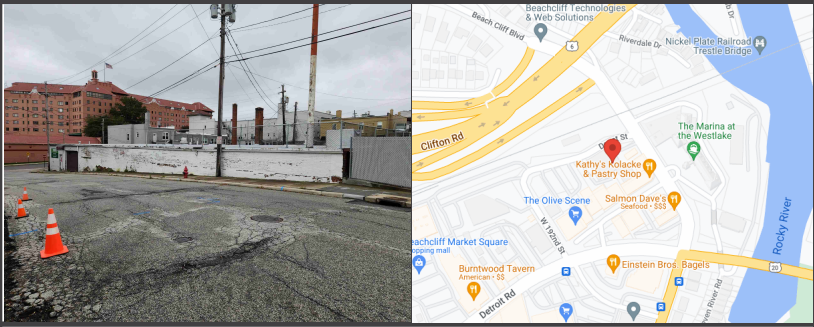


INDOOR SELF-STORAGE FACILITY  
19061 DEPOT STREET  
ROCKY RIVER, OHIO 44116



**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.2 10/24/2023) (REV.1 10/24/2023)

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



State of Ohio Registered Professional Surveyor  
License Number PS-8423

**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.



Exacta Land Surveyors  
1500 W 3rd St | MZ130  
Cleveland, Ohio 44113  
P: 216.751.9000  
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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)

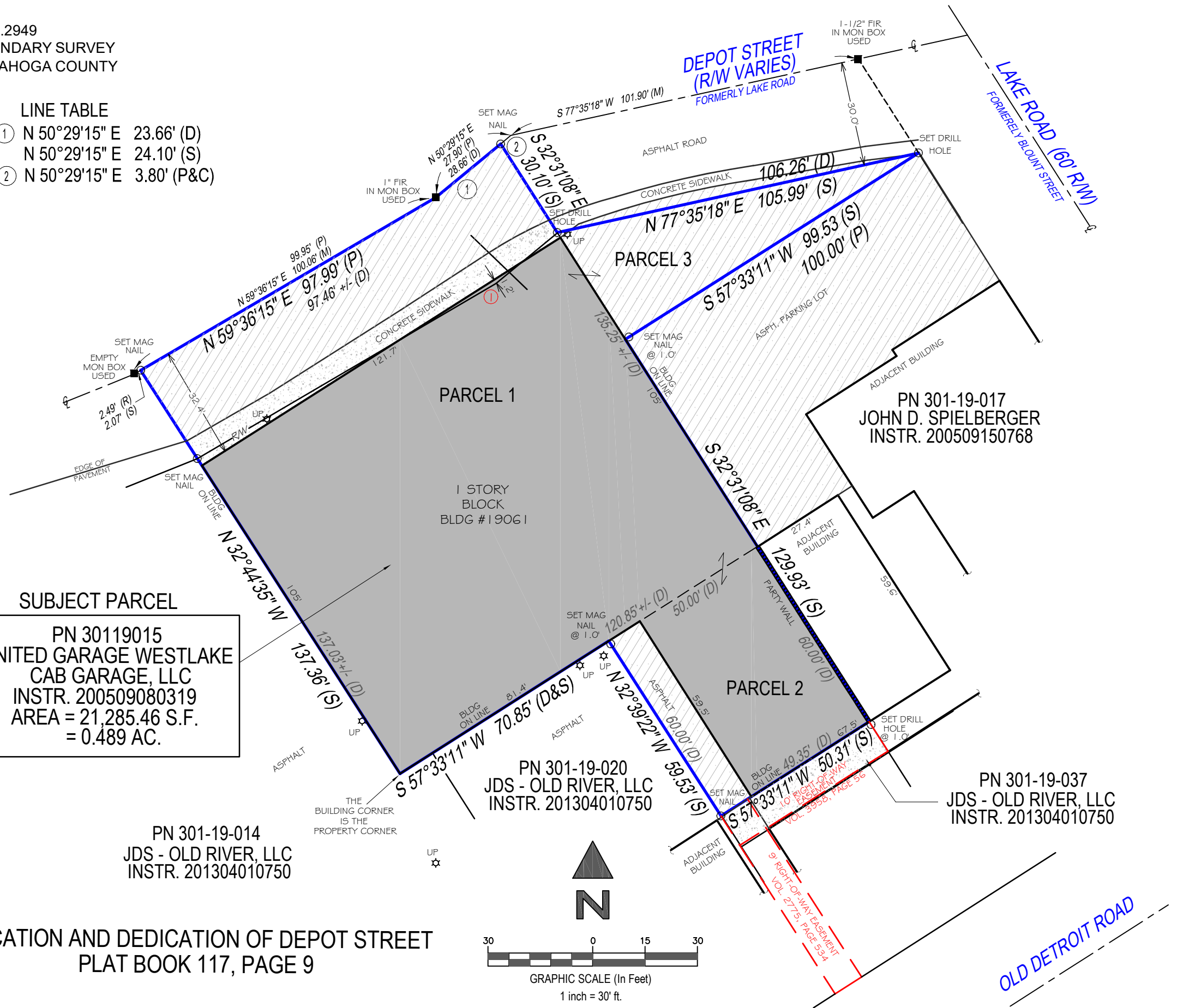
**SUBJECT PARCEL**

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

PN 301-19-014  
JDS - OLD RIVER, LLC  
INSTR. 201304010750

**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:
- 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.
  - Alterations to this survey map and report by other than the signing surveyor are prohibited.
  - Dimensions are in feet and decimals thereof.
  - 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](http://www.fema.gov) and may not reflect the most recent information.
  - 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.
  - 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.
  - 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.
  - Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.

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:

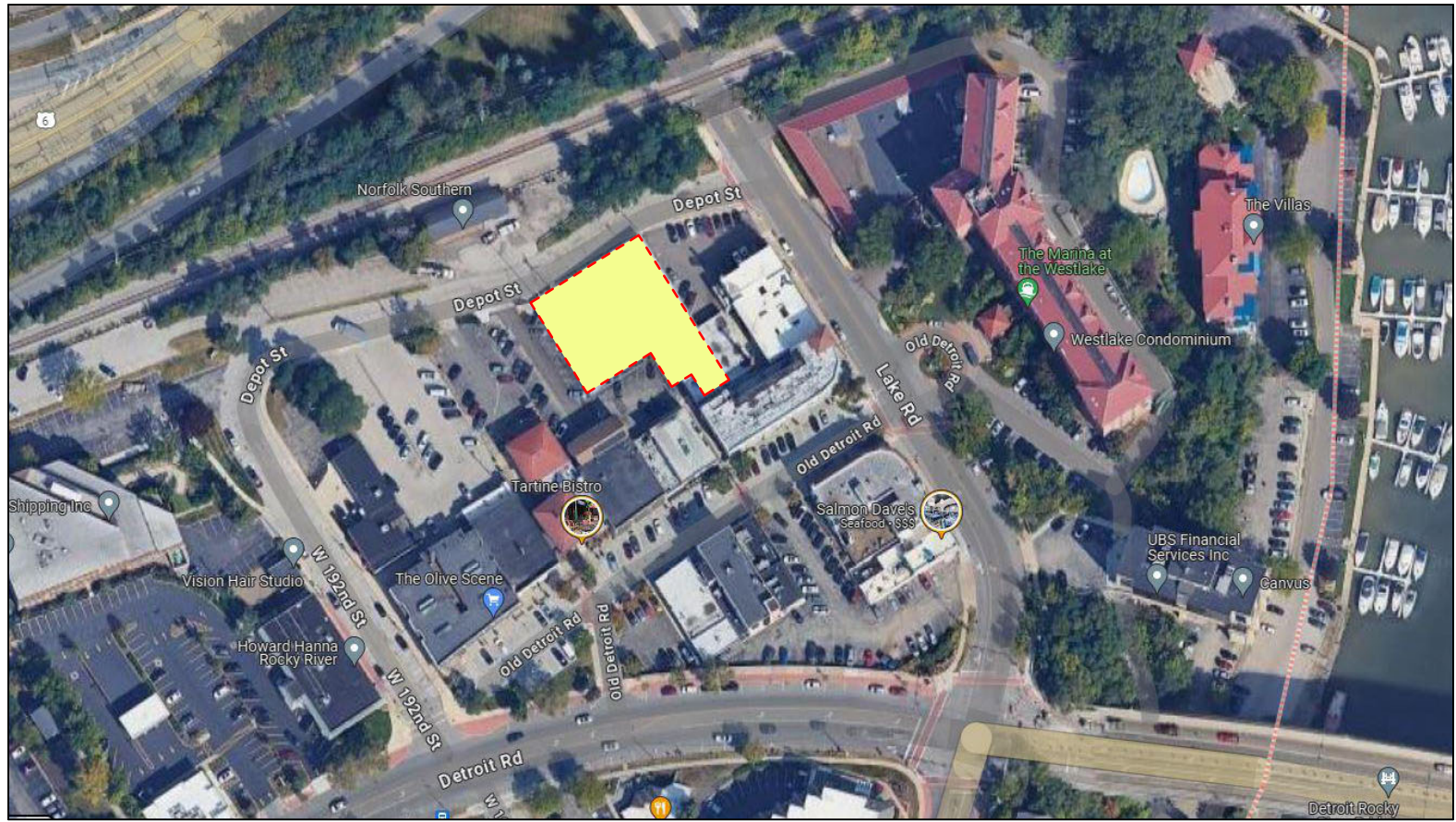
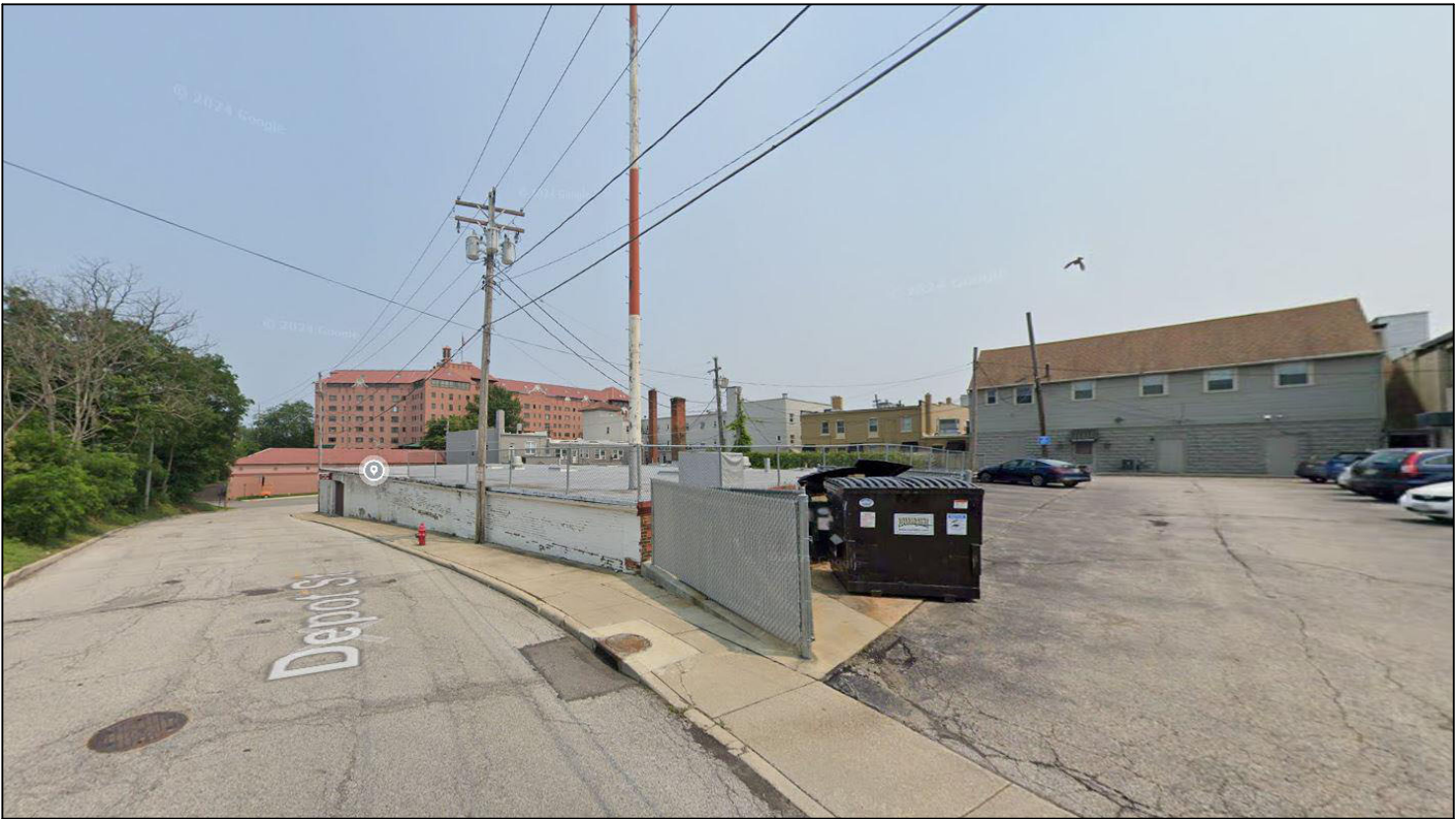
DOCUMENTS USED: - VACATION AND DEDICATION OF DEPOT STREET, PLAT BOOK 117, PAGE 9, CUYAHOGA COUNTY RECORDER'S OFFICE. - DEEDS AS SHOWN HERE. - CUYAHOGA COUNTY TAX MAPS/GIS.

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.

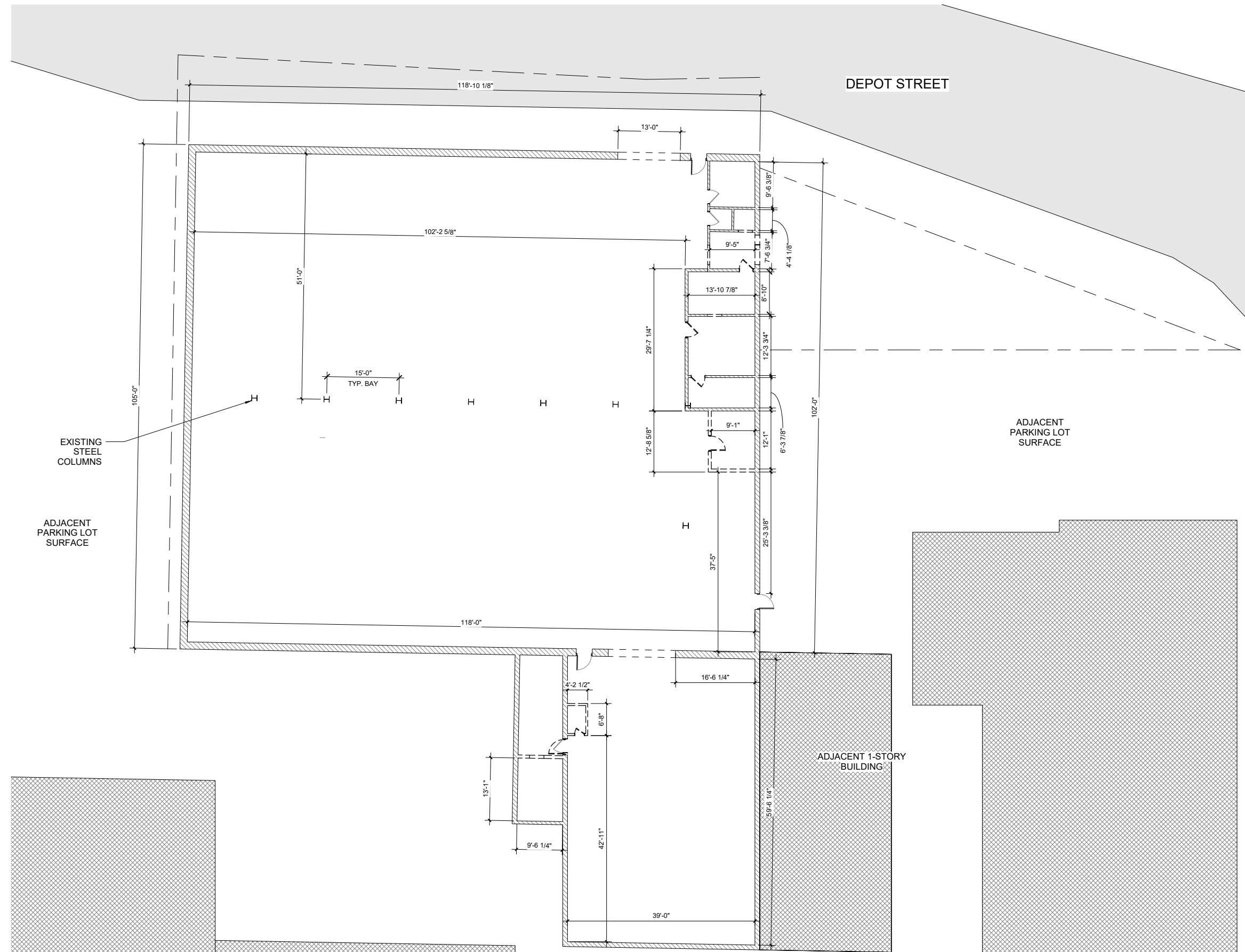
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SEE PAGE 1 OF 2 FOR MAP OF PROPERTY  
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

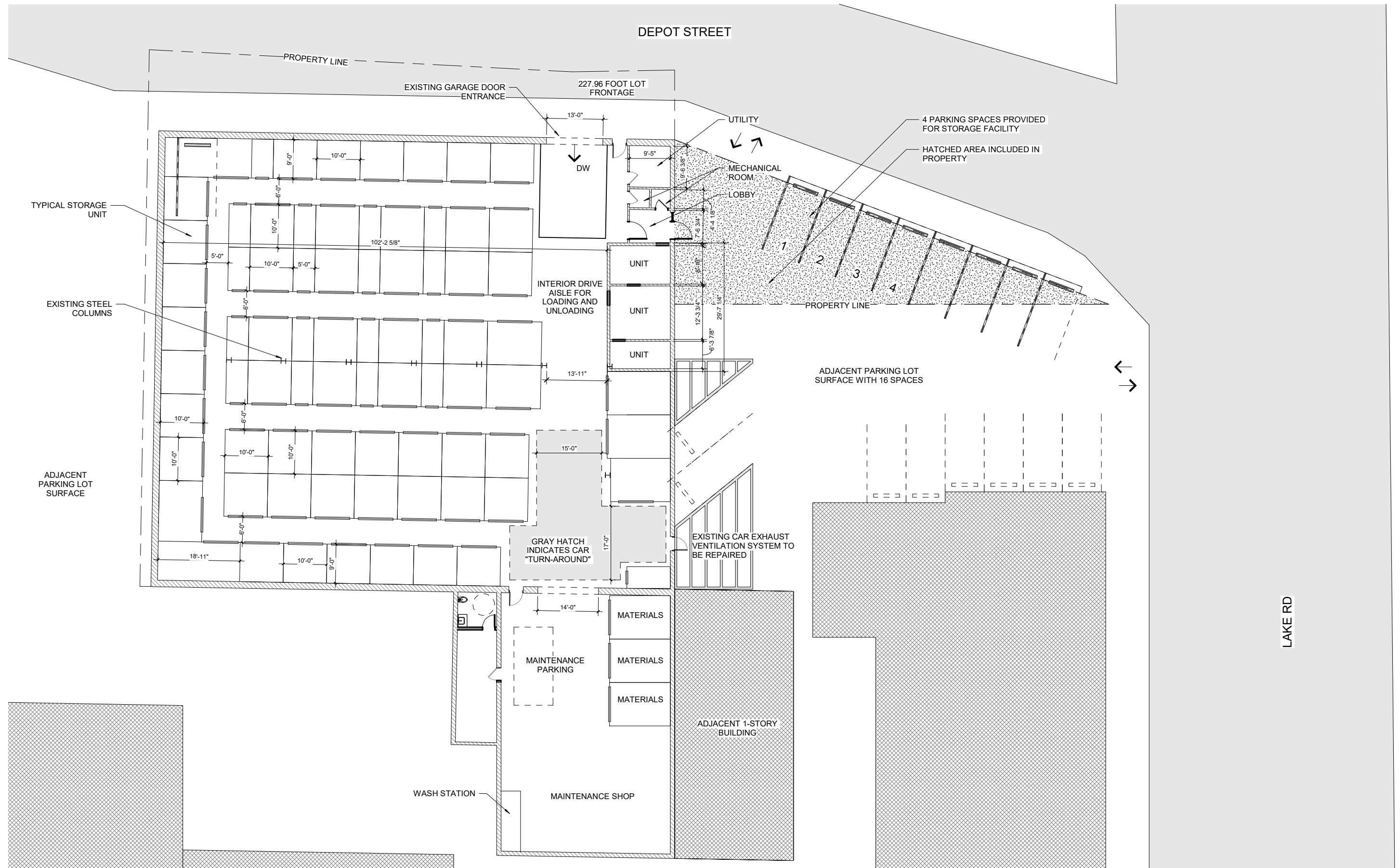








1 EXISTING - FIRST FLOOR PLAN  
A1.01 SCALE: 3/32" = 1'-0"



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