

**LEGAL DESCRIPTION  
FOR  
PARCEL A  
CITY OF ROCKY RIVER**

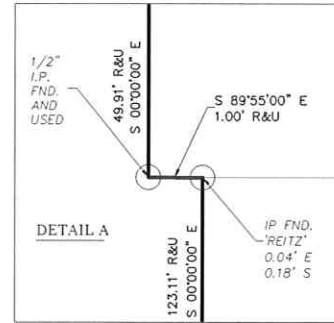
**September 7, 2024**

Situated in the City of Rocky River, County of Cuyahoga and State of Ohio, and known as being a part of Original Rockport Township Section No. 16 and also known as being Parcel A in the Lot Consolidation Map for City of Rocky River, an Ohio Municipal Corporation as recorded in AFN \_\_\_\_\_ of Cuyahoga County Records.

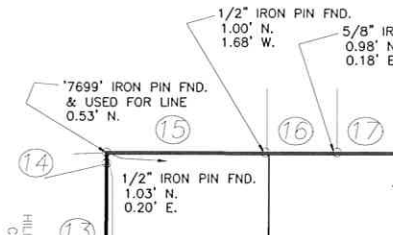
The basis of bearing being Wagar Road centerline bearing South 00°16’38” West.

This legal description was written by WallacePancher Group A Divisioin of The Mannik & Smith Group, Inc. in September 2024 under the supervision of Brian Besecker, PS 7375.

1. PPN 303-05-009  
BRANDI & WILLIAM CIPRIAN  
AFN 201206080930 C.C.R.
2. PPN 303-05-038  
MICHAEL & TRICIA DUHR  
AFN 202108030650 C.C.R.
3. PPN 303-05-037  
FRANCIS A. RUSSELL, TRUSTEE  
AFN 200303310342 C.C.R.
4. PPN 303-05-036  
DAVID R. & BONITA G. BAIN  
AFN 201903200362 C.C.R.
5. PPN 303-05-035  
CAROLYN & DAVID DERBY  
AFN 202106020323 C.C.R.
6. PPN 303-05-034  
HEIDI SISSON  
AFN 202207220559 C.C.R.
7. PPN 303-05-033  
COLIN M. YOWLER & DANIELLE FULDAUER  
AFN 202210040734 C.C.R.
8. PPN 303-05-032  
RENATA MARIA & ANTONIO-DAY POON SARANILLO  
AFN 201610280574 C.C.R.
9. PPN 303-05-031  
ALTON LEE MELTON, JR. & DONNA MARIE MELTON  
V. 96-02596, PG. 25 C.C.R.
10. PPN 303-06-019  
SOUTH HAMPTON HOMEOWNERS' ASSOCIATION INC.  
V. 88-6756, PG. 31 C.C.R.
11. PPN 303-04-015  
GORDON B. & CAROL L. POLEY  
AFN 201902080547 C.C.R.
12. PPN 303-04-016  
ALEXIS E. BALLRICK  
AFN 201905240117 C.C.R.
13. PPN 303-04-017  
MADELYN A. WILHELMY, TRUSTEE  
AFN 202107220603 C.C.R.
14. PPN 303-04-018  
TIMOTHY M. LAVELLE, TRUSTEE  
AFN 201909100452 C.C.R.
15. PPN 303-02-007  
ORCHARDS OF BEACON HILL CONDOMINIUM  
V. 13387, PG. 845 C.C.R.
16. PPN 303-02-020  
MICHAEL E. & MAUREEN T. FLANAGAN, TRUSTEES  
AFN 201610200232 C.C.R.
17. PPN 303-02-036  
JOY A. JOHNSON  
AFN 202201120551 C.C.R.
18. PPN 303-02-018  
PATRICK J. CACHAT  
AFN 201305080350 C.C.R.
19. PPN 303-02-035  
JOSEPH K. & RHONDA L. HAN  
AFN 201305240657 C.C.R.
20. PPN 303-02-034  
ROBERT M. & ROSE ANN SLOAN  
VOL. 91-2727, PG. 21 C.C.R.
21. PPN 303-02-019  
KATHLEEN M. CARLIN  
AFN 201107150395 C.C.R.
22. PPN 303-03-019  
MICHAEL W. & TAMZIN K. O'NEIL  
AFN 200308261122 C.C.R.
23. PPN 303-03-008  
CARL F. & LAURA E. STEARNS  
V. 88-3756, PG. 9 C.C.R.
24. PPN 303-03-009  
KATHERINE THERESE LONG  
AFN 202209020372 C.C.R.
25. PPN 303-03-011  
ROBERT M. VETRONE  
AFN 201302120038 C.C.R.
26. PPN 303-03-007  
KATHERINE M. BOYD  
AFN 200811140205 C.C.R.
27. PPN 303-03-010  
ROCKY RIVER  
AFN 200912160004 C.C.R.



ERIEVIEW SUBDIVISION NO. 2  
VOL. 166, PG. 18 C.C.R.



RAILROAD SPIKE FND.  
& USED FOR LINE  
0.22' E.

PPN 303-05-002  
CITY OF ROCKY RIVER  
VOL. 6287, PG. 225 C.C.R.  
(DEED PARCEL 1)

PARCEL A  
1366600.00 S.F.  
31.3725 AC.

PPN 303-08-002  
CITY OF ROCKY RIVER  
VOL. 6287, PG. 225 C.C.R.  
(DEED PARCEL 2)

PPN 303-09-001  
VOL. 6287, PG. 228 C.C.R.

HILLIARD BOULEVARD 100'  
DEDICATED VOL. 117, PG. 38 C.C.M.R.  
(ORD. No. 2333)

CURVE DATA TABLE						
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C3	8105.60'	727.87'	727.63'	S 64°34'18" W	5°08'42"	364.18'
C4	50'	60.59'	727.63'	S 34°20'29" W	89°43'39"	56.95'

# LOT CONSOLIDATION MAP FOR CITY OF ROCKY RIVER, AN OHIO MUNICIPAL CORPORATION

SITUATED IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN  
AS BEING PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 16, AS SHOWN IN VOLUME 356  
PAGE 24 OF THE CUYAHOGA COUNTY OFFICIAL RECORDS

**MACKAY**  
Engineering & Surveying  
A WallacePancher Group Company  
7017 Pearl Road, Cleveland, Ohio 44130  
(440) 886-4500 info@mackayeng-survey.com

SCALE: 1" = 100'

DECEMBER 17, 2024

## SURVEYOR'S CERTIFICATION

THIS MAP AND THE SURVEY ON WHICH IT IS BASED ARE MADE IN  
ACCORDANCE WITH THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS  
IN THE STATE OF OHIO AS SET FORTH IN CHAPTER 4733-37 OF THE  
OHIO ADMINISTRATIVE CODE.

DIMENSIONS SHOWN HEREON ARE EXPRESSED IN FEET AND DECIMAL  
PARTS THEREOF. BEARINGS SHOWN HEREON ARE TO AN ASSUMED  
MERIDIAN AND ARE TO INDICATE ANGLES ONLY.

IP SET INDICATES 5/8" CAPPED IRON PIN SET.

ALL OF WHICH I CERTIFY TO BE CORRECT.

*Brian Beisecker*  
BRIAN BESECKER, P.S. #7375  
DATE 24 OCT. 2025



## BASIS OF BEARING

THE BASIS OF BEARING IS WAGAR ROAD CENTERLINE BEARING S 00°16'38" W

## REFERENCES

DOCUMENTS AND RECORDS WERE OBTAINED FROM CUYAHOGA COUNTY  
RECORDER OF DEEDS

## ACCEPTANCE

I, PAMELA E. BOBST, MAYOR OF THE CITY OF ROCKY RIVER, AND OWNER OF THE  
LAND SHOWN AND DESCRIBED HEREON, DO HEREBY ASSENT TO AND ADOPT THIS  
LOT CONSOLIDATION MAP OF THE SAME AND ACKNOWLEDGE THAT THIS PLAT WAS  
MADE AT MY REQUEST AND IS MY EXPRESS DESIRE AND FREE ACT AND DEED  
INDIVIDUALLY AND AS SAID MAYOR.

PAMELA E. BOBST, MAYOR

COUNTY OF \_\_\_\_\_ S.S.  
STATE OF \_\_\_\_\_

BEFORE ME A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR  
PAMELA E. BOBST, MAYOR, WHO ACKNOWLEDGED THAT SHE DID SIGN THE FOREGOING  
INSTRUMENT AND THAT THE SAME WAS HER FREE ACT AND DEED INDIVIDUALLY AND AS SAID  
MAYOR. IN WITNESS WHEREOF I HAVE SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_, OHIO,  
THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

NOTARY PUBLIC \_\_\_\_\_

MY COMMISSION EXPIRES: \_\_\_\_\_

## APPROVAL

THIS LOT CONSOLIDATION MAP IS ACCEPTED AND APPROVED BY THE BUILDING  
COMMISSIONER OF THE CITY OF ROCKY RIVER, OHIO THIS  
\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

RAYMOND REICH, BUILDING COMMISSIONER

THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF  
ROCKY RIVER, OHIO THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

KIMBERLY KERBER, CITY ENGINEER

## OWNERS ACCEPTANCE AND STREET DEDICATION

I, THE UNDERSIGNED, OWNER OF THE PROPERTY SHOWN AND DESCRIBED ON THIS  
PLAT, DO HEREBY ASSENT TO AND ADOPT THIS DEDICATION OF THE SAME,  
ACKNOWLEDGE THAT SAID DEDICATION WAS AT OUR REQUEST AND AUTHORIZING THE  
RECORDING THEREOF. THE UNDERSIGNED DO HEREBY DEDICATE TO PUBLIC USE  
THE STREET SHOWN HEREON SHOWN IN GRAPHIC SYMBOL AND DESIGNATED AS  
WAGAR RD.

PAMELA E. BOBST, MAYOR

COUNTY OF \_\_\_\_\_ S.S.  
STATE OF \_\_\_\_\_

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE, DID  
PERSONALLY APPEAR THE ABOVE SIGNED PAMELA E. BOBST, MAYOR OF THE  
MUNICIPAL CORPORATION, WHO ACKNOWLEDGED THAT SHE DID SIGN THE  
FOREGOING INSTRUMENT AND THAT THE SAME IS HER FREE ACT AND DEED  
PERSONALLY, AND AS SUCH OFFICER THE FREE AND CORPORATE ACT OF SAID  
MUNICIPAL CORPORATION.

## COUNCIL ACCEPTANCE & STREET DEDICATION

THIS PLAT IS APPROVED AND THE DEDICATION OF WAGAR RD. AS SHOWN HEREON  
IN HATCH IS HEREBY ACCEPTED BY THE COUNCIL OF THE CITY OF ROCKY RIVER,  
OHIO BY ORDINANCE No. \_\_\_\_\_ ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CLERK OF COUNCIL

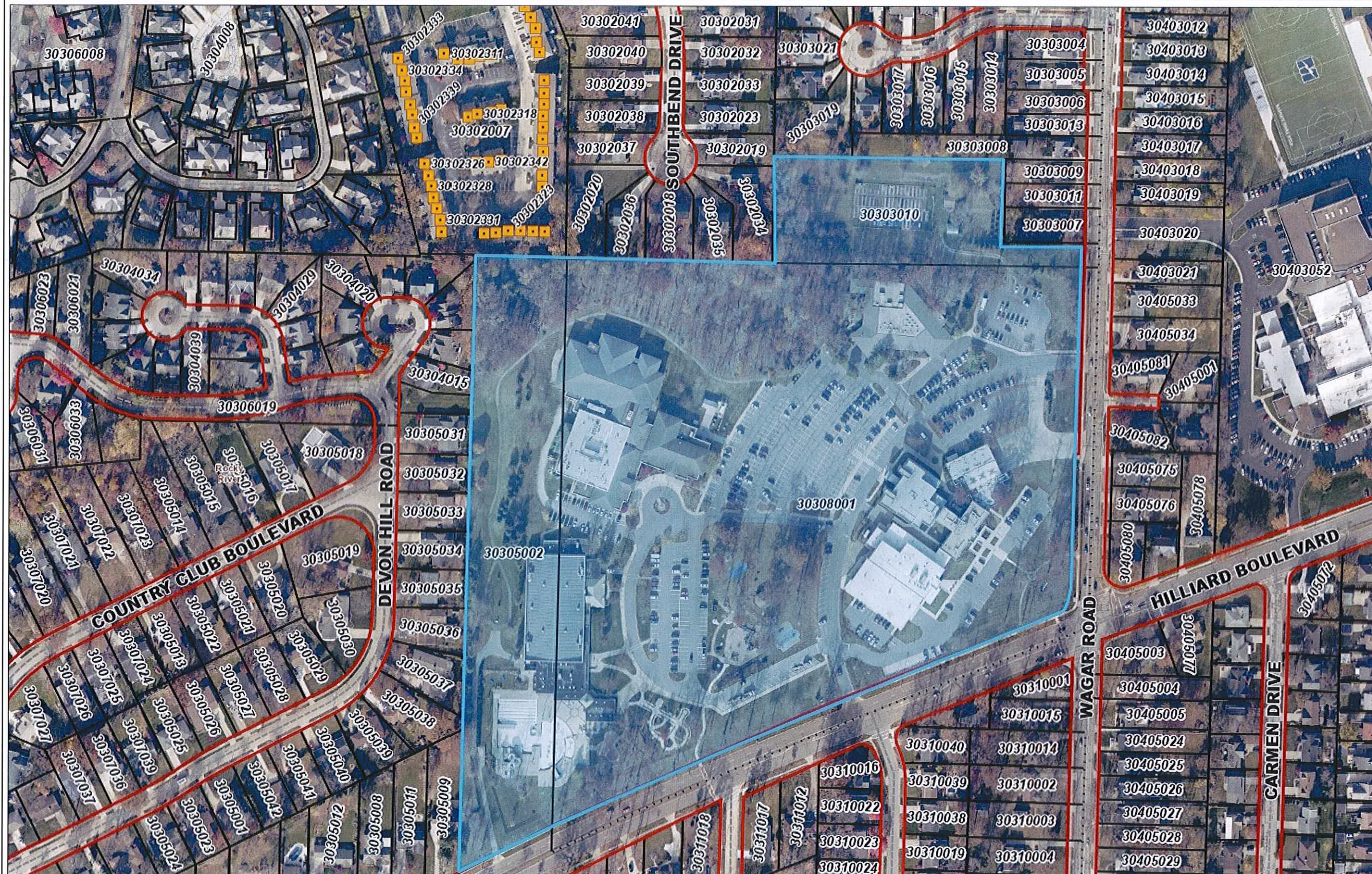




Date Created: 11/17/2025

Legend

- Municipalities
- Right Of Way
- Platted Centerline
- Parcel



400 0 200 400 Feet

Projection:  
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
THIS MAP IS NOT TO BE USED FOR NAVIGATION

1:2,400

