



GRAPHIC SCALE

1 INCH = 40 FEET

BASIS OF BEARING

BEARINGS ARE BASED ON THE EASTERN TANGENT LINE OF THE CURVED CENTERLINE OF CENTER RIDGE ROAD IN BETWEEN RECORD P.I. STA 403+45.915 AND P.T. STA 410+17.58, OBSERVED AS NORTH 71°00'42" EAST FROM MONUMENTS FOUND, PER THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).

SIGNIFICANT OBSERVATIONS

- ASPHALT PAVEMENT IS USED IN COMMON WITH NORTHEAST ADJOINER PARCEL.
- ASPHALT PAVEMENT IS USED IN COMMON WITH NORTHEAST ADJOINER PARCEL.
- ASPHALT PAVEMENT IS USED IN COMMON WITH EAST ADJOINER PARCEL.
- CONCRETE WALK EXTENDS OVER EASTERLY LINE OF THE SURVEY PROPERTY.
- ASPHALT PAVEMENT IS USED IN COMMON WITH EAST ADJOINER PARCEL.
- ASPHALT PAVEMENT EXTENDS OVER THE SOUTHERLY LINE OF THE SURVEYED PROPERTY.
- CONCRETE WALK EXTENDS OVER SOUTHERLY LINE OF THE SURVEY PROPERTY.
- CONCRETE WALK EXTENDS OVER WESTERLY LINE OF THE SURVEY PROPERTY.
- ASPHALT PAVEMENT IS USED IN COMMON WITH NORTHWEST ADJOINER PARCEL.
- ASPHALT PAVEMENT EXTENDS OVER EASTERLY LINE OF THE SURVEY PROPERTY.

LEGEND

- FENCE LINE (AS NOTED)
- CONCRETE
- ASPHALT
- UNKNOWN MANHOLE
- REBAR FOUND AS NOTED
- MAG NAIL FOUND AS NOTED
- MAG NAIL SET
- MONUMENT BOX FOUND AS NOTED
- PIPE FOUND AS NOTED
- CENTERLINE
- R/W RIGHT-OF-WAY
- CALC. CALCULATED DISTANCE OR ANGLE
- OBS. OBSERVED DISTANCE OR ANGLE
- REC. RECORD DISTANCE OR ANGLE
- FD. FOUND
- MON. MONUMENT
- C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
- C.C.D.R. CUYAHOGA COUNTY DEED RECORDS

SURVEY REFERENCES

- CUYAHOGA COUNTY MAP RECORDS
VOLUME 192, PAGE 32
VOLUME 209, PAGE 24
VOLUME 287, PAGE 32
VOLUME 373, PAGE 89
VOLUME 376, PAGE 35
- "ALTA/NSPS LAND TITLE SURVEY FOR 20322 CENTER RIDGE ROAD" PERFORMED BY MATTHEW A. HILDEBRANDT, P.S. 8817 ON BEHALF OF MCSTEEN LAND SURVEYORS JOB NO. 22-118, DATED JUNE 27, 2022, REVISED NOVEMBER 28, 2022.
- CUYAHOGA COUNTY DEED RECORDS
- CUYAHOGA COUNTY TAX MAPS

PPN 304-19-002
SUMMIT HEALTH LAND HOLDINGS LLC
AN OHIO LIMITED LIABILITY COMPANY
AFN 202009280117 C.C.D.R.

PPN 304-19-009
JAGUAR PROP ASSETS LLC,
AN OHIO LIMITED LIABILITY COMPANY
AFN 202412170451 C.C.D.R.

CURVE DATA					
CURVE	DELTA	RADIUS	ARC LENGTH	TANGENT	CHORD DISTANCE
C1	00°43'49"	15,239.38' REC. & USED	194.25'	97.13'	194.25'
C2	00°05'52"	15,239.38' REC. & USED	26.00'	13.00'	26.00'
C3	00°49'41" CALC. & USED (00°49'36" REC.)	15,239.38' REC. & USED	220.25' CALC. & USED (219.87' REC.)	110.13' CALC. & USED (109.94' REC.)	220.25' CALC. & USED (219.87' REC.)
C4	00°35'44" REC. & USED	15,239.38' REC. & USED	158.33' CALC. & USED (158.42' REC.)	79.17' CALC. & USED (79.21' REC.)	158.33' CALC. & USED (158.42' REC.)
C5	00°10'15" REC. & USED	5,680.58' REC. & USED	16.92' CALC. & USED (16.94' REC.)	8.47' REC. & USED	16.92' CALC. & USED (16.94' REC.)
C6	01°30'42" CALC & USED (01°30'49" REC.)	5,680.58' REC. & USED	149.87' CALC. & USED (150.07' REC.)	74.94' CALC. & USED (75.04' REC.)	149.87' CALC. & USED (150.07' REC.)

LINE DATA		
LINE	BEARING	DISTANCE
L1	N 71°00'42" E	29.41' CALC. & USED (29.50' REC.)
L2	S 17°37'56" E	50.27' CALC. & USED
L3	N 89°42'14" W	21.37'
L4	N 1°20'21" W	18.67'
L5	N 00°41'35" E	39.42' CALC. & USED (38.99' REC.)
L6	S 18°59'18" E	49.00' REC. & USED
L7	S 18°59'18" E	39.50' REC. & USED

CENTER RIDGE ROAD,
U.S. ROUTE 20 (VARIABLE WIDTH)
(CENTERLINE PLAT - PLAT VOL 192, PAGE 32 C.C.M.R.)

PARCEL "A-1"
0.9929 ACRES

PARCEL "B-1"
5.7893 ACRES

CONSOLIDATED PARCEL A
PPN 304-19-005
ROCKPORT ASSOCIATES COMPANY, LTD.,
AN OHIO LIMITED LIABILITY COMPANY
VOL. 96-05285, PG. 15 C.C.D.R.
6.7822 ACRES CALC.

LOT SPLIT & CONSOLIDATED PLAT
VOLUME 376, PAGE 38 C.C.M.R.

2 STORY
MASONRY COMMERCIAL
BUILDING
#20001

PARCEL 4
PPN 304-28-001
ROCKY RIVER APARTMENTS, LLC,
AN OHIO LIMITED LIABILITY COMPANY
AFN 201308070536 C.C.D.R.

OWNERS ACCEPTANCE

I, _____, REPRESENTATIVE OF ROCKPORT ASSOCIATES COMPANY, LTD.,
OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS LOT SPLIT AS SHOWN HEREON.

SIGNATURE _____ DATE _____

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO
BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED
THE ABOVE NAMED REPRESENTATIVE, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING
INSTRUMENT, AND THAT IT WAS OF HIS/HER FREE ACT AND DEED PERSONALLY. IN WITNESS
WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____,
OHIO, THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

1" IRON PIPE (BENT
& 2" HIGH) FD.
N 8°08'41" W 1.37'

1/2" REBAR FD.
0.49' SOUTH