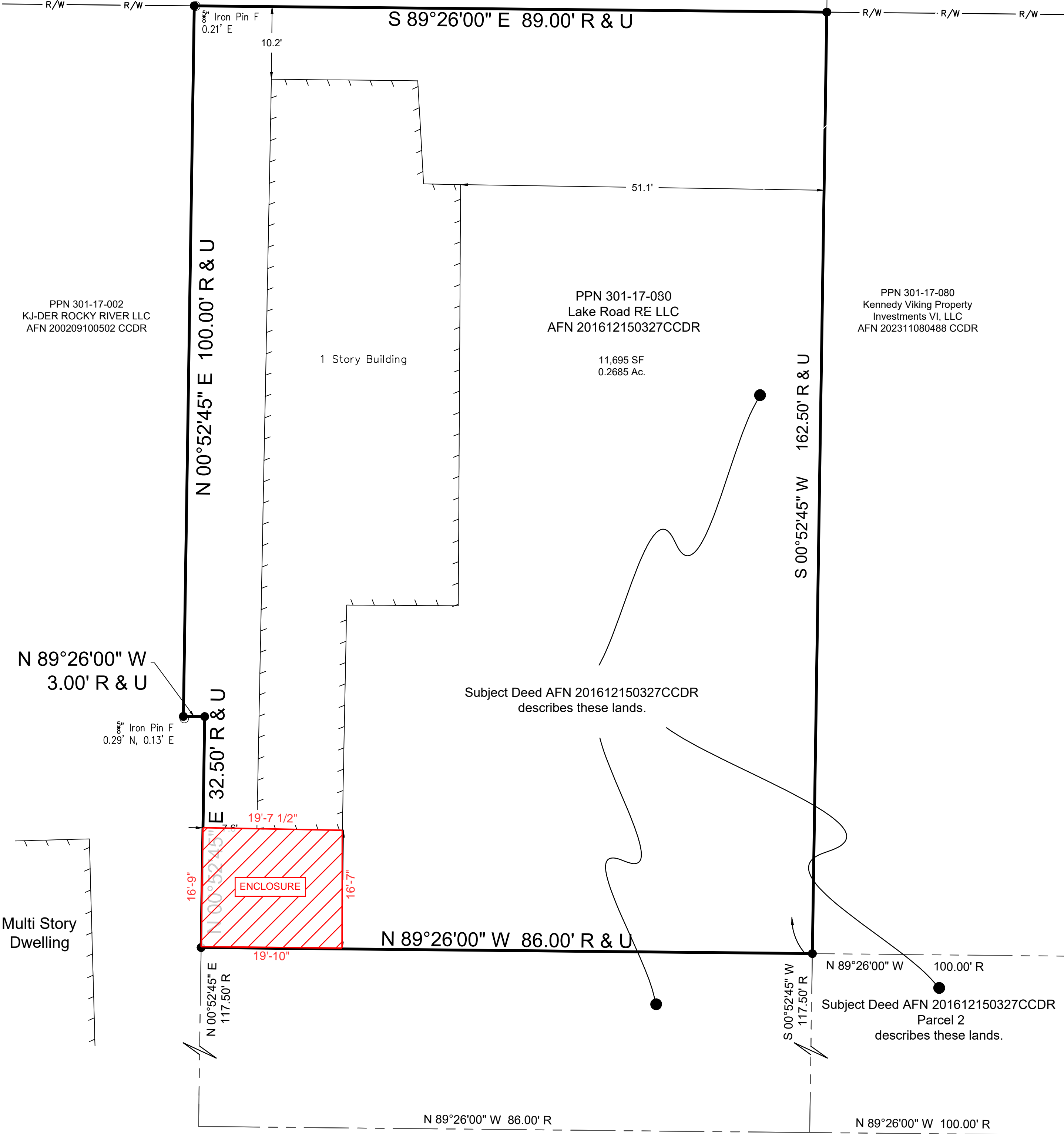


**Surveyor's Notes & Basis of Bearings:**  
This map was prepared without the benefit of a Title Report and is not intended to reflect all easements, encumbrances, or other items affecting the title to the property shown hereon. The deed for the subject parcel was not found on the Cuyahoga County Recorder's website (<https://cuyahoga.oh.publicsearch.us>). The property lines shown hereon are from a lot split and consolidation prepared by this surveyor in 2016.

The basis of bearings for this survey, as shown, is the centerline of Lake Road and is to an assumed meridian used to denote angles only. Distances are in feet and decimal parts thereof. Unless shown otherwise, measurements to monuments found are rectangular measurements from property lines, right-of-way lines, centerlines or other as appropriate. CIP set are 5/8" x 30" rebar with yellow cap stamped Straub Surveying PS#7055. References used are listed hereon. This map was prepared from a survey performed by me or under my direction in August 2025, and meets the requirements defined in Chapter 4733-37 of the Ohio Revised Code, *Minimum Standards for Boundary Surveys*. This map is not valid unless signed and stamped by Surveyor.

**References:**  
Cuyahoga County GIS,  
Astor Place Lot Split Vol. 341, Pg. 60  
Lot Split and Consolidation for Technology Recovery Group, LTD Vol. 386, Pg. 29  
Subject Deed as shown  
Adjoining deeds as shown



Date of Survey: August, 2025  
Field Book: 79 Pg. 48  
Survey By: G Winters  
Drawn By: J Wintersteller  
Checked By: M Straub

Project No. 25-143  
DWG: 25-143 Boundary 19985 Lake Rd - Beardens.dwg

Revisions			
R0	8/26/25	Original Issue	MS
NO.	DATE	DESCRIPTION	BY

Boundary Survey  
11195 Lake Road  
Rocky River, Ohio

Prepared For  
**Ben Harrison**  
11195 Lake Road  
Rocky River, Ohio 44116

Sht.  
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