SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR CUYAHOGA COUNTY, OHIO
MY COMMISSION EXPIRES: _____



NOTES

- THIS PLAN WAS PREPARED WITH REFERENCE TO A COMMITMENT FOR TITLE INSURANCE PREPARED BY CHICAGO TITLE INSURANCE COMPANY, COMMITMENT NUMBER 2337040247 WITH AN EFFECTIVE DATE OF FEBRUARY 13, 2023 AND COMMITMENT NUMBER 2337040817 WITH AN EFFECTIVE DATE OF JUNE 12, 2023.
- THIS PLAN WAS PREPARED WITH THE RESPECT TO THE FOLLOWING REFERENCES:
 - PLAT FOR THE JANE LEWIS SUBDIVISION, RECORDED AUGUST 31, 1976 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS VOLUME 218, PAGE 29
 - PLAT FOR THE PARSONS COURT SUBDIVISION, RECORDED JUNE 29, 1925 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS VOLUME 86 OF MAPS, PAGE 27
 - PLAT OF LOT SPLIT AND CONSOLIDATION FOR BEACHCLIFF PROPERTIES LIMITED PARTNERSHIP, RECORDED SEPTEMBER 22, 2005 IN THE CUYAHOGA COUNTY RECORDER OF DEEDS AS DOCUMENT NO. 200509221126
- MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MAY, 2023.
- VERTICAL DATUM IS BASED ON NAVD88 PER GPS OBSERVATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON HAS BEEN OBTAINED FROM GROUND SURVEYS BY LANGAN ENGINEERING AND ENVIRONMENTAL SERVICES FIELD WORK COMPLETED DURING THE MONTH OF MAY 2023.
- UNLESS SPECIFICALLY NOTED HEREON, STORM AND SANITARY SEWER INFORMATION (INCLUDING PIPE INVERT, PIPE MATERIAL, AND PIPE SIZE) WAS OBSERVED AND MEASURED AT FIELD LOCATED STRUCTURES (MANHOLES/CATCH BASINS, ETC.). CONDITIONS CAN VARY FROM THOSE ENCOUNTERED AT THE TIMES WHEN AND LOCATIONS WHERE DATA IS OBTAINED. DESPITE MEETING THE REQUIRED STANDARD OF CARE, THE SURVEYOR CANNOT, AND DOES NOT WARRANT THAT PIPE MATERIAL AND/OR PIPE SIZE THROUGHOUT THE PIPE RUN ARE THE SAME AS THOSE OBSERVED AT EACH STRUCTURE, OR THAT THE PIPE RUN IS STRAIGHT BETWEEN THE LOCATED STRUCTURES.
- ADDITIONAL UTILITY (WATER, GAS, ELECTRIC ETC.) DATA MAY BE SHOWN FROM FIELD LOCATED SURFACE MARKINGS (BY OTHERS), EXISTING STRUCTURES, AND/OR FROM EXISTING DRAWINGS.
- UNLESS SPECIFICALLY NOTED HEREON, THE SURVEYOR HAS NOT EXCAVATED TO PHYSICALLY LOCATE THE UNDERGROUND UTILITIES. THE SURVEYOR MAKES NO GUARANTEES THAT THE SHOWN UNDERGROUND UTILITIES ARE EITHER IN SERVICE, ABANDONED OR SUITABLE FOR USE, NOR ARE IN THE EXACT LOCATION OR CONFIGURATION INDICATED HEREON.
- PRIOR TO ANY DESIGN OR CONSTRUCTION, THE PROPER UTILITY AGENCIES MUST BE CONTACTED FOR VERIFICATION OF UTILITY TYPE AND FOR FIELD LOCATIONS.
- THIS SURVEY IS NOT VALID WITHOUT THE EMBOSSED OR INKED SEAL OF THE PROFESSIONAL.
- PROPERTY ADDRESS: 19340 DETROIT ROAD, ROCKY RIVER, OH 44116.
- SUBJECT PARCEL PIN: 301-18-83 HAS DIRECT ACCESS TO PARSON'S COURT AND SUBJECT PARCEL PIN: 301-18-38 HAS DIRECT ACCESS TO PARSON'S COURT AND DETROIT ROAD.
- NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION, OR BUILDING ADDITIONS WAS OBSERVED IN THE PROCESS OF CONDUCTING FIELDWORK.
- THE SUBJECT PARCELS AS DEFINED IN COMMITMENTS FOR TITLE INSURANCE BY CHICAGO TITLE COMMITMENT NOS. 2337040817 AND 2337040247 ARE THE SAME PARCELS AS SURVEYED AND SHOWN HEREON.

APPROVAL

THIS PLAT IS APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER FOR RECORDING PURPOSES ONLY THIS ____ DAY OF _____, 2024.

ENGINEER – Kim Kerber

THIS PLAT IS APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER FOR RECORDING PURPOSES ONLY THIS ____ DAY OF _____, 2024.

LAW DIRECTOR – Michael O'Shea

THIS PLAT IS APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF ROCKY RIVER FOR RECORDING PURPOSES ONLY THIS ____ DAY OF _____, 2024.

BUILDING COMMISSIONER – Raymond Reich

CERTIFICATION

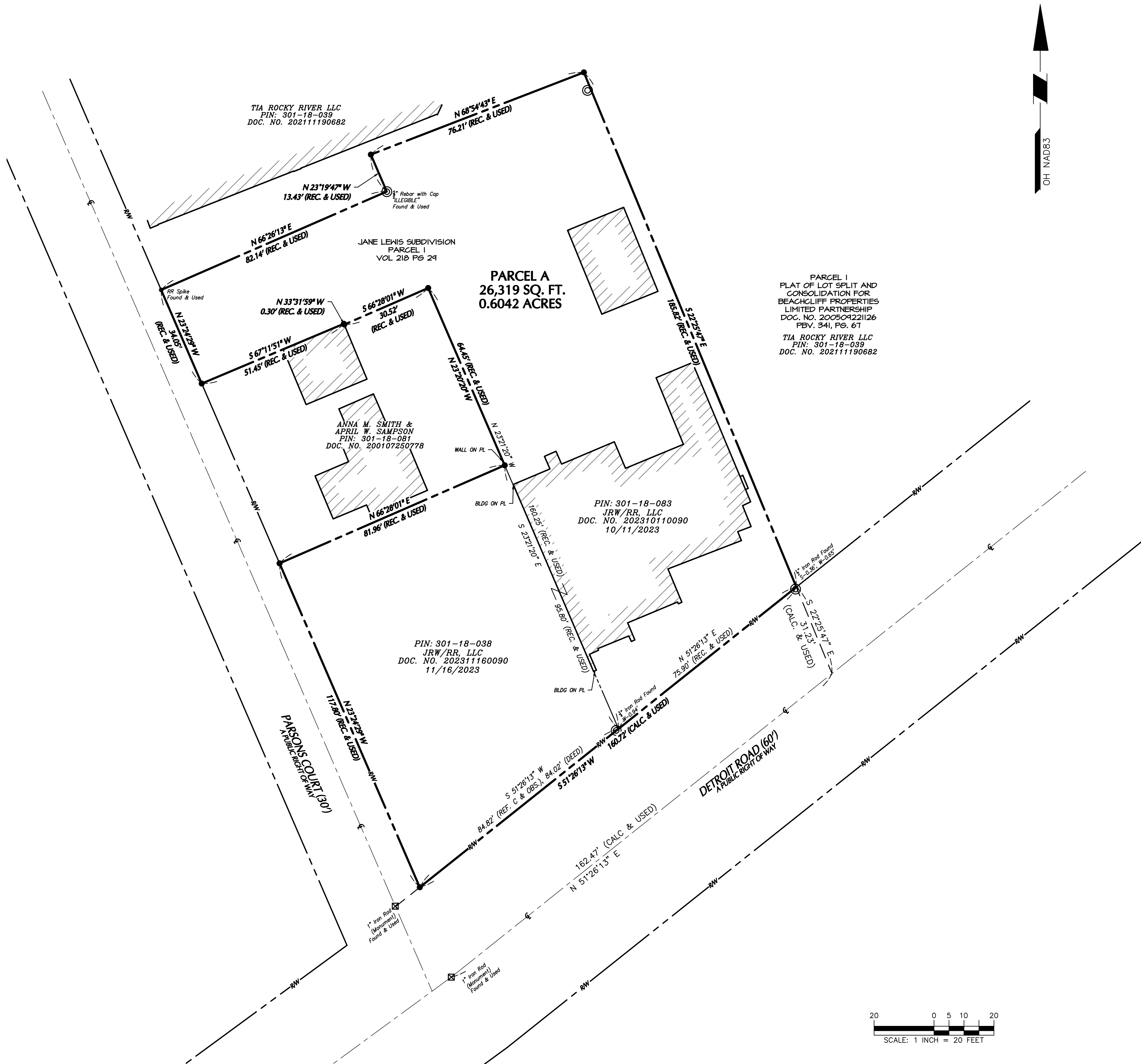
I HEREBY CERTIFY THAT I HAVE PREPARED THIS PLAT AND SURVEY, AND THAT THE SAME IS CORRECT AND ACCURATE. THIS PLAT WAS PREPARED FROM A FIELD SURVEY, ANALYSIS OF RECORD PLATS, RECORDED DEEDS, AND CITY SURVEY RECORDS, (AS APPLICABLE). BEARINGS ARE BASED ON STATE PLANE COORDINATES PER GPS OBSERVATIONS. DISTANCES ARE GIVEN IN FEET AND DECIMAL PART THEREOF, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE.

ANTHONY L. MAIONE, P.S.
PROFESSIONAL LAND SURVEYOR.
OH LIC. No. 8544



Date	Description	No.
Revisions		

<div>LANGAN</div> <div>Langan Engineering and Environmental Services, Inc.</div> <div>6000 Lombardo Center, Suite 210 Cleveland, OH 44131</div> <div>T: 216.328.3300 F: 216.328.3301 www.langan.com</div>	Project	Drawing Title	Project No.	Drawing No.
	19340 DETROIT RD SURVEY	LOT CONSOLIDATION PLAT	400111801	VB201
			Date	
			APRIL 1, 2024	
			Drawn By	
			TJD	
			Checked By	
			BLR	
	ROCKY RIVER			Sheet 1 of 2
	CUYAHOGA COUNTY	OHIO		



CONSOLIDATING PARCELS "301-18-038" & "301-18-083"
INTO "PROPOSED PARCEL A"
SITUATED IN THE CITY OF ROCKY RIVER,
COUNTY OF CUYAHOGA,
STATE OF OHIO
BEING PART OF ORIGINAL ROCKPORT TOWNSHIP,
SECTION 24

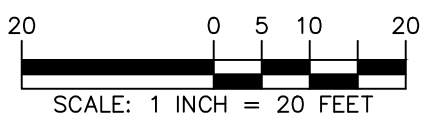
AREA SUMMARY		
EXISTING PARCEL ID	SQ. FT.	ACRES
301-18-038	8,748	0.2008
301-18-083	17,571	0.4034
PROPOSED PARCEL ID	SQ. FT.	ACRES
PARCEL A	26,319	0.6042

LEGEND (NOT SHOWN TO SCALE)			
	MONUMENTATION FOUND (TYPE AS NOTED)	REC.	DEED OF RECORD
	SET 1/4" X 30" STEEL PIN WITH CAP "LANGAN"	AC.	ACRES
	SET DRILL HOLE	CALC.	CALCULATED
	HYDRANT	OBS.	OBSERVED
	STAND PIPE	SQ. FT.	SQUARE FEET
	ROOF DRAIN	CSR.	CITY SURVEY RECORD
	BOLLARD	AFN	AUDITOR'S FILE NUMBER
	STREET LIGHT	PN	PARCEL NUMBER
	AREA LIGHT	VOL.	DEED VOLUME
	SIGNAL POLE	PG.	PAGE
	POWER POLE	LSA	LANDSCAPE AREA
	GUY WIRE	CP	CONCRETE PAD
	MANHOLE (TYPE AS LABELED)	CC	CONCRETE CURB
	WATER VALVE	EP	EDGE OF PAVEMENT
	GAS VALVE		FENCE (TYPE AS NOTED)
	UNKNOWN VALVE		SUBJECT PROPERTY LINE
	CATCH BASIN		ADJOINING PROPERTY LINE
	CLEAN OUT		EASEMENT LINE
	SIGN		TREE LINE
	BOLLARD		GUIDE RAIL (TYPE AS NOTED)
	ELECTRIC BOX	ST	STEAM LINE
	ELECTRIC METER		OVERHEAD WIRE
	GAS METER	COMB	COMBINED SEWER LINE
	WATER METER		GAS LINE
	TELEPHONE BOX	W	WATER LINE
	TRAFFIC SIGNAL POLE	E	ELECTRIC LINE
	DOOR	T	COMMUNICATION LINE
	DOUBLE DOOR	S	SANITARY LINE
	GARAGE DOOR	D	DRAINAGE LINE
		X*	REFERENCE UTILITY LINE (TYPE AS NOTED) - PLOTTED FROM EXISTING MAPPING

BASIS OF BEARINGS
MERIDIAN IS REFERENCED TO OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83, PER GPS OBSERVATIONS IN MAY, 2023.

DATUM
VERTICAL DATUM IS NAVD 88 OBTAINED FROM GPS OBSERVATIONS ON 05/15/2023

BENCHMARK
BM #1 - MAG NAIL, ELEV=662.65
BM #2 - MAG NAIL, ELEV=675.16
BM #3 - MAG NAIL, ELEV=674.55



LANGAN
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Project

19340 DETROIT RD SURVEY

ROCKY RIVER OHIO

CUYAHOGA COUNTY

Drawing Title

LOT CONSOLIDATION PLAT

Project No.

400111801

Date

APRIL 1, 2024

Drawn By

TJD

Checked By

BLR

Drawing No.

VB201

Sheet

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Date	Description	No.
Revisions		