

**AGENDA
PLANNING COMMISSION
JANUARY 5, 2017
LAKEWOOD CITY HALL**

**PRE-REVIEW MEETING
6:30 P.M.
COUNCIL CONFERENCE ROOM**

Review docket items

**REGULAR MEETING
7:00 P.M.
AUDITORIUM**

1. Roll Call
2. Approve the Minutes of the December 1, 2016 meeting
3. Opening Remarks

NEW BUSINESS

LOT CONSOLIDATION/LOT SPLIT

4. **Docket No. 01-01-17
12000 Detroit Avenue
Rockport Square LLC**

William Sanderson, Rockport Square LLC, applicant requests the review and approval of lot consolidations and splits for PPN 313-33-001, PPN 313-33-002, and PPN 313-33-005, pursuant to Section 1155.06 – procedures for lot consolidation and resubdivision. (Page 2)

ADJOURN

Account: 101-0000-321. 30-03 (Sim. Use, Con. Use, Use Var)
Account: 101-000-349. 60-00 (Minor-Sub, Lot Split/Con, PD)

REFERENCE No. PL16-001952
DOCKET No. 01-01-17
FEE PAID \$200.00 js check

APPLICATION
LAKEWOOD PLANNING COMMISSION

Property Address 12000 DETROIT AVE Business/Tenant Name N/A - Vacant
Property Owner Name ROCKPORT SQUARE LLC Owner Phone 216-280-6152
Owner E-mail bsanderson@knez.net Zoning C3 Parcel Number 312-33-001, -002, -005
Project Summary Redevelopment of former car dealership and service facility to create
35 townhome sites on the north side of Detroit Avenue (Rockport Square Phase 3).

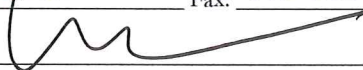
Late Applications Will Not Be Accepted. (See calendar on page 2 for deadlines)

ACTION REQUESTED (Check all that apply)

- Minor Sub-Division – (Commercial \$200, Residential \$200, Planned Development \$500)
- Lot Consolidation/Lot Split – (Commercial \$200, Residential \$200, Planned Development \$500)
- Planned Development – (\$500)
- Similar Use – (Commercial \$50, Residential \$25)
- Conditional Use – (Commercial \$150, Residential \$75) (See Chapter 1173 of the Zoning Code for add'l submission requirements)
- Variance – (Commercial \$50, Residential \$25)

Submission Requirements:

1. A detailed written description of the request signed by the applicant/owner.
2. Letter of authorization from property owner, if different from the applicant.
3. A scaled site plan detailing elements of the proposal and showing adjacent properties and uses. (1 copy, 8.5 x 11)
4. Photos of the existing conditions.
5. Authorization for Property Access signed by the owner. (Pg. 2 of this application form)
6. Fee(s).

Applicant Name (Print Clearly): William Sanderson Company Rockport Square, LLC
Applicant Address: 7555 Fredle Drive, Suite 210, Concord Twp, Ohio 44077
Phone: 216-280-6152 Fax: 440-639-6485 E-mail: BSanderson@knez.net
Signature:  Agent Date: 12/21/2016

OFFICE USE ONLY: Application Reviewed and Accepted by: _____ Date: _____

File History: _____

Bldg. Dept. Remarks: Review + approval of lot consolidation + lot splits
of parcel numbers 312-33-001, 312-33-002, 312-33-005

ORD 24-98 SECTION 1155.06

AUTHORIZATION FOR PROPERTY ACCESS

(In signing this application,) I authorize members of the City’s Building Department and Planning and Development Department access to my property for the limited purposes of photographing and verifying location and dimension of the area affected by my Planning Commission applications and requests. A landlord of a single tenant structure must provide the written consent of the tenant. The City employee will, in case of one, two or three tenant structure, attempt to notify those residing on the property immediately prior to coming onto the property. In the case of a multi-tenant structure, the City employee will notify the building manager.

Any dog(s) on property? _____ Yes No

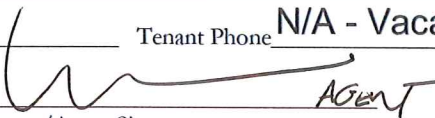
Please Print or Type:

Owner/Agent Name: William Sanderson

Property Address: 12000 DETROIT AVE

Owner/Agent Phone: 216-280-6152

Tenant Name N/A - Vacant Tenant Phone N/A - Vacant


Owner/Agent Signature

**2017 Calendar
Planning Commission**

Month	Application Deadline		Pre-Review Meeting		Review Meeting	
January	Wednesday	12-21-16	Thursday	01-05-17	Thursday	01-05-17
February	Wednesday	01-18-17	Thursday	02-02-17	Thursday	02-02-17
March	Wednesday	02-15-17	Thursday	03-02-17	Thursday	03-02-17
April	Wednesday	03-22-17	Thursday	04-06-17	Thursday	04-06-17
May	Wednesday	04-19-17	Thursday	05-04-17	Thursday	05-04-17
June	Wednesday	05-17-17	Thursday	06-01-17	Thursday	06-01-17
July	Wednesday	06-21-17	Thursday	07-06-17	Thursday	07-06-17
August	Wednesday	07-19-17	Thursday	08-03-17	Thursday	08-03-17
September	Wednesday	08-23-17	Thursday	09-07-17	Thursday	09-07-17
October	Wednesday	09-20-17	Thursday	10-05-17	Thursday	10-05-17
November	Wednesday	10-18-17	Thursday	11-02-17	Thursday	11-02-17
December	Wednesday	11-22-17	Thursday	12-07-17	Thursday	12-07-17
January	Wednesday	12-20-17	Thursday	01-04-18	Thursday	01-04-18

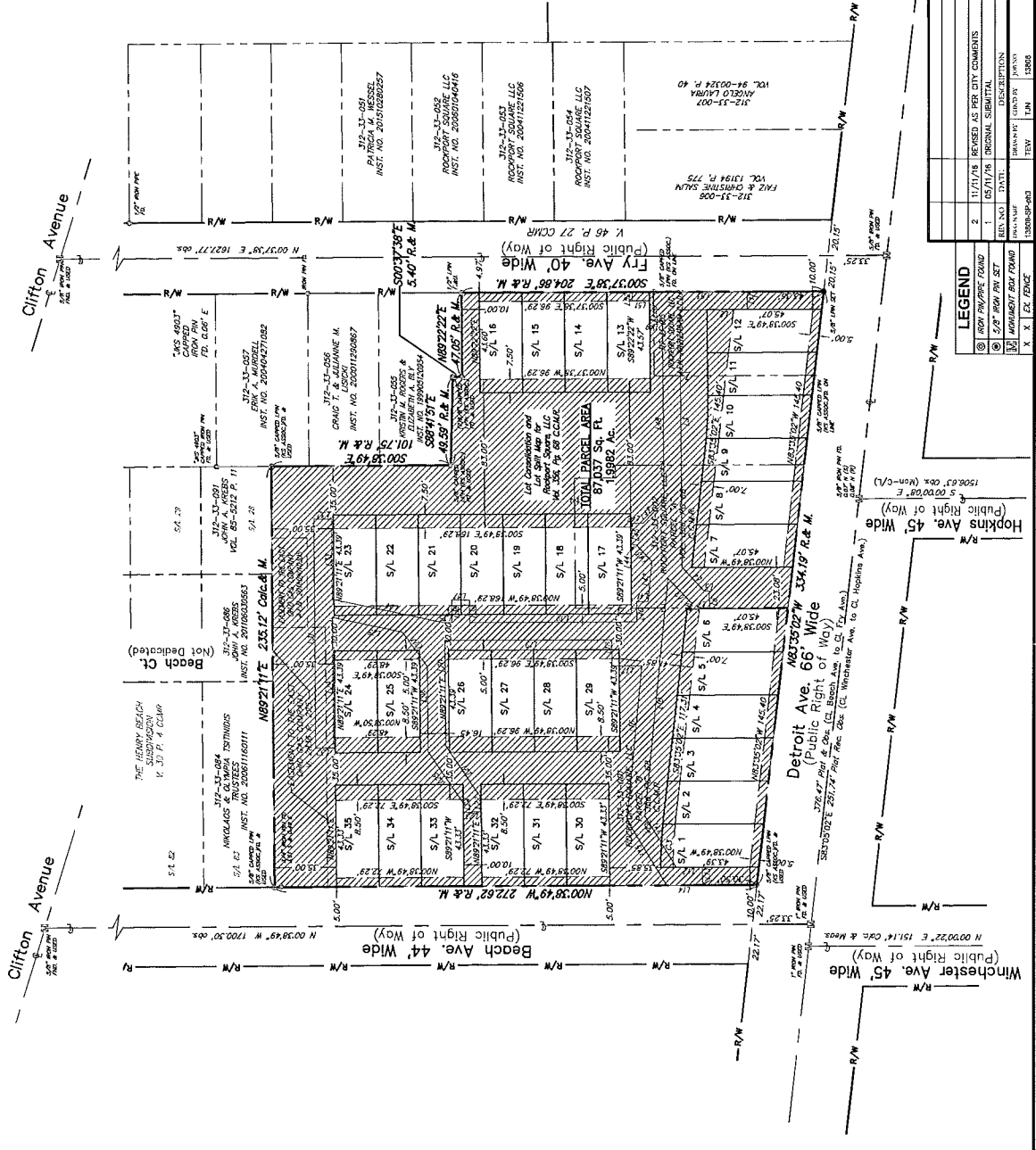
Pre-Review Meetings for the Commission commence at **6:30 P.M.** in the **Council Conference Room**.

Review Meetings commence at **7:00 P.M.** in the **Auditorium** at Lakewood City Hall, 12650 Detroit Avenue unless otherwise indicated. Applicants or a representative (designated in writing to the Secretary of the Board) **MUST** attend the review meeting for an application to receive review.



SUBDIVISION PLAT OF ROCKPORT SQUARE PHASE 3
 ROCKPORT SQUARE, LLC
 CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF ASSOCIATES
 SHEET NO. 3 OF 3



LEGEND

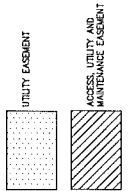
①	ROADWAY/RAIL FORD	11/11/16	REVISED AS PER CITY COMMENTS
②	③/4" ROAD PAV. SET	05/11/16	ORIGINAL SURVEY
④	③/4" ROAD PAV. SET	08/03/16	ORIGINAL DESCRIPTION
⑤	MANAGEMENT ROAD FORD	12/01/16	MANAGEMENT DESCRIPTION
X	EX. FENCE	12/01/16	EX. FENCE

CURVE TABLE

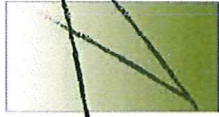
CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C3	240.00'	27.07'	86°40'34"	14.00'	27.95'	S 87°12'25" E

LINE TABLE

LINE	LENGTH	BEARING	LINE	LENGTH	BEARING
L1	10.00'	S 89°21'11" W	L17	23.89'	N 52°50'01" E
L2	38.15'	N 00°38'49" W	L18	40.81'	N 117°38' 5" E
L3	144.14'	S 89°22'22" W	L19	72.75'	S 89°21'11" W
L4	18.32'	S 45°54'52" W	L20	10.00'	N 00°38'49" W
L5	2.82'	S 00°38'49" E	L21	127.81'	N 89°21'11" E
L6	10.00'	S 89°21'11" W	L22	10.00'	S 00°38'49" E
L7	10.00'	N 00°38'49" W	L23	44.85'	S 89°21'11" W
L8	3.04'	N 89°21'11" E	L24	84.89'	S 117°38' 5" E
L9	10.40'	N 45°54'52" E	L25	4.67'	S 00°38'49" E
L10	133.43'	N 84°32'27" W	L26	12.55'	N 89°21'11" E
L11	33.55'	S 58°16'41" W	L27	10.00'	S 00°38'49" E
L12	14.84'	S 00°38'49" E	L28	12.55'	S 89°21'11" W
L13	10.00'	S 89°21'11" W	L29	84.34'	S 00°38'49" E
L14	20.48'	N 00°38'49" W	L30	11.35'	N 89°21'11" E
L15	42.57'	N 58°16'41" E	L31	8.42'	S 00°38'49" E
L16	96.50'	S 84°32'27" W	L32	22.53'	S 84°32'27" E
L17	16.85'	N 00°38'49" W	L33	12.84'	N 45°54'52" E
L18	14.84'	N 89°21'11" E	L34	3.00'	N 00°38'49" W
L19	84.89'	S 00°38'49" E	L35	12.80'	N 89°21'11" W
L20	39.87'	S 89°21'11" W	L36	6.80'	S 00°38'49" E
L21	34.92'	S 31°38'16" W	L37	10.78'	S 45°54'52" E
L22	8.08'	S 89°21'11" W	L38	10.83'	N 89°22'22" E
L23	10.00'	N 00°38'49" W	L39	7.05'	N 00°37'30" W
L24	5.00'	N 89°21'11" E	L40	10.81'	N 89°22'22" E
L25	34.82'	N 51°59'46" E	L41	10.00'	N 00°37'30" W
L26	47.37'	N 89°21'11" E	L42	4.97'	N 89°22'22" E
L27			L43	83.20'	S 00°37'30" E



ABBREVIATIONS:
 C of C - CALCULATED
 C of O - CENTER LINE RECORD
 C of P - COUNTY MAP RECORD
 C.M.R. - COUNTY MAP RECORD
 D - DISTINGUISHING
 F - FOUND
 M - MONUMENT
 O - OBSERVED
 P or P/A - PROPERTY LINE
 P.M.F. - RECORD
 R/W - RIGHT OF WAY
 V - VOLUME



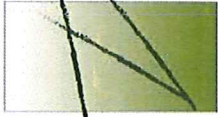
NEFF
& ASSOCIATES

Civil Engineers + Landscape Architects + Planners + Surveyors

Legal Description
Rockport Square Phase 3
Sublot 1
December 21, 2016
File No. 13808-LD023
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 1 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0313 Acre (1,364 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

Be the same more or less, but subject to all legal highways and easements of record.



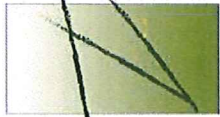
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Legal Description
Rockport Square Phase 3
Sublot 2
December 21, 2016
File No. 13808-LD024
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 2 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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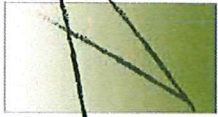
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Legal Description
Rockport Square Phase 3
Sublot 3
December 21, 2016
File No. 13808-LD025
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 3 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 4
December 21, 2016
File No. 13808-LD026
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 4 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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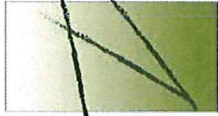
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Legal Description
Rockport Square Phase 3
Sublot 5
December 21, 2016
File No. 13808-LD027
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 5 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 6
December 21, 2016
File No. 13808-LD028
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 6 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0317 Acre (1,380 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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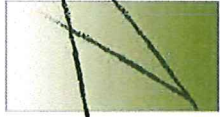
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Legal Description
Rockport Square Phase 3
Sublot 7
December 21, 2016
File No. 13808-LD029
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 7 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0317 Acre (1,380 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 8
December 21, 2016
File No. 13808-LD030
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 8 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 9
December 21, 2016
File No. 13808-LD031
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 9 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 10
December 21, 2016
File No. 13808-LD032
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 10 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0319 Acre (1,390 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 11
December 21, 2016
File No. 13808-LD033
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 11 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0333 Acre (1,450 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 12
December 21, 2016
File No. 13808-LD034
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 12 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0351 Acre (1,531 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 13
December 21, 2016
File No. 13808-LD035
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 13 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0311 Acre (1,354 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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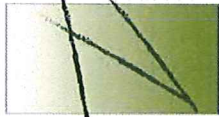
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Legal Description
Rockport Square Phase 3
Sublot 14
December 21, 2016
File No. 13808-LD036
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 14 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0309 Acre (1,346 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 15
December 21, 2016
File No. 13808-LD037
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 15 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0309 Acre (1,346 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 16
December 21, 2016
File No. 13808-LD038
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 16 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0311 Acre (1,355 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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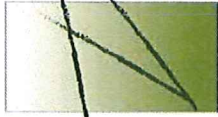
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Legal Description
Rockport Square Phase 3
Sublot 17
December 21, 2016
File No. 13808-LD039
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 17 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0310 Acre (1,350 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 18
December 21, 2016
File No. 13808-LD040
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 18 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0308 Acre (1,341 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

Be the same more or less, but subject to all legal highways and easements of record.



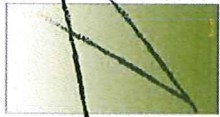
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Legal Description
Rockport Square Phase 3
Sublot 19
December 21, 2016
File No. 13808-LD041
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 19 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0308 Acre (1,341 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 20
December 21, 2016
File No. 13808-LD042
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 20 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0308 Acre (1,341 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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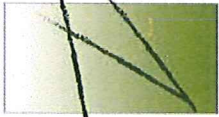
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Legal Description
Rockport Square Phase 3
Sublot 21
December 21, 2016
File No. 13808-LD043
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 21 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0308 Acre (1,341 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 22
December 21, 2016
File No. 13808-LD044
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 22 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0308 Acre (1,341 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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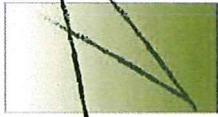
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Legal Description
Rockport Square Phase 3
Sublot 23
December 21, 2016
File No. 13808-LD045
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 23 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0310 Acre (1,350 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 24
December 21, 2016
File No. 13808-LD046
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 24 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,374 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 25
December 21, 2016
File No. 13808-LD047
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 25 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,374 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 26
December 21, 2016
File No. 13808-LD048
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 26 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,374 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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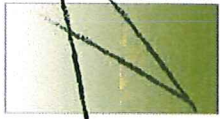
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Legal Description
Rockport Square Phase 3
Sublot 27
December 21, 2016
File No. 13808-LD049
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 27 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0313 Acre (1,365 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 28
December 21, 2016
File No. 13808-LD050
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 28 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0313 Acre (1,365 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 29
December 21, 2016
File No. 13808-LD051
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 29 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,374 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 30
December 21, 2016
File No. 13808-LD052
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 30 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 31
December 21, 2016
File No. 13808-LD053
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 31 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0313 Acre (1,364 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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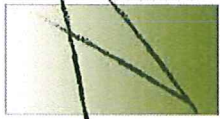
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Legal Description
Rockport Square Phase 3
Sublot 32
December 21, 2016
File No. 13808-LD054
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 32 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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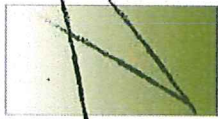
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Legal Description
Rockport Square Phase 3
Sublot 33
December 21, 2016
File No. 13808-LD055
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 33 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 34
December 21, 2016
File No. 13808-LD056
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 34 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0313 Acre (1,364 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Sublot 35
December 21, 2016
File No. 13808-LD057
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Sublot 35 in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.0315 Acre (1,372 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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Legal Description
Rockport Square Phase 3
Block "A"
December 21, 2016
File No. 13808-LD058
Page 1 of 1

Situated in the City of Lakewood, County of Cuyahoga and State of Ohio and known as being Block "A" in the Subdivision Plat of Rockport Square Phase 3 of part of Original Rockport Township Section No. 21 as shown by the recorded plat in Volume _____ of Maps, Page _____ of Cuyahoga County Records and containing 0.8968 Acre (39,064 Square Feet) of land as surveyed by Thomas J. Neff, Jr., Registered Surveyor No. 7065-Ohio of Neff and Associates, Dated November 11, 2016. Be the same more or less, but subject to all legal highways and easements of record.

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