



File No. 25-141
August 19, 2025

LEGAL DESCRIPTION
Parcel "B-1"
20001 Center Ridge Road
Rocky River, OH

Situated in the City of Rocky River, County of Cuyahoga, State of Ohio, being part of Original Rockport Township Section Nos. 14 and 17, Range 14 West, Township 7 North of the Connecticut Western Reserve Survey, being part of Consolidated Parcel A from the Lot Split & Consolidation Plat of P.P.N.'s 304-19-005 & 304-19-010 as recorded in Plat Volume 376, Page 35 Cuyahoga County Map Records, and being a part of a parcel of land known as Cuyahoga County Auditor's Parcel No. 304-19-005 now or formerly owned by Rockport Associates Company, LTD., an Ohio limited liability company as recorded in Deed Volume 96-05285, Page 15 of Cuyahoga County Deed Records, now being further known as **Parcel "B-1"** in the Lot Split for 20001 Center Ridge Road as recorded in _____ of Cuyahoga County Map Records, containing **5.7893 acres**, more or less, but subject to all highways, covenants, and easements of legal record as surveyed in August 2025 by Ronald W. Hinton, Registered Professional Land Surveyor No. 7917 on behalf of **McSteen Land Surveyors** under Project No. 25-141.