

UNDERLYING OWNERSHIPS AND NOTES

P.P.N. 301-09-111
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL
AFN. #201510300870

P.P.N. 301-09-116 ~ PARCEL M-2 REMAINDER
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL
AFN. #201603100446
(THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3)

P.P.N. 301-09-037 ~ PARCEL M
JAMES & KAREN DOYLE, TIMOTHY & ALICE O'DONNELL
AFN. #201510300869
(THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3)

PARCELS R-1 AND R-2 TO BE RESIDENTIAL LOTS
PARCEL R-3 NON-BUILDABLE PARCEL TO BE RETAINED BY THE HOMEOWNER'S ASSOCIATION AS COMMON AREA
PARCEL R-4 NON-BUILDABLE PARCEL FOR PARKING
PARCEL R-5 TO BE RESERVED FOR FUTURE DEVELOPMENT

PROPOSED EASEMENTS SHOWN HEREON ARE TO BE RECORDED IN SEPARATE DOCUMENTS.

STORM SEWER EASEMENT TO BE ABANDONED BY THE OHIO DEPARTMENT OF TRANSPORTATION AND REPLACED BY THE PROPOSED STORM SEWER EASEMENT TO THE CITY OF ROCKY RIVER.
PARKING EASEMENT TO BE RELOCATED. POSITION SHOWN IS PREFERRED LOCATION.

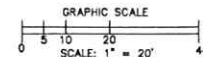
CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 1
LPLAT 8/10/2017 3:27:22 PM
201708100726

301-09-037 8/10/2017
301-09-111 DOYLE, JAMES & KAREN & O'DONNELL, ALICE
PLAT
VOL. 5 8 89 LLC 4000 Et
8011 R-0812217 CAM
823167
CUYAHOGA COUNTY FISCAL OFFICER

SOUTH RIVERDALE LOT SPLIT & ASSEMBLY PLAT

BEING ALL OF PARCEL M IN THE COSA MIA LOT SPLIT & CONSOLIDATION, RECORDED IN VOLUME 329 PAGE 62 OF CUYAHOGA COUNTY MAP RECORDS AND THE REMAINDER OF PARCEL M-2 IN THE COSA MIA LOT SPLIT & CONSOLIDATION NO. 3, RECORDED IN VOLUME 383, PAGE 52 OF CUYAHOGA COUNTY MAP RECORDS, AND ADDITIONAL LAND, ALL PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION NO. 24, NOW IN THE CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO. PERMANENT MONUMENTS WERE FOUND OR 5/8" CAPPED IRON PINS WERE SET AT ALL POINTS INDICATED HEREON. BEARINGS SHOWN ARE BASED ON NORFOLK & WESTERN RAILROAD BEARING N67°14'50"E, AND ARE USED TO DENOTE ANGLES ONLY. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF, ALL OF WHICH WE CERTIFY TO BE CORRECT.

SCALE: 1" = 20'
JUNE 2017



THE HENRY G. REITZ ENGINEERING COMPANY
4214 ROCKY RIVER DR., CLEVELAND OHIO 44135

BY: Stuart W. Saylor PRESIDENT 07/20/17
STUART SAYLER, REG. SURVEYOR NO. 5-8028

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED JAMES DOYLE AND KAREN DOYLE WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Rocky River OHIO THIS 10th DAY OF August 2017

[Signature]
NOTARY PUBLIC

LATOYA S TURGIS-ELLIOTT
Notary Public, State of Ohio
My Commission Expires Sept. 27, 2023

STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC, IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED TIMOTHY O'DONNELL AND ALICE O'DONNELL WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT AND THAT THE SAME WAS THEIR FREE ACT AND DEED.

IN TESTIMONY WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Rocky River OHIO THIS 8th DAY OF August 2017

[Signature]
NOTARY PUBLIC

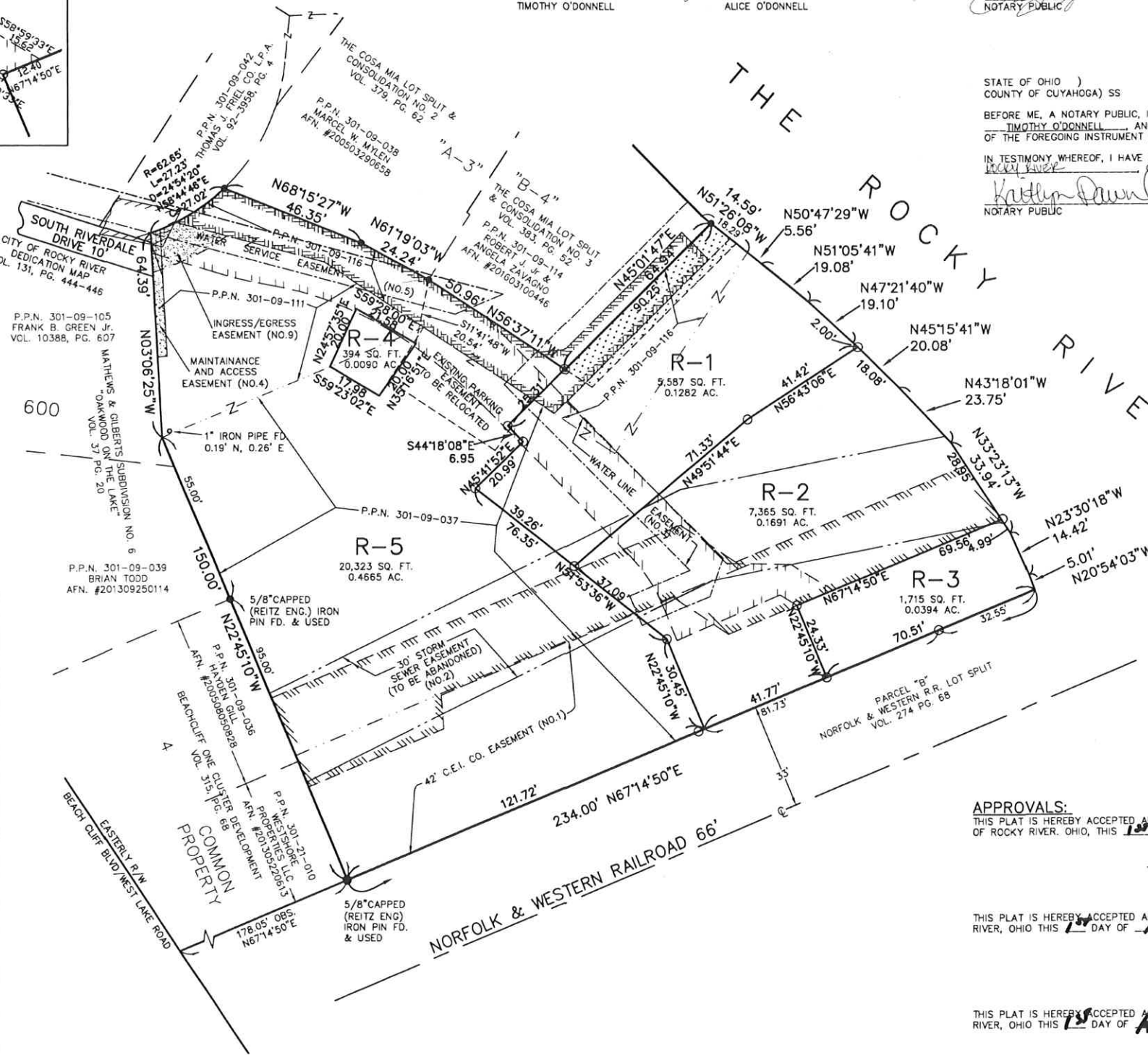
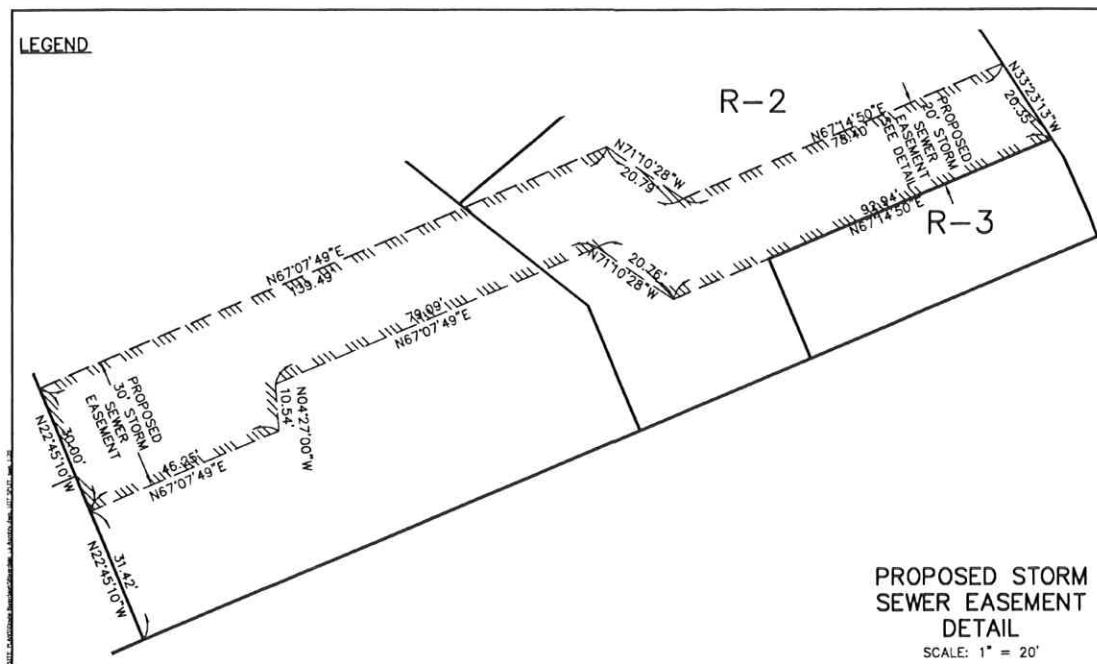
KATHLYN FARUK
Notary Public, State of Ohio
My Commission Expires Sept. 27, 2021

EXISTING EASEMENTS

- 42' C.E.I. CO. EASEMENT: VOL. 12965, PG. 55
- 30' STORM SEWER EASEMENT: VOL. 10689, PG. 177 (TO BE ABANDONED, SEE NOTE)
- WATER LINE EASEMENT: VOL. 8046, PG. 648 & VOL. 8046, PG. 651
- MAINTENANCE AND ACCESS EASEMENT: VOL. 9948, PG. 103
- WATER SERVICE EASEMENT: VOL. 131, PG. 441-443
- 20'x40' PARKING EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION NO. 3 VOL. 383, PG. 5 (TO BE RELOCATED SEE NOTE)
- DRIVE EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION VOL. 329, PG. 62
- RECIPROCAL ACCESS EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION NO. 3 VOL. 383, PG. 52
- INGRESS/EGRESS EASEMENT: AFN. 200503290660

PROPOSED EASEMENTS

- 20' STORM SEWER EASEMENT: REPLACES ABANDONED STORM EASEMENT TO ODOT.
- PARKING EASEMENT: RELOCATED FROM POSITION SHOWN IN COSA MIA LOT SPLIT & CONSOLIDATION NO. 3. EASEMENT LANGUAGE TO BE AGREED UPON BY BENEFITTING PARCEL OWNER AND RECORDED IN SEPARATE DOCUMENT
- DRIVE EASEMENT: COSA MIA LOT SPLIT & CONSOLIDATION VOL. 329, PG. 62



LEGEND

- DENOTES 5/8" IRON PIN FD.
- DENOTES 5/8" CAPPED (REITZ ENG) IRON PIN SET
- ◎ DENOTES 3/8" DRILL HOLE FD.

24"x36"
This Survey Plat complies with the Cuyahoga County Transfer and Conveyance Standards and is hereby approved.
Plat Vol. _____ Pg. _____
T.M. [Signature]
Agent
08/10/17

APPROVALS:
THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE BUILDING COMMISSIONER OF THE CITY OF ROCKY RIVER, OHIO, THIS 1st DAY OF August 2017

[Signature] BUILDING COMMISSIONER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE ENGINEER OF THE CITY OF ROCKY RIVER, OHIO THIS 1st DAY OF August 2017

[Signature] ENGINEER

THIS PLAT IS HEREBY ACCEPTED AND APPROVED BY THE LAW DIRECTOR OF THE CITY OF ROCKY RIVER, OHIO THIS 1st DAY OF August 2017

[Signature] LAW DIRECTOR



PLAT DATA SHEET

301-09-037	8/10/2017
301-09-111	
Sale: \$ 0.00	DOYLE, JAMES & KAREI & O'DONNELL,
Conv. \$ 0.00	Plat
Rcpt: N-08102017	LUC: 4900 Ex:
822167	CASH
CUYAHOGA COUNTY FISCAL OFFICER	

Plat Title: South Riverdale Lot Split & Assembly Plat

Plat Type: Lot Split & Assembly Plat

Municipality: Rocky River

Township: Original Rockport Township Section No. 24

Parent Parcel Numbers: 301-09-037 , 301-09-111 , 301-09-116

Number of New parcels created: 5

Number of deeds filed with plat: 0

Plat Size: 24"x36"

Date Filed: 08/10/2017

Recorder's Fee: _____

CUYAHOGA COUNTY
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New Parcels

Parcel Name/Sublot:

New Permanent Parcel Number:

R-1 _____
R-2 _____
R-3 _____
R-4 _____
R-5 _____

301-09-117
301-09-118
301-09-119
301-09-120
301-09-121