



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

AGENDA
PLANNING COMMISSION
CITY OF LAKEWOOD
12650 DETROIT AVENUE
MARCH 6, 2025

PRE-REVIEW MEETING
5:30 P.M.
AUDITORIUM

REVIEW DOCKET ITEMS

REGULAR MEETING
6:00 P.M.
AUDITORIUM

1. ROLL CALL
2. APPROVE THE MINUTES OF THE THURSDAY, FEBRUARY 6, 2025 MEETING
3. OPENING REMARKS

NEW BUSINESS

CONDITIONAL USE

4. Docket No. 03-05-25
17415 Detroit Avenue
Garden Bar

Nate Bailey, Hara Architects, applicant requests the review and approval for a conditional use permit to operate seasonal outdoor dining for a new private outdoor bar, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in the C2, Commercial Retail district. (Page 4)

COMMUNICATION

5. Docket No. 03-06-25

**Communication from David Baas, Assistant Director of Planning and Development
Renewal of Conditional Use Permit for Outdoor Seasonal Dining**

The following businesses received approval for renewal of a Conditional Use permit for the year 2025 through the annual administrative review by the Department of Planning and Development:

1. 11801 Clifton Blvd., Dinerbar on Clifton.
2. 11822 Detroit Ave., The Ohio Inn.
3. 11904-08 Detroit Ave., Five O'Clock Lounge.
4. 12401 Detroit Ave., Peppers Italian Restaurant.
5. 14013 Detroit Ave., GetGo.
6. 14018 Detroit Ave., Winking Lizard (two front patios; SE and SW).
7. 14018 Detroit Ave., Lizardville.
8. 14115 Detroit Ave., Raising Cane's Chicken Fingers.
9. 14600 Detroit Ave., Forage Public House.
10. 14701 Detroit Ave., Sauced Tap Room & Kitchen.
11. 14900 Detroit Ave., Rozi's Wine House.
12. 15012 Detroit Ave., Dave's Hot Chicken.
13. 15027 Detroit Ave., Starbucks.
14. 15319 Detroit Ave., Ohio Tea House.
15. 15320 Detroit Ave., Tapster Cleveland.
16. 15322 Detroit Ave., Crumb & Spigot.
17. 15326 Detroit Ave., Voodoo Tuna.
18. 15400 Detroit Ave., Humble Wine Bar.
19. 15605-07 1/2 Detroit Ave., Merry Arts Pub + Grille.
20. 15613 Detroit Ave., Nature's Oasis.
21. 15625 Detroit Ave., Bar Italia.
22. 16512 Detroit Ave., Cozumel Mexican Restaurant.
23. 16719 Detroit Ave., Plank Road Tavern.
24. 16900-06 Detroit Ave., Lakewood Beer Garden + Food Truck Park.
25. 16934 Detroit Ave., Midtown Booths.
26. 17103 Detroit Ave., Game On Lakewood.
27. 17112 Detroit Ave., Cleveland Vegan.
28. 17917 Detroit Ave., Sacred Hour Spa.
29. 18206 Detroit Ave., Ave, Mercury Music Lounge.
30. 18260 Detroit Ave., Cilantro Taqueria.
31. 18401 Detroit Ave., Molto Bene Italian Restaurant.
32. 18405 Detroit Ave., India Garden Bar & Restaurant.
33. 18515 Detroit Ave., Georgetown Restaurant.
34. 18605 Detroit Ave., Harry Buffalo.
35. 18616-18622 Detroit Ave., Around the Corner.
36. 1384 Hird Ave., West 117 Development Phantasy, LLC/Fieldhouse.
37. 12700 Lake Ave., Pier W Restaurant.
38. 11922 Madison Ave., East End Bistro.
39. 11926 Madison Ave., The Flying Rib.
40. 12102 Madison Ave., Hola Taco.

41. 12112 Madison Ave., The Winchester.
42. 12906 Madison Ave., Barroco (rear patio and sidewalk dining).
43. 13333 Madison Ave., Hammer and Nails.
44. 13362 Madison Ave., Woodstock.
45. 13368 Madison Ave., The BottleHouse Brewery.
46. 13368 Madison Ave., Rising Star Coffee.
47. 13427-29 Madison Ave., Euro Gyro Restaurant.
48. 13603 Madison Ave., Hako Sushi aka AJI Noodle.
49. 13715 Madison Ave., Angelo's Pizza.
50. 13735 Madison Ave., Dang Good Foods.
51. 13749 Madison Ave., McGinty's Pub.
52. 14319 Madison Ave., Harlow's Pizza.
53. 14523 Madison Ave., Sarita Restaurant.
54. 14810 Madison Ave., The Red Rose Café.
55. 15023 Madison Ave., Pachamama.
56. 15314 and 15400 Madison Ave., Mars Bar.
57. 15315 Madison Ave., Buckeye Beer Engine.
58. 15526 Madison Ave., Goodkind Coffee.
59. 15527-33 Madison Ave., Barrio's Lakewood.
60. 15719 Madison Ave., The Blue Café.
61. 17014 Madison Ave., Mullen's on Madison.
62. 18120 Sloane Ave., Immigrant Son.
63. 1332 West 117th St., Dianna's Restaurant.
64. 1528 West 117th St., Dunkin' Donuts.

(Page 33)

COMMUNICATION

6. Docket No. 03-07-25

Communication from David Baas, Assistant Director of Planning and Development
Lot Split/Lot Consolidation Actions, ODOT

The City of Lakewood provides seven plats for review covering lot split/consolidation actions along the I-90 corridor between Hilliard and Alger roads required as part of the transfer of existing State of Ohio/ODOT parcels to the City of Lakewood for continued public use. (Page 36)

ADJOURN

"Individuals with disabilities, who require accommodations for participation in meetings, must request accommodations at least 3 business days ahead of the scheduled meeting. Contact [Michelle Nochta at \(216\) 529-5906 michelle.nochta@lakewoodoh.gov](mailto:michelle.nochta@lakewoodoh.gov)."



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Application Cover Page

Docket No.: 03-05-25

Permit No.: PC25-000006

Applicant Name: Nate Bailey, Hara Architects

Project Address: 17514 Detroit Ave.

Project Name: Garden Bar

Proposal: The review and approval for a conditional use permit to operate seasonal outdoor dining for a new private outdoor bar, pursuant to section 1129.13 – supplemental regulations for outdoor/ seasonal dining facility. The property is in the C2, Commercial Retail district.

Handwritten signature in blue ink, appearing to read "N. W. ...".

THE WARRIOR CLUB

(A private club in the St James building)

Members and Mission - The Warrior Club at St James Corporate Campus is a private club serving only its members and their guests. The Warrior Club's primary mission is to provide a sophisticated, secluded venue with personal services and spirits so that its members may have business and social gatherings in a welcoming, professional, and old-world atmosphere. The Warrior Club will serve alcohol but will not serve any prepared foods.

Location and Entrance - The Warrior Club occupies the front of the St James building facing Detroit Road on the first and second floor. The main entrance to the Warrior Club will be from the West side of the building and parking lot and will feature décor and memorabilia from the St James school. The doors facing Detroit Road will not be used for ingress or egress.

Operating Hours – The Warrior Club will operate primarily in the evenings 5 days per week. A typical schedule would be Tuesday-Saturday 5pm -1am. It does not have a liquor license for Sunday currently.

Multiple Service Areas – Inside The Warrior Club, members will enjoy different service areas including:

- the Warrior bar on the second floor, a full-service bar and lounge with multiple small seating areas for up to 40 members (see photo attached);
- the Warrior lobby on the first floor, a work and meeting space with multiple small seating areas for up to 20 members and an event bar that can serve a small gathering;
- the Warrior Library on the first floor, a private room with a conference table for up to 6 members (see photo attached).

Garden- Outside The Warrior Club, members will enjoy a beautiful, serene, garden with a full- service bar and multiple seating areas for up to 40 members. The garden bar will be seasonal and not open during cold or rainy weather. Its operating hours will be the same as the indoor areas.

Garden Access – Members will enter the garden from the St James building East door. The large solid gate on the South side of the garden facing Detroit will not be used for ingress and egress. The garden will also have ADA access from the Northeast corner of the garden.

Security- The garden will be enclosed on the East and South side with a 6ft fence which will be screened with beautiful trees and plantings. The fence will be locked when the garden is closed. The bar structure will also be fully enclosed and locked when the bar is not in use.

Sight Lines - The plantings around the entire perimeter of the fence will screen the garden and bar from view of Detroit Road and the church. The plantings on the South and East side of the garden will be tall and evergreen to provide year-round softening and beauty. In addition, The Warrior Club plans to restore and place the statue of St James on the church's property on the east side of the garden for their use and enjoyment.

Quiet Enjoyment – The garden lighting and sound will be subdued and mostly low to the ground to create a peaceful, beautiful aesthetic. This atmosphere also helps minimize light and sound so as not to disrupt the church or its regular service or operations.



GOD, COUNTRY & HOME

SLATE

INTERIORS STUDIO

Warrior Club View



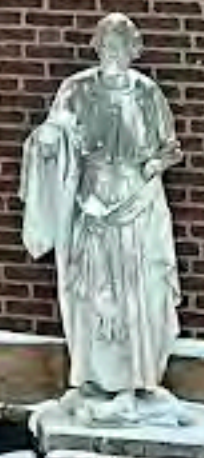


ST. JAMES HALL

1850

















NORWAY SPRUCE



HORNBEAM HEDGE



HICKS YEW HEDGE



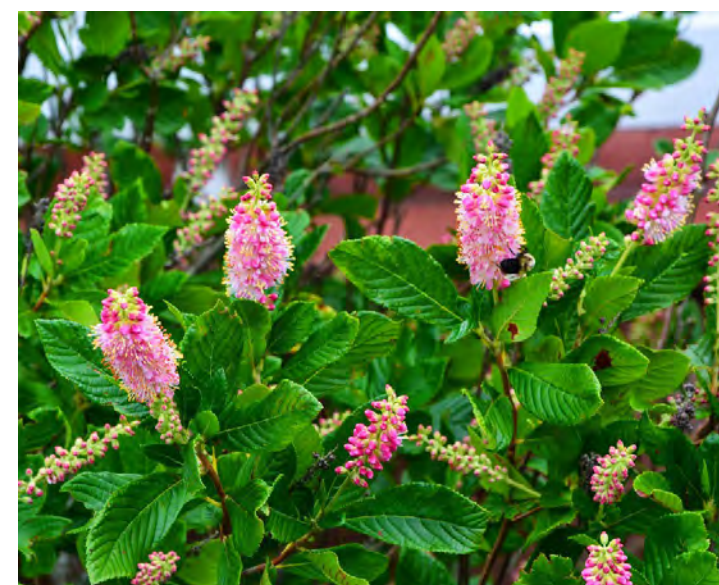
HYDRANGEA 'ENDLESS SUMMER'



'SENSATION' COMMON LILAC



PAGODA DOGWOOD



RUBY SPICE CLETHRA



SWEET WOODRUFF



TOURNESOL GREEN SCREEN



'DROPMORE SCARLET' HONEYSUCKLE



WINTERBERRY HOLLY



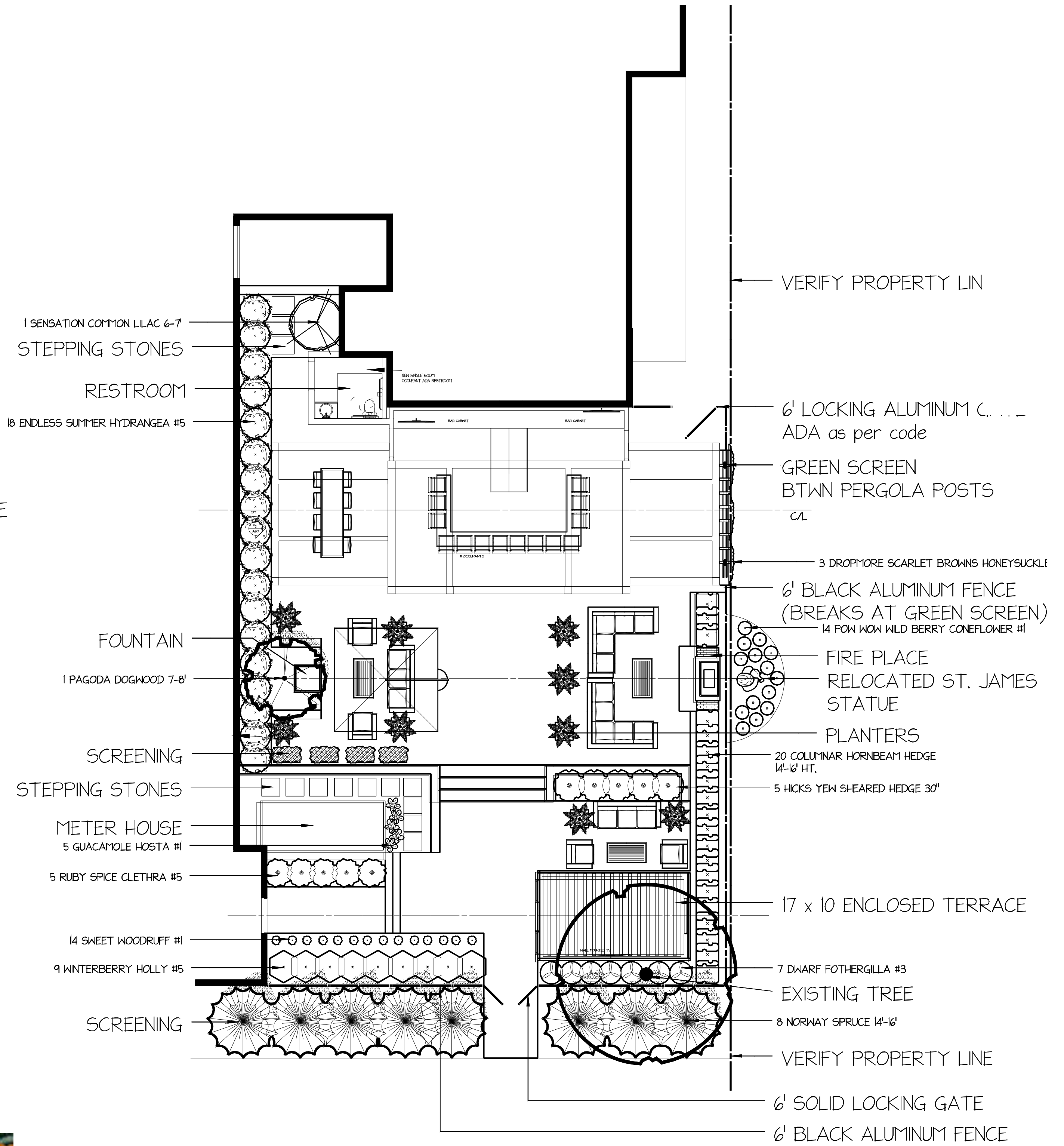
DWARF FOTHERGILLA



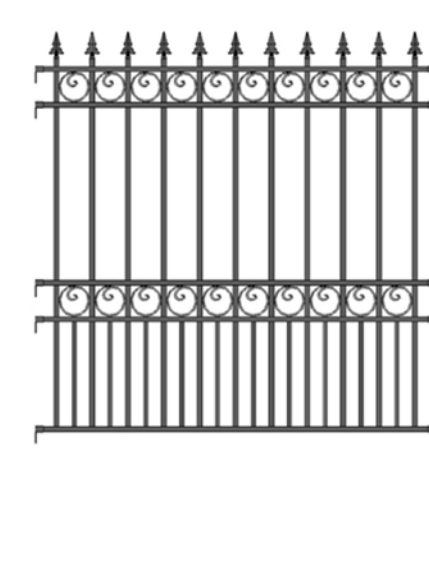
GUACAMOLE HOSTA



POW WOW WILD BERRY CONEFLOWER



OUTDOOR SOUND SYSTEM (LOCATIONS IN PLANTING BEDS TBD)



EXAMPLE OF ORNAMENTAL ALUMINUM FENCE

- EXPOSED CONCRETE**
LOCATION: ALL WALKING SURFACES FOR OUTDOOR BAR
FINISH: COLORED CONCRETE WITH SAWCUT PATTERN
- STAIR TREADS & RISERS**
FINISH: RECLAIMED GRANITE SLABS
- RETAINING WALLS**
FINISH: DRYLaid LIMESTONE OR SANDSTONE
- FIREPLACE**
FINISH: MASONRY FIREPLACE WITH BRICK VENEER
- FENCE**
FINISH: ORNAMENTAL ALUMINUM FENCE, 6'-0"

| ISSUE | ID | DATE |
|---------------------|----|------------|
| PLANNING COMMISSION | A | 02/21/2025 |



9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavenuedesigns.com

haraarchitects.com
PROJECT TEAM:
ARCHITECT
HARA ARCHITECTS



KICHLER UNDERCAP / STEP LIGHT



CHANDELIERS FOR PERGOLA (EXAMPLE)



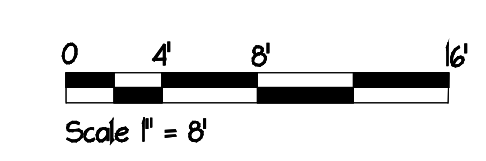
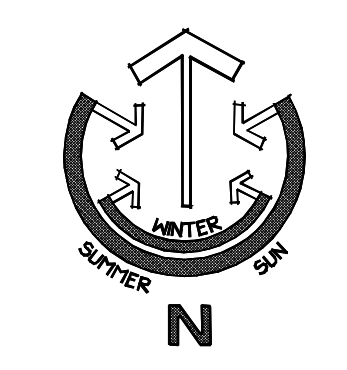
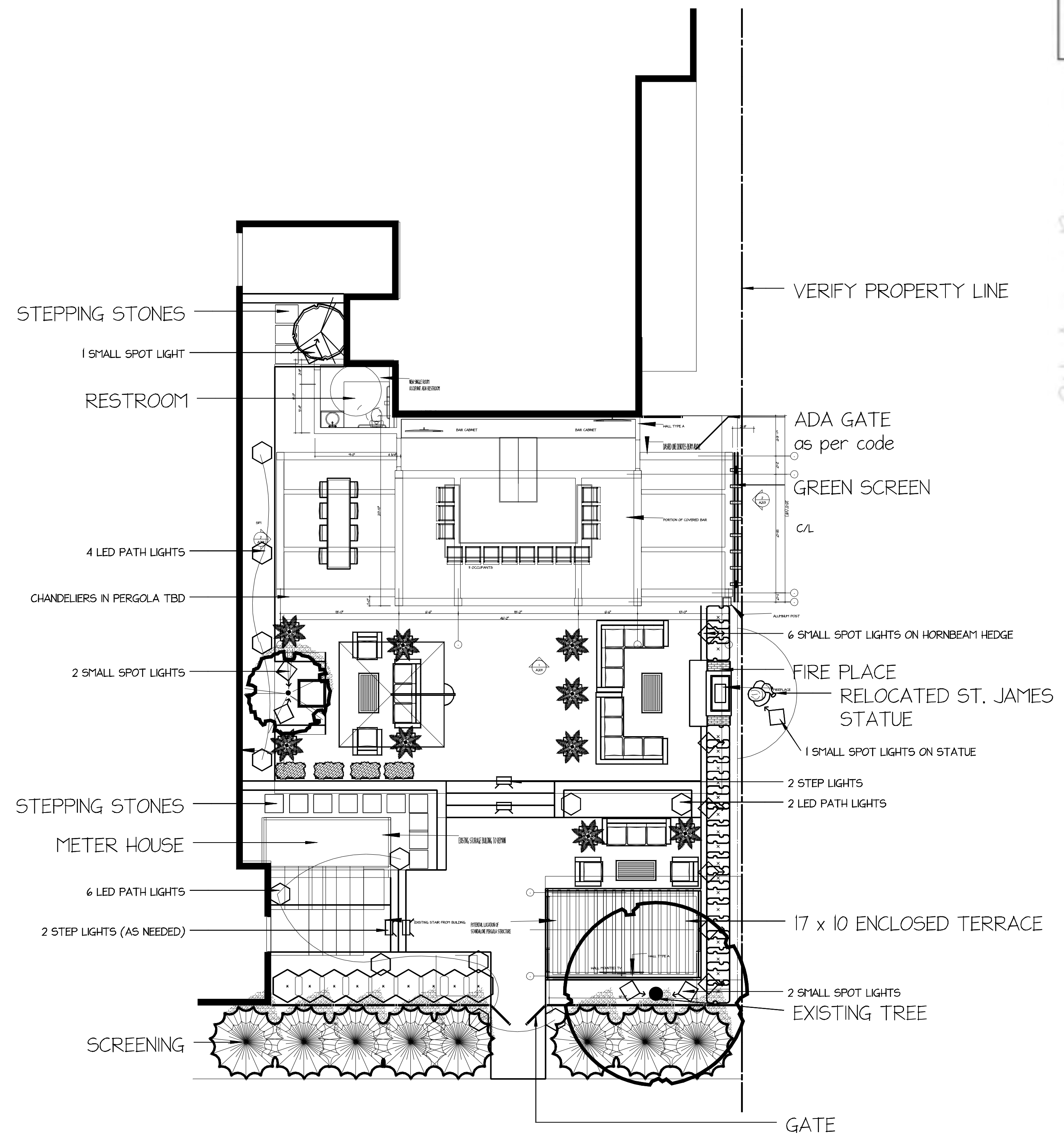
KICHLER VLO SMALL SPOT LIGHT



TOURNESOL GREEN SCREEN



ALLIANCE PL-250 LED PATH LIGHT



GARDEN BAR
17415 DETROIT AVENUE, LAKEWOOD, OHIO 44107

PROJECT #: 2503

| ISSUE | ID | DATE |
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| PLANNING COMMISSION | A | 02/21/2025 |
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LANDSCAPE LIGHTING PLAN

L101

© 2024 HARA ARCHITECTS LLC

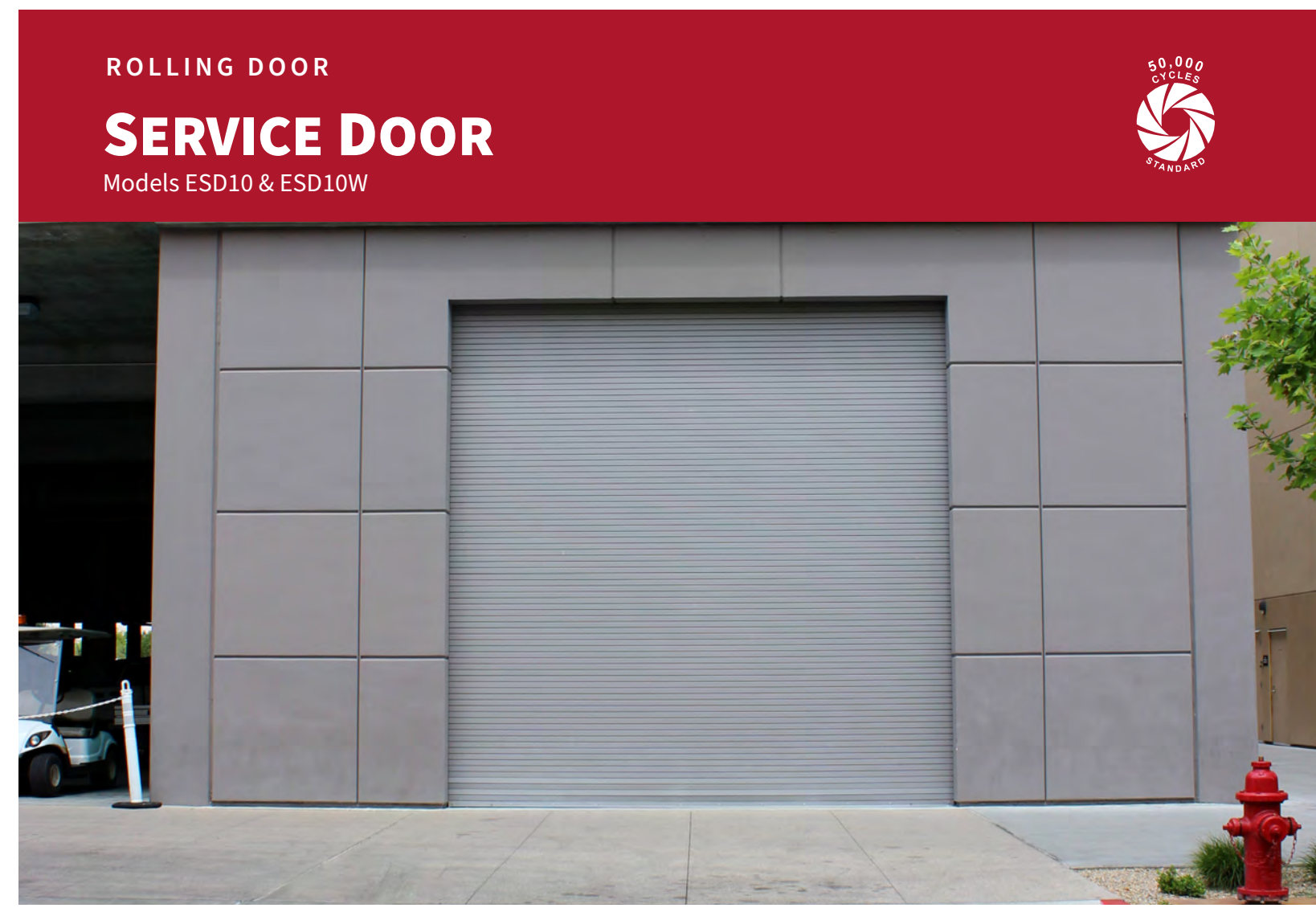
Photo: Kelly Kasper, 11.2023



DETAILED IMAGE OF FLAT PANEL, DISREGARD COLOR OF DOOR IN PHOTO.



DOOR WILL BE TAN, CHARCOAL, OR BROWN

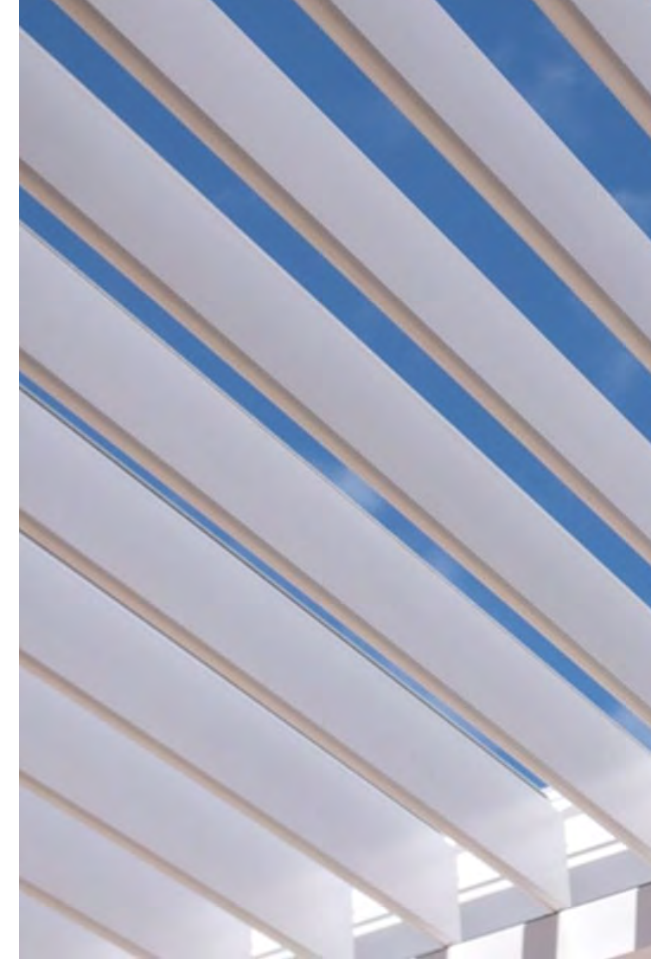
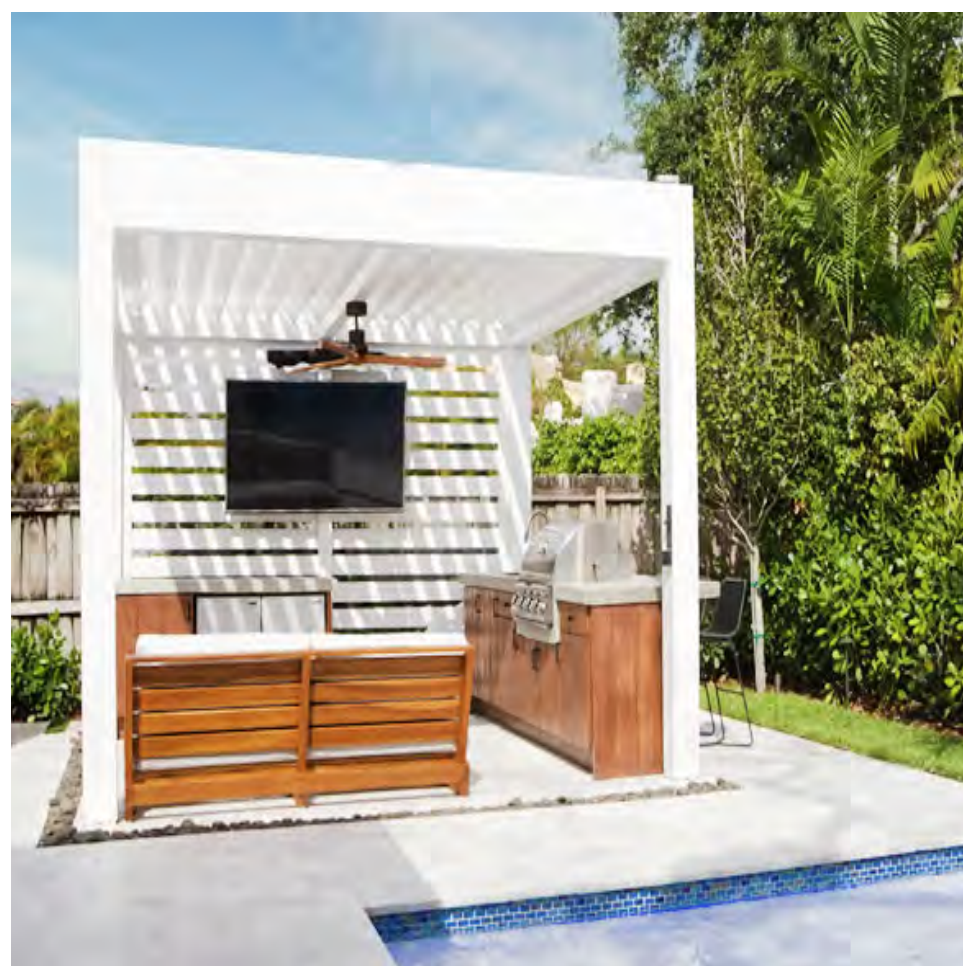


EXAMPLE OF FLAT PANEL SECTIONAL SERVICE DOOR USED TO SECURE THE COVERED BAR

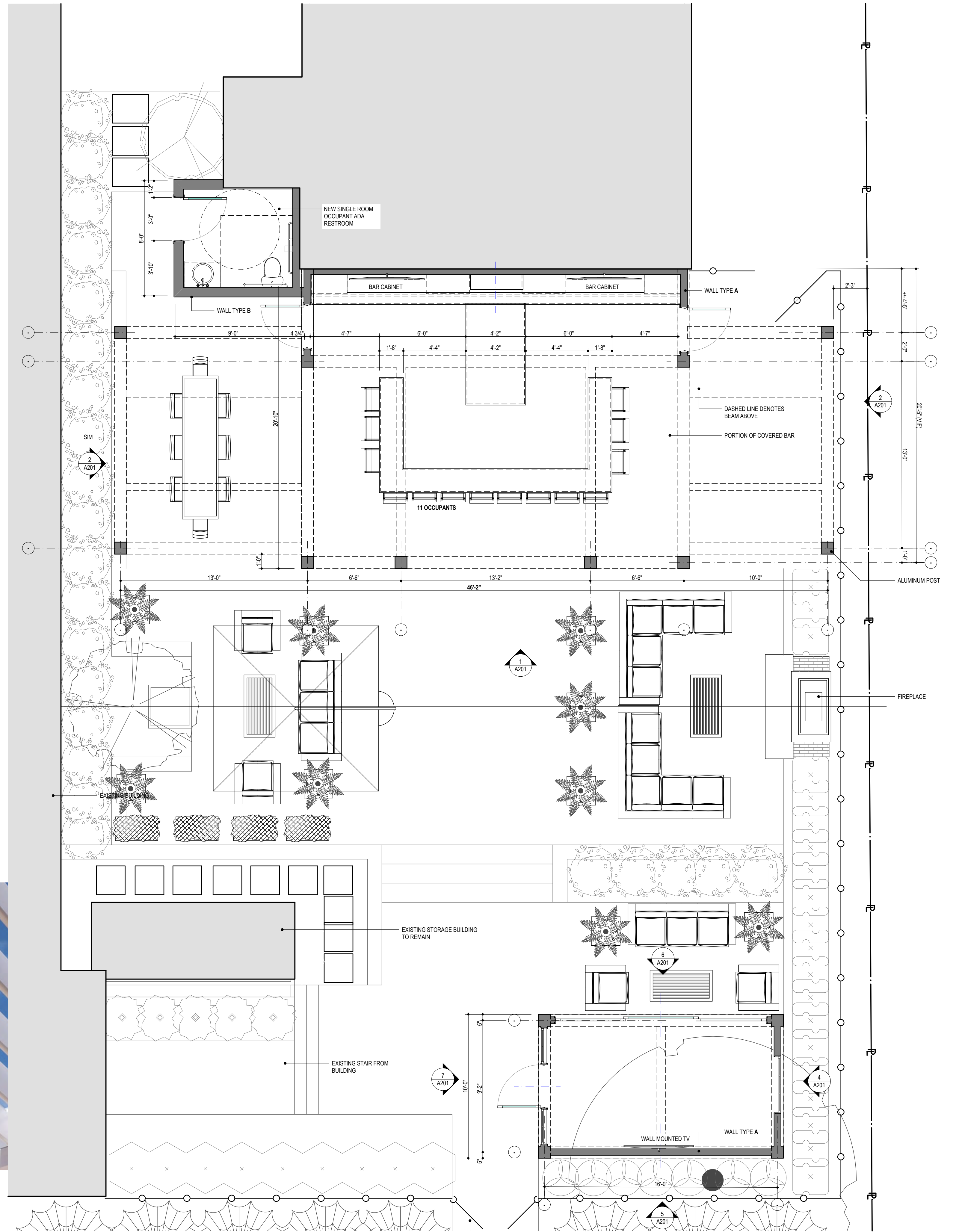
WALL TYPE A | NICHIBOARD, SMOOTH, PAINTED



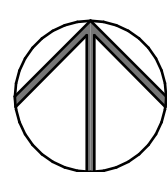
AZENCO ALUMINUM PERGOLA, BRONZE



ROLLING DOOR
SERVICE DOOR
 Models ESD10 & ESD10W



N



1 FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"

haraarchitects.com

PROJECT TEAM:

ARCHITECT
 HARA ARCHITECTS

GARDEN BAR
 17415 DETROIT AVENUE, LAKEWOOD, OHIO 44107

PROJECT #: 2503

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| PLANNING COMMISSION | A | 02/21/2025 |

FLOOR PLANS

A101

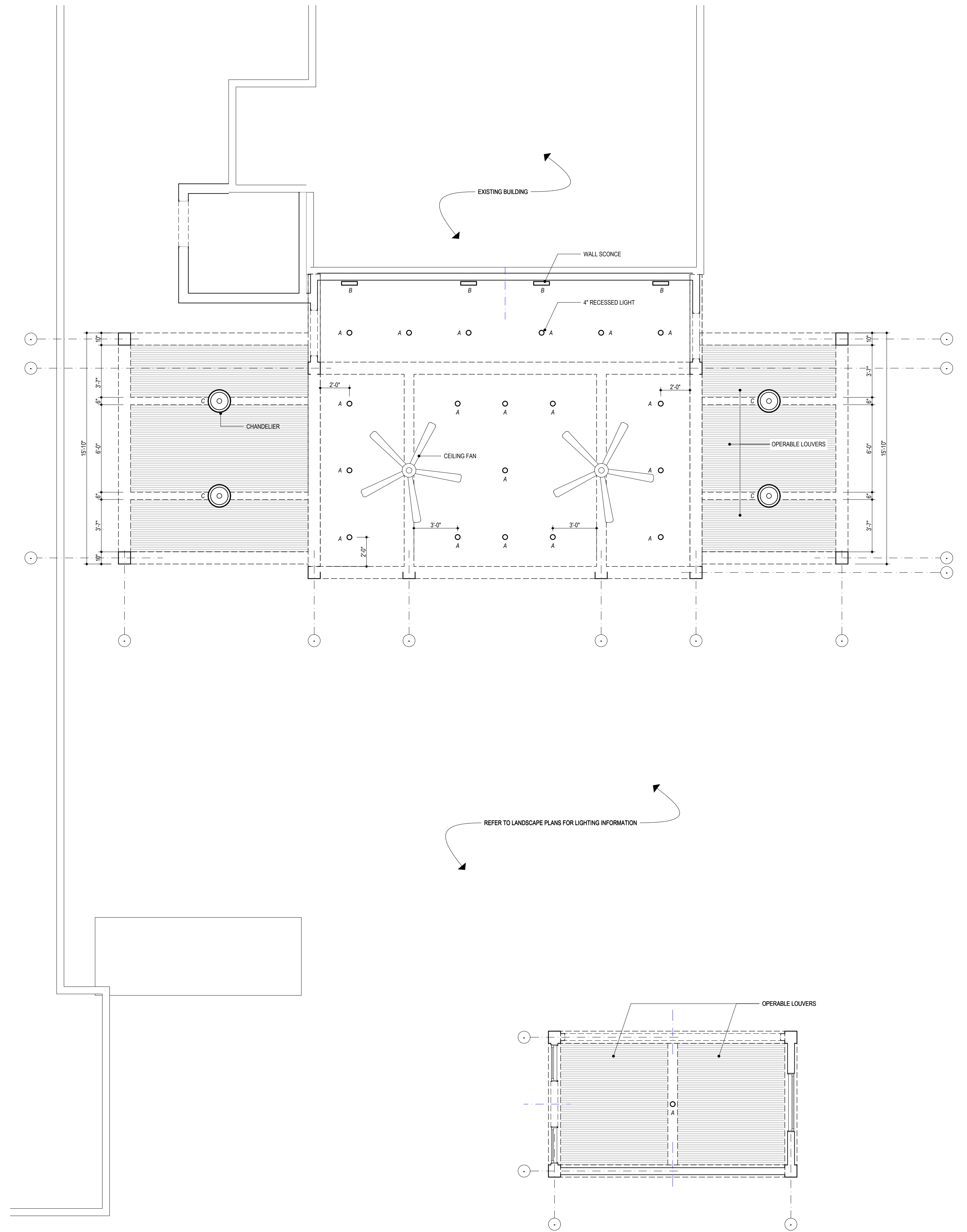
© 2024 HARA ARCHITECTS LLC



EXAMPLE OF CHANDELIER



EXAMPLE OF CEILING FAN IN COVERED BAR



1 FIRST FLOOR CEILING PLAN
SCALE: 1/4" = 1'-0"



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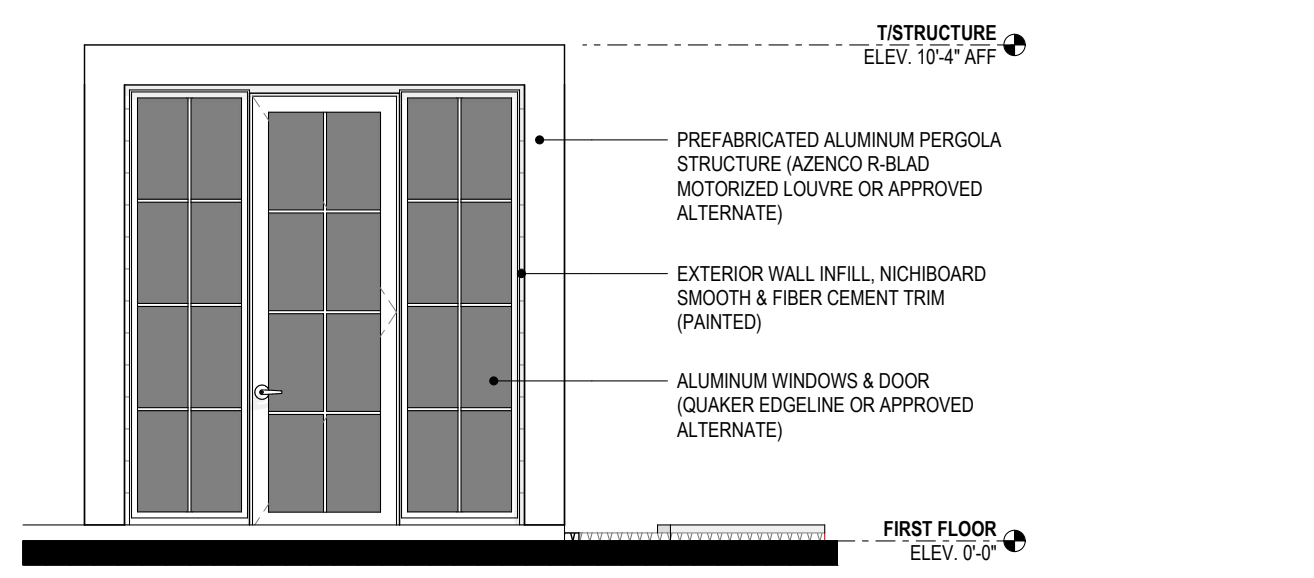


PERSPECTIVE RENDERINGS ILLUSTRATE DESIGN INTENT BUT DO NOT REPRESENT FULL SCOPE OF LANDSCAPE AND PLANTINGS. REFER TO LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.

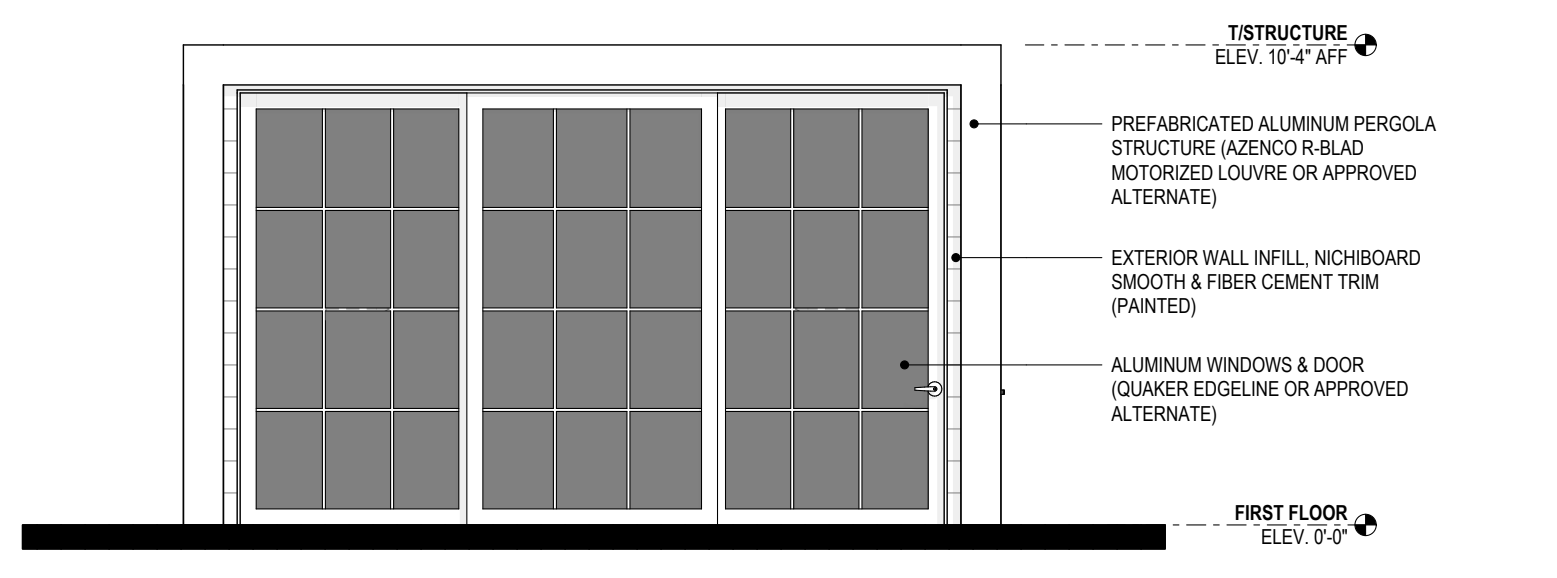


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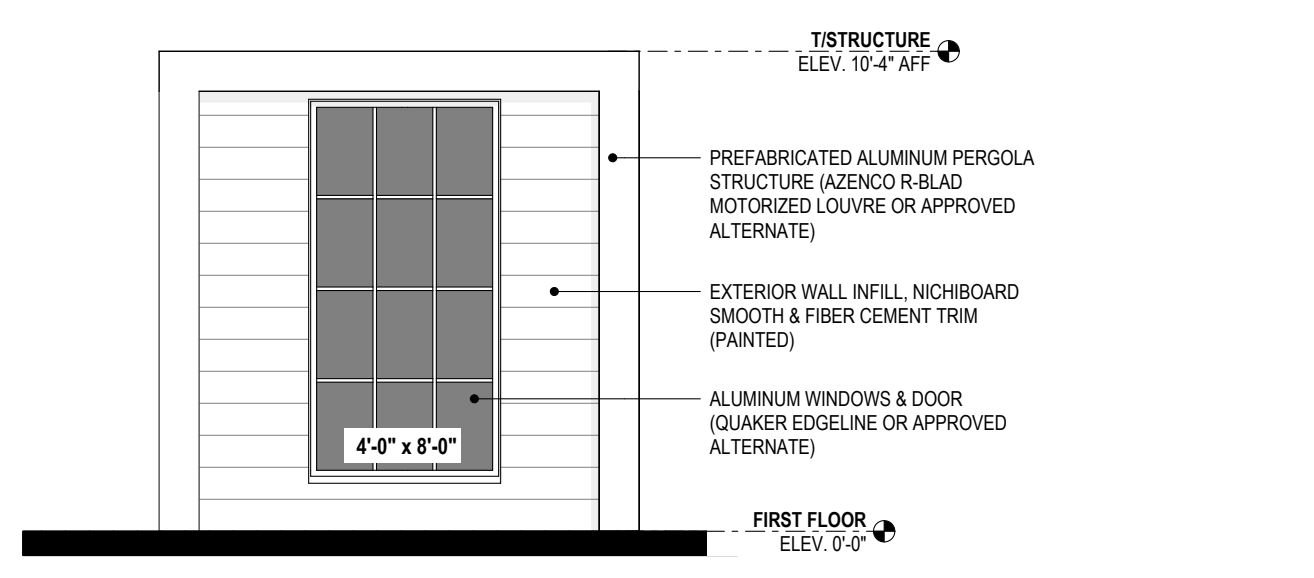
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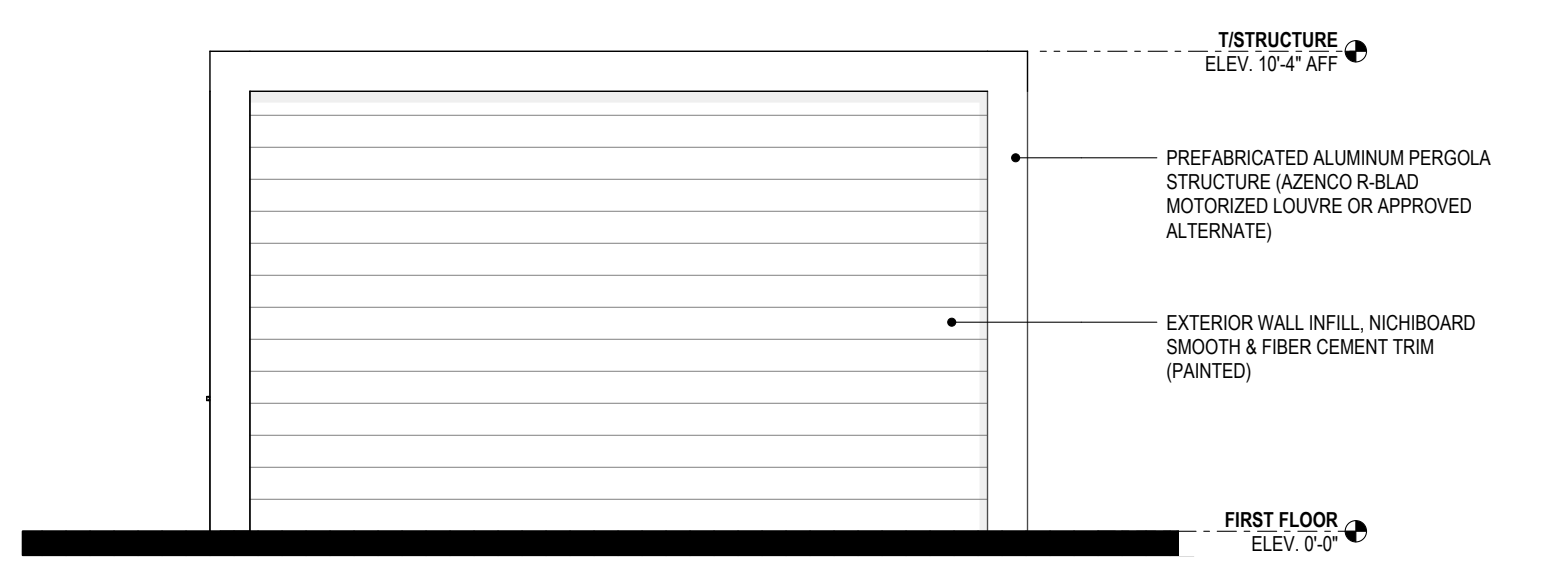
7 WEST ELEVATION (ENCLOSED TERRACE)
SCALE: 1/4" = 1'-0"



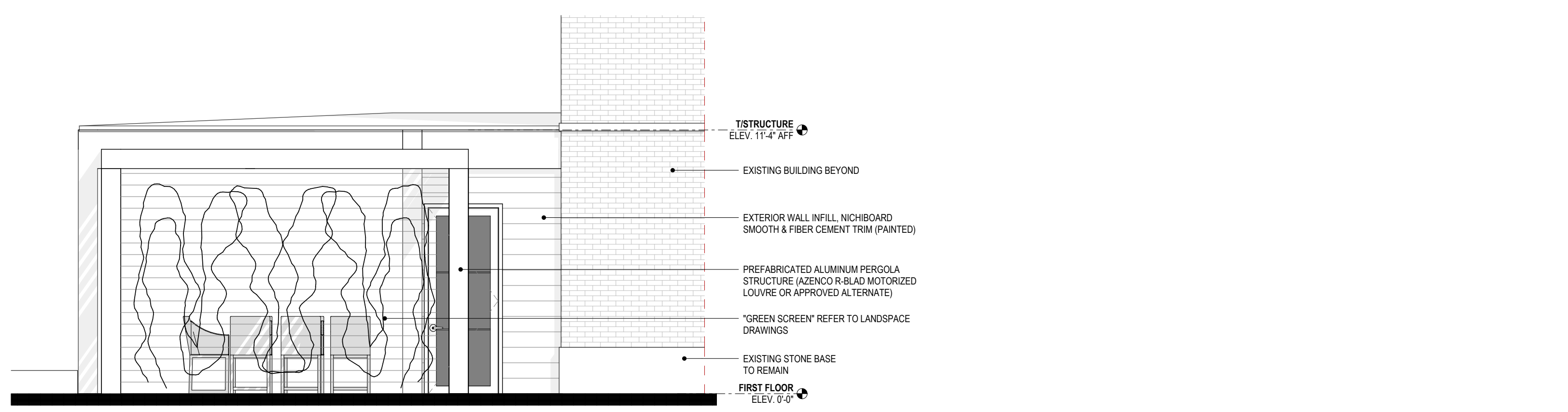
6 NORTH ELEVATION (ENCLOSED TERRACE)
SCALE: 1/4" = 1'-0"



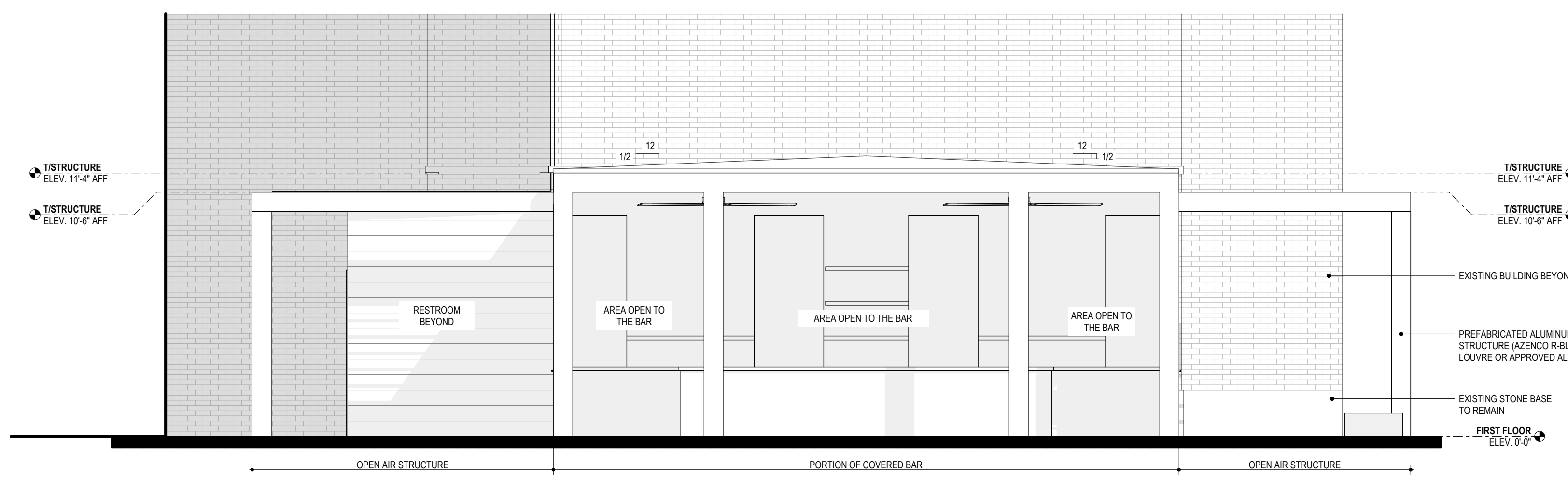
4 EAST ELEVATION (ENCLOSED TERRACE)
SCALE: 1/4" = 1'-0"



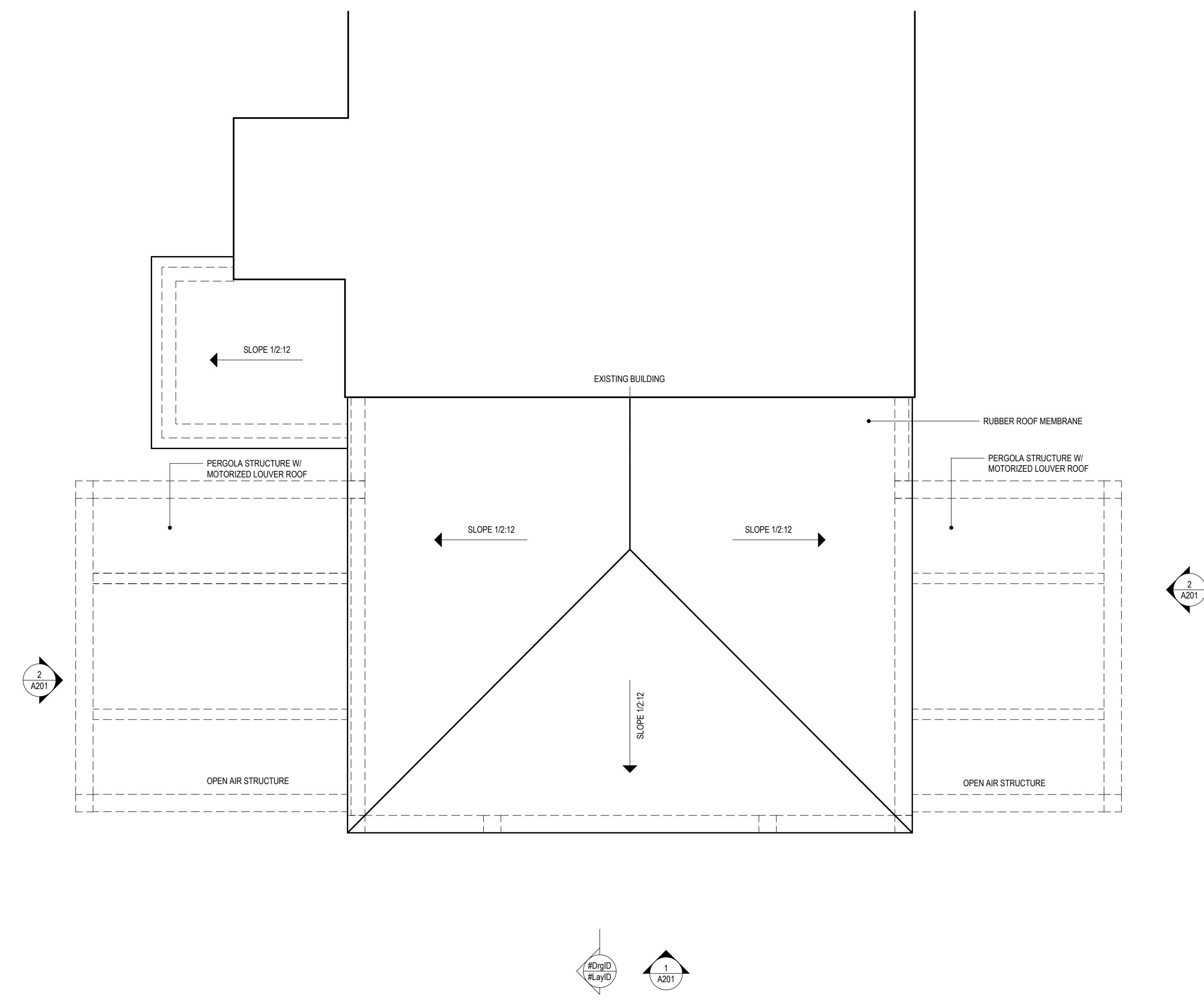
5 SOUTH ELEVATION (ENCLOSED TERRACE)
SCALE: 1/4" = 1'-0"



2 WEST ELEVATION
SCALE: 1/4" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



ROOF PLAN GENERAL NOTES

OVERHANG DIMENSIONS ARE NOTED FROM THE EXTERIOR FACE OF SHEATHING TO THE EXTERIOR FACE OF THE 1X FASCIA BOARD

ALL BEARING ELEVATIONS NOTED ARE FROM THE INSIDE FACE OF THE 2X FRAMING U.N.O.

OVERFRAMING AND CRICKETS TO BE CONSTRUCTED OF A MINIMUM 2 X 8 FRAMING.

ALL ROOF PENETRATIONS TO BE COORDINATED WITH ARCHITECT PRIOR TO INSTALLATION TO ENSURE AESTHETIC EXPECTATIONS ARE MAINTAINED.

FLASH AND TERMINATE ALL PROOF PENETRATIONS PER MANUFACTURERS RECOMMENDATIONS U.N.O.

PROVIDE A MINIMUM OF 72" ICE GUARD AT ALL EAVES. WRAP OVER FASCIA AND UP VALLEY 8"

3 ROOF PLAN
SCALE: 1/4" = 1'-0"

This drawing and the ideas it represents are the legal property of 9th Avenue Designs. It may not be used, duplicated or disclosed without written permission. All codes supersede this drawing and it is the responsibility of the installer to verify. This drawing may be subject to approval by homeowners associations or governmental bodies. Installation company is responsible for obtaining all permits necessary and for contacting Ohio Utilities Protection Services 800-362-2764. All measurements and grades are to be verified by installation company. 9th Avenue Designs is not responsible for errors. Installation company is to verify property lines, setbacks and easements; it is their responsibility to install all materials per manufacturer or professional standards. If deer are hungry enough they will eat almost any plant. If homeowner observes deer grazing or signs of deer it is the homeowner's responsibility to protect plantings. If 9th Avenue Designs is not used for the installation or supervising services, they will be held harmless and not responsible for errors and misinterpretations.



NORWAY SPRUCE



HORNBEAM HEDGE



HICKS YEW HEDGE



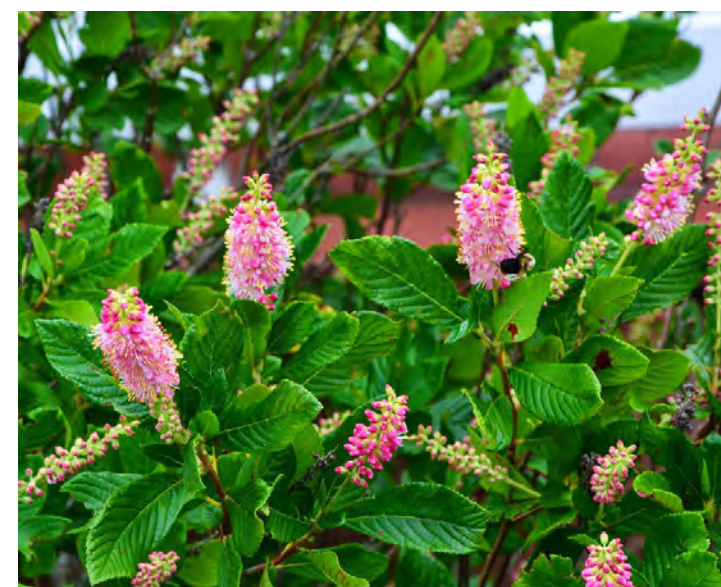
HYDRANGEA 'ENDLESS SUMMER'



'SENSATION' COMMON LILAC



PAGODA DOGWOOD



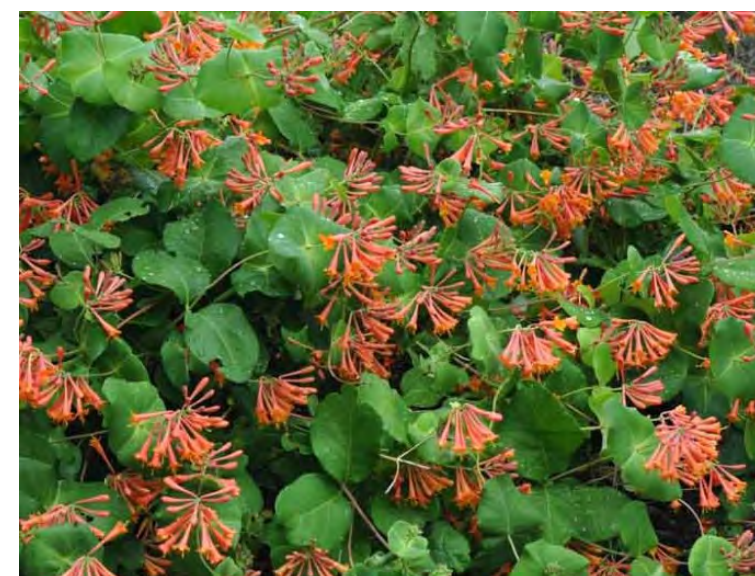
RUBY SPICE CLETHRA



SWEET WOODRUFF



TOURNESOL GREEN SCREEN



'DROPMORE SCARLET' HONEYSUCKLE



WINTERBERRY HOLLY



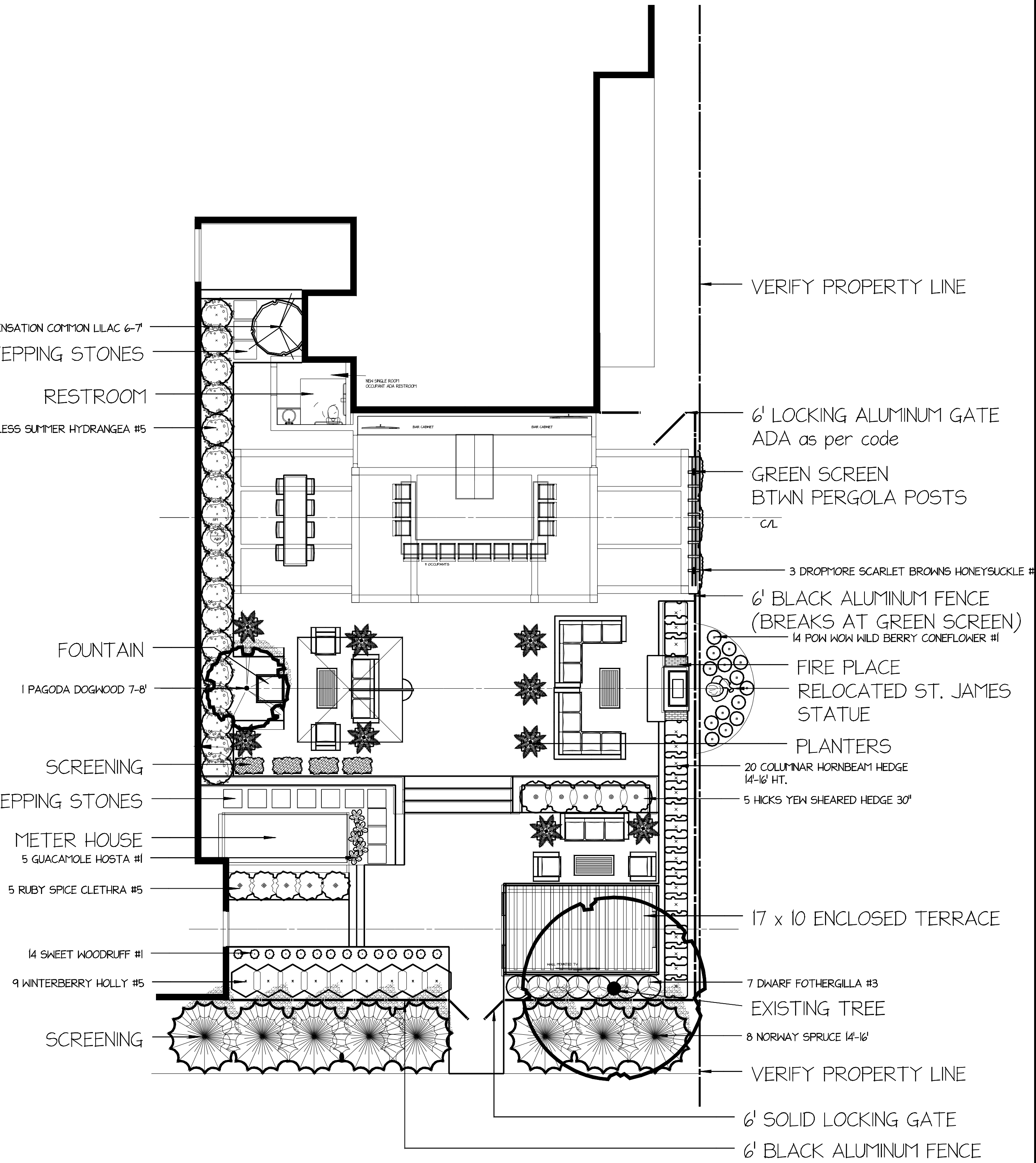
DWARF FOTHERGILLA



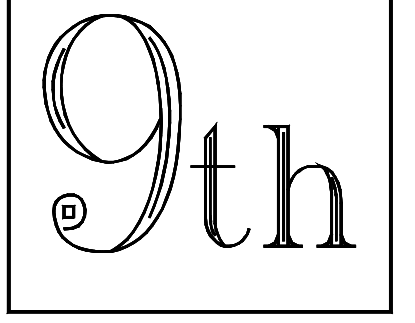
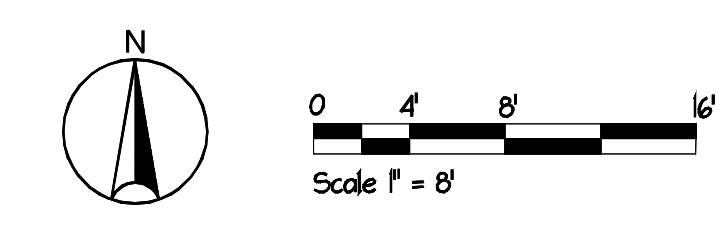
GUACAMOLE HOSTA



POW WOW WILD BERRY CONEFLOWER



OUTDOOR SOUND SYSTEM (LOCATIONS IN PLANTING BEDS TBD)



9th Avenue Designs
Landscape Architects
216-548-9971
www.9thavedesigns.com

Sheet Number :
Sheet Description :
Planting Plan
Date : February 19, 2025

Drawn By :
pb
Checked By :
Pat Beam

St. James - LBF Garden Bar
17514 Detroit Avenue
Lakewood, Ohio

Lighting for Garden Bar Courtyard



[Kichler Lighting – Adjustable Small Accent Light](#)



[Path Light](#)



Example of Retaining Walls

Furniture for St James Courtyard



[Butler Maxwell Leather 32" Bar Stool & Reviews | Perigold](#)



[SafaviehCouture Montford Outdoor 3 - Seat Teak Patio Sofa & Reviews | Perigold](#)



[Harmonia Living Avion 43" Wide Outdoor Curved Patio Sectional with Sunbrella Cushions & Reviews | Perigold](#)



[Safavieh Outdoor Rectangular Teak Coffee Table by Safavieh & Reviews | Perigold](#)



[Classic Home Outdoor Round Coffee Table | Perigold](#)



City of Lakewood
Planning Commission

(216) 529-6630
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Communication Cover Page

Docket No.: 03-06-25

Permit No.: PC25-000005

Project: Renewal of Conditional Use Permits for Outdoor Seasonal Dining



City of Lakewood Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

March 6, 2025

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket No. 03-06-2025
Communication from David Baas, Assistant Director of Planning and Development
Renewal of Conditional Use Permits for Outdoor Seasonal Dining**

Dear Members of the Planning Commission:

Conditional Use Permits for Outdoor/Seasonal Dining can be renewed annually through administrative review by the Department of Planning and Development. In lieu of public meetings, I have approved the renewal for the following businesses that applied and received your approval for the conditional use. The following businesses will have a conditional use permit for outdoor / seasonal dining in 2025:

1. 11801 Clifton Blvd., Dinerbar on Clifton.
2. 11822 Detroit Ave., The Ohio Inn.
3. 11904-08 Detroit Ave., Five O'Clock Lounge.
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61. 17014 Madison Ave., Mullen's on Madison.
62. 18120 Sloane Ave., Immigrant Son.
63. 1332 West 117th St., Dianna's Restaurant.
64. 1528 West 117th St., Dunkin' Donuts.

Sincerely,

A handwritten signature in black ink, appearing to be 'DB' with a stylized flourish extending to the right.

David Baas, Assistant Director
Planning and Development



City of Lakewood
Planning Commission

(216) 529-6630
planning@lakewoodoh.gov

Communication Cover Page

Docket No.: 03-07-25

Permit No.: PC25-000007

Project: Lot Split/Lot Consolidation Actions, ODOT



**City of Lakewood
Planning Commission**

(216) 529-6630
planning@lakewoodoh.gov

March 6, 2025

Planning Commission
Lakewood City Hall
12650 Detroit Avenue
Lakewood, Ohio 44107

**Re: Docket No. 03-07-2025
Communication from David Baas, Assistant Director of Planning and Development
Lot Split/Lot Consolidation Actions, ODOT**

Dear Members of the Planning Commission:

The City of Lakewood provides seven plats for review covering lot split/consolidation actions along the I-90 corridor between Hilliard and Alger roads required as part of the transfer of existing State of Ohio/ODOT parcels to the City of Lakewood for continued public use.

Sincerely,

David Baas, Assistant Director
Planning and Development

BOUNDARY SURVEY, LOT SPLIT, AND CONSOLIDATION, RELOCATION OF LIMITED ACCESS DELINEATION LINE SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY BEING PARTS OF LOTS 39-41, 66, 67, 84, 101 AND 102 OF THE COMMONWEALTH REALTY & BLDG. CO. INDIANOLA PARK P.B. VOL. 57, PG. 343, AS WELL AS PARTS OF LOTS 5, 6, AND 24-26 OF THE CORRIGAN REALTY COMPANY SUBDIVISION NO. 4, CONVEYED TO THE STATE OF OHIO BY INSTRUMENT VOL. 11839, PG. 7-8, VOL. 11839, PG. 263-264, VOL. 11831, PG. 67-68, VOL. 11832, PG. 131-132, VOL. 11669, PG. 309-310, VOL. 11834, PG. 481-482, VOL. 11823, PG. 113-114, VOL. 11837, PG. 81-82, VOL. 11829, PG. 411-412 RECORDED IN CUYAHOGA COUNTY DEED RECORDS

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

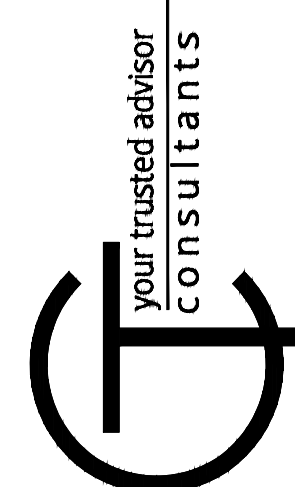
PAMELA BORATYN, DIRECTOR

THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 2024

NOTARY PUBLIC

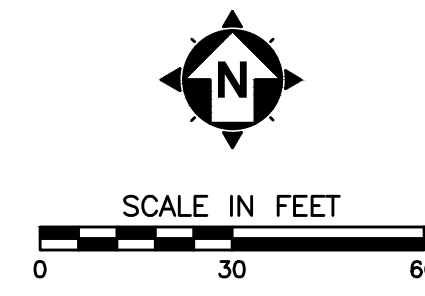
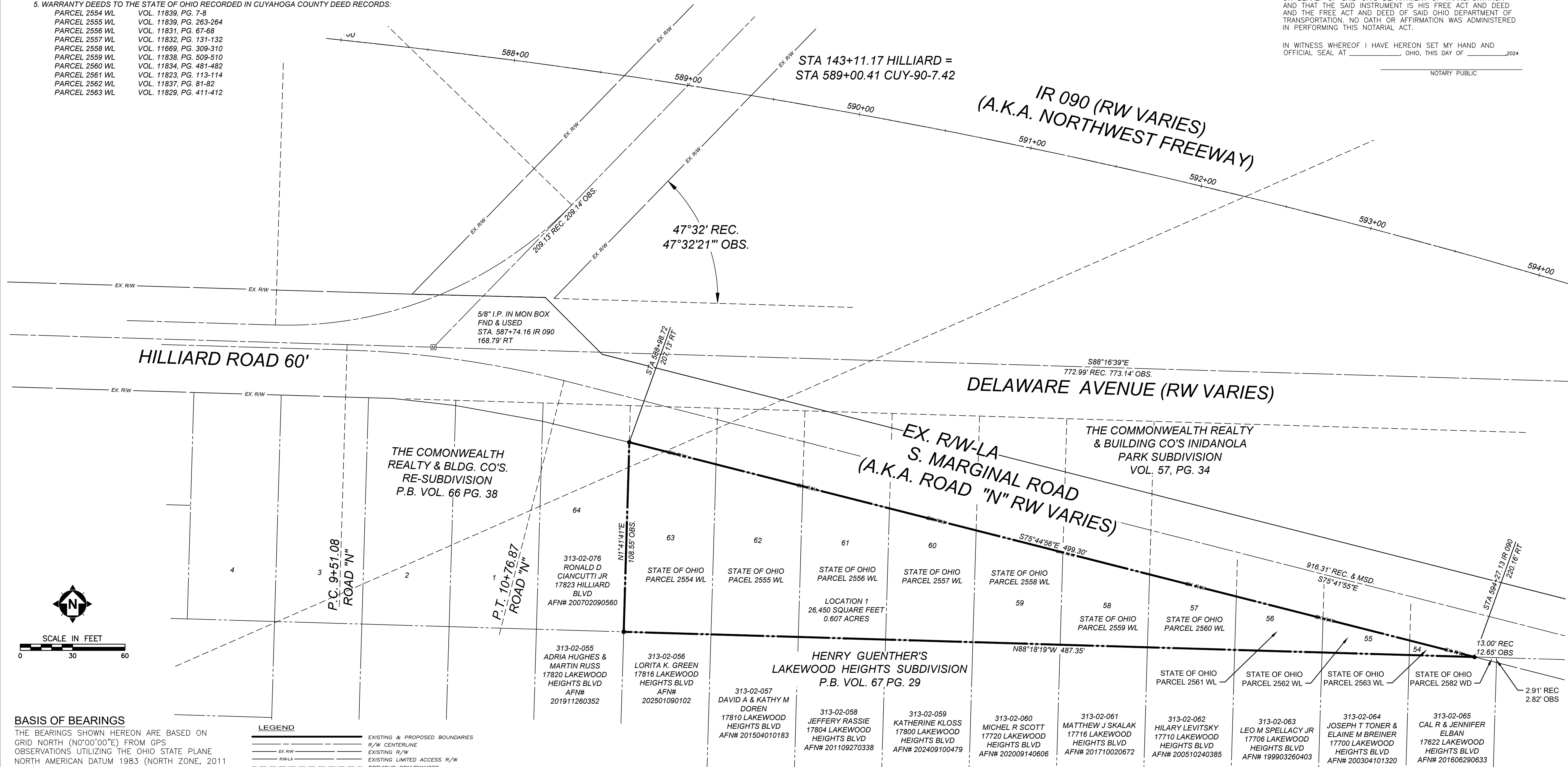
engineers
architects
planners



PERTINENT DOCUMENTS

1. THE COMMONWEALTH REALTY & BLDG. CO'S, INDIANOLA PARK, VOL. 57, PG. 343.
2. THE COMMONWEALTH REALTY & BLDG. CO'S, RE-SUBDIVISION, VOL. 66, PG. 38
3. CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
4. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
5. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:

| | |
|----------------|-------------------------|
| PARCEL 2554 WL | VOL. 11839, PG. 7-8 |
| PARCEL 2555 WL | VOL. 11839, PG. 263-264 |
| PARCEL 2556 WL | VOL. 11831, PG. 67-68 |
| PARCEL 2557 WL | VOL. 11832, PG. 131-132 |
| PARCEL 2558 WL | VOL. 11669, PG. 309-310 |
| PARCEL 2559 WL | VOL. 11838, PG. 509-510 |
| PARCEL 2560 WL | VOL. 11834, PG. 481-482 |
| PARCEL 2561 WL | VOL. 11823, PG. 113-114 |
| PARCEL 2562 WL | VOL. 11837, PG. 81-82 |
| PARCEL 2563 WL | VOL. 11829, PG. 411-412 |



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

LEGEND

| | |
|--|--------------------------------|
| | EXISTING & PROPOSED BOUNDARIES |
| | R/W CENTERLINE |
| | EXISTING R/W |
| | EXISTING LIMITED ACCESS R/W |
| | PREVIOUS CONVEYANCES |
| | PROPERTY LINE |
| | FENCE LINE |
| | SECTION/LOT LINE |
| | TOWNSHIP LINE |
| | IRON PIN SET |
| | IRON PIN FOUND, AS NOTED |
| | IRON PIPE FOUND |
| | MONUMENT BOX, FOUND |

NOTES ON THE SURVEY:
1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
INTENT:
THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2554 WL, 2555 WL, 2556 WL, 2557 WL, 2558 WL, 2559 WL, 2560 WL, 2561 WL, 2562 WL, 2563 WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
DATE _____ THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674

| ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|-------------|-------------|----------|--------------|-----------|-------------|
| | 6/11/24 | AS SHOWN | | RAS | TMM |

| NO | REVISION | DATE |
|----|----------------------------------|----------|
| 1 | ADDRESSED ODOT COMMENTS 11/29/24 | 01/03/25 |

PLAT OF SURVEY FOR THE CITY OF LAKEWOOD CUYAHOGA COUNTY, OHIO

LOT SPLIT AND CONSOLIDATION

| | |
|--------------|---|
| PROJECT NO. | 241325 |
| ODOT PROJECT | CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335) |
| SHEET NAME | PLAT |
| SHEET | 1 |
| OF | 1 |

BOUNDARY SURVEY, LOT SPLIT, AND CONSOLIDATION, RELOCATION OF LIMITED ACCESS DELINEATION LINE SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY BEING PARTS OF LOTS 39-41, 66, 67, 84, 101 AND 102 OF THE COMMONWEALTH REALTY & BLDG. CO. INDIANOLA PARK P.B. VOL. 57, PG. 343, AS WELL AS PARTS OF LOTS 5, 6, AND 24-26 OF THE CORRIGAN REALTY COMPANY SUBDIVISION NO. 4, CONVEYED TO THE STATE OF OHIO BY INSTRUMENT VOL. 11830, PG. 395-396, VOL. 11832, PG. 743-744, VOL. 11838, PG. 99-100, VOL. 11691, PG. 199-200, VOL. 11809, PG. 475-476, VOL. 11841, PG. 203-204, VOL. 11843, PG. 417-418, VOL. 11845, PG. 661-662, VOL. 11845, PG. 153-154, VOL. 11830, PG. 875-876, VOL. 11848, PG. 109-110, VOL. 11845, PG. 153-154 RECORDED IN CUYAHOGA COUNTY DEED RECORDS

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

PAMELA BORATYN, DIRECTOR

PERTINENT DOCUMENTS

1. THE COMMONWEALTH REALTY & BLDG. CO.'S, INDIANOLA PARK, VOL. 57 PG. 343.
2. THE CORRIGAN REALTY COMPANY SUBDIVISION NO. 4, P.B. VOL. 75 PG. 12 CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
4. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
5. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:

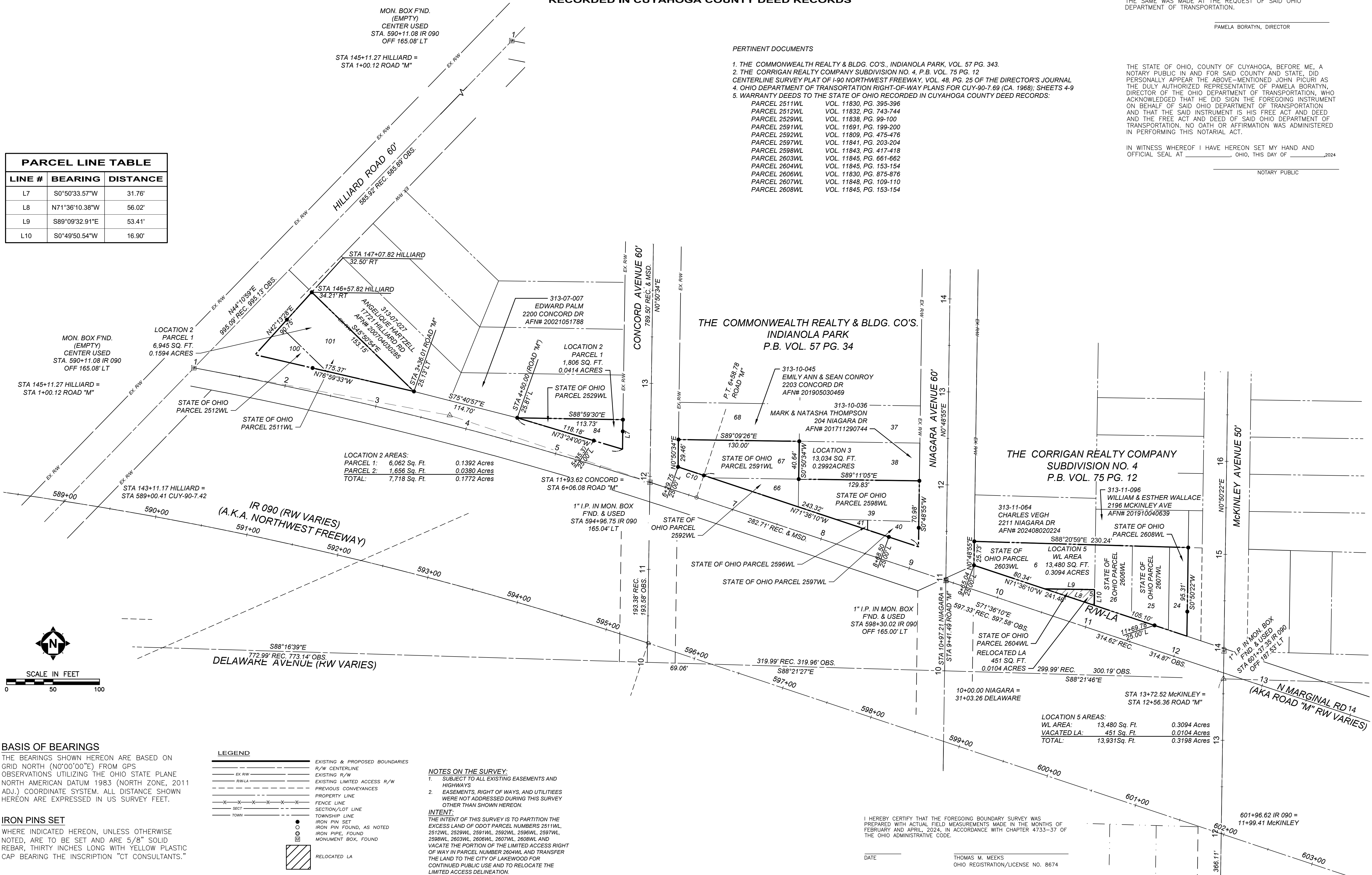
| | |
|---------------|-------------------------|
| PARCEL 2511WL | VOL. 11830, PG. 395-396 |
| PARCEL 2512WL | VOL. 11832, PG. 743-744 |
| PARCEL 2529WL | VOL. 11838, PG. 99-100 |
| PARCEL 2591WL | VOL. 11691, PG. 199-200 |
| PARCEL 2592WL | VOL. 11809, PG. 475-476 |
| PARCEL 2597WL | VOL. 11841, PG. 203-204 |
| PARCEL 2598WL | VOL. 11843, PG. 417-418 |
| PARCEL 2603WL | VOL. 11845, PG. 661-662 |
| PARCEL 2604WL | VOL. 11845, PG. 153-154 |
| PARCEL 2606WL | VOL. 11830, PG. 875-876 |
| PARCEL 2607WL | VOL. 11848, PG. 109-110 |
| PARCEL 2608WL | VOL. 11845, PG. 153-154 |

THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION. NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 2024.

NOTARY PUBLIC

| PARCEL LINE TABLE | | |
|-------------------|----------------|----------|
| LINE # | BEARING | DISTANCE |
| L7 | S0°50'33.57"W | 31.76' |
| L8 | N71°36'10.38"W | 56.02' |
| L9 | S89°09'32.91"E | 53.41' |
| L10 | S0°49'50.54"W | 16.90' |

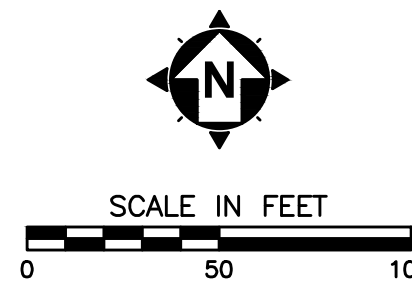


LOCATION 2 AREAS:

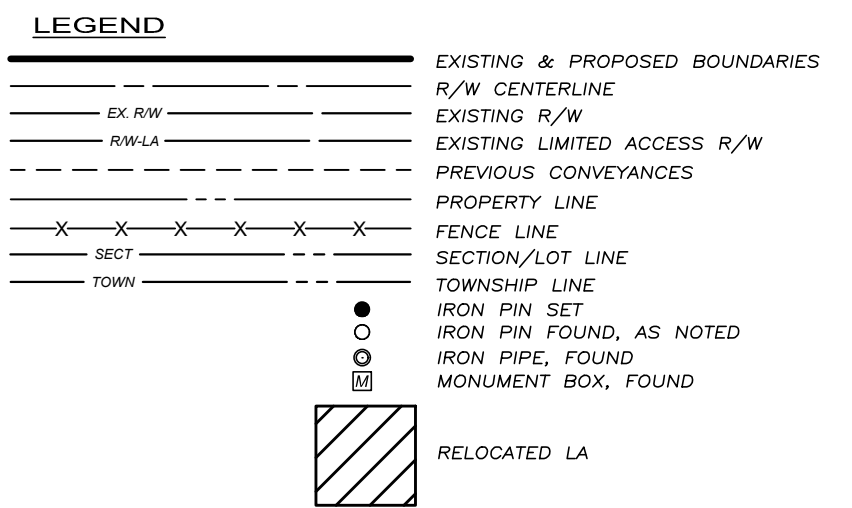
| | | |
|-----------|---------------|--------------|
| PARCEL 1: | 6,062 Sq. Ft. | 0.1392 Acres |
| PARCEL 2: | 1,656 Sq. Ft. | 0.0380 Acres |
| TOTAL: | 7,718 Sq. Ft. | 0.1772 Acres |

LOCATION 5 AREAS:

| | | |
|-------------|----------------|--------------|
| WL AREA: | 13,480 Sq. Ft. | 0.3094 Acres |
| VACATED LA: | 451 Sq. Ft. | 0.0104 Acres |
| TOTAL: | 13,931 Sq. Ft. | 0.3198 Acres |



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.



NOTES ON THE SURVEY:

1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
2. EASEMENTS, RIGHT OF WAYS AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.

INTENT:
THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2511WL, 2512WL, 2529WL, 2591WL, 2592WL, 2596WL, 2597WL, 2598WL, 2603WL, 2606WL, 2607WL, 2608WL AND VACATE THE PORTION OF THE LIMITED ACCESS RIGHT OF WAY IN PARCEL NUMBER 2604WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DATE _____ THOMAS M. MEESKS
OHIO REGISTRATION/LICENSE NO. 8674

your trusted advisor
consultants

engineers
architects
planners

| DATE | REVISION | NO | ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|----------|---|--|--|---|--------------|-------------------|-------------|
| 01/03/25 <td></td> <td>1 <td>ADDRESSED ODOT COMMENTS 11/26/24 <td>6/11/24 <td>AS SHOWN <td></td> <td>RAS <td>TMM </td></td></td></td></td></td> | | 1 <td>ADDRESSED ODOT COMMENTS 11/26/24 <td>6/11/24 <td>AS SHOWN <td></td> <td>RAS <td>TMM </td></td></td></td></td> | ADDRESSED ODOT COMMENTS 11/26/24 <td>6/11/24 <td>AS SHOWN <td></td> <td>RAS <td>TMM </td></td></td></td> | 6/11/24 <td>AS SHOWN <td></td> <td>RAS <td>TMM </td></td></td> | AS SHOWN <td></td> <td>RAS <td>TMM </td></td> | | RAS <td>TMM </td> | TMM |

PLAT OF SURVEY
FOR THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO

LOT SPLIT AND CONSOLIDATION

PROJECT NO. **241325**

ODOT PROJECT
CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335)

SHEET NAME
PLAT

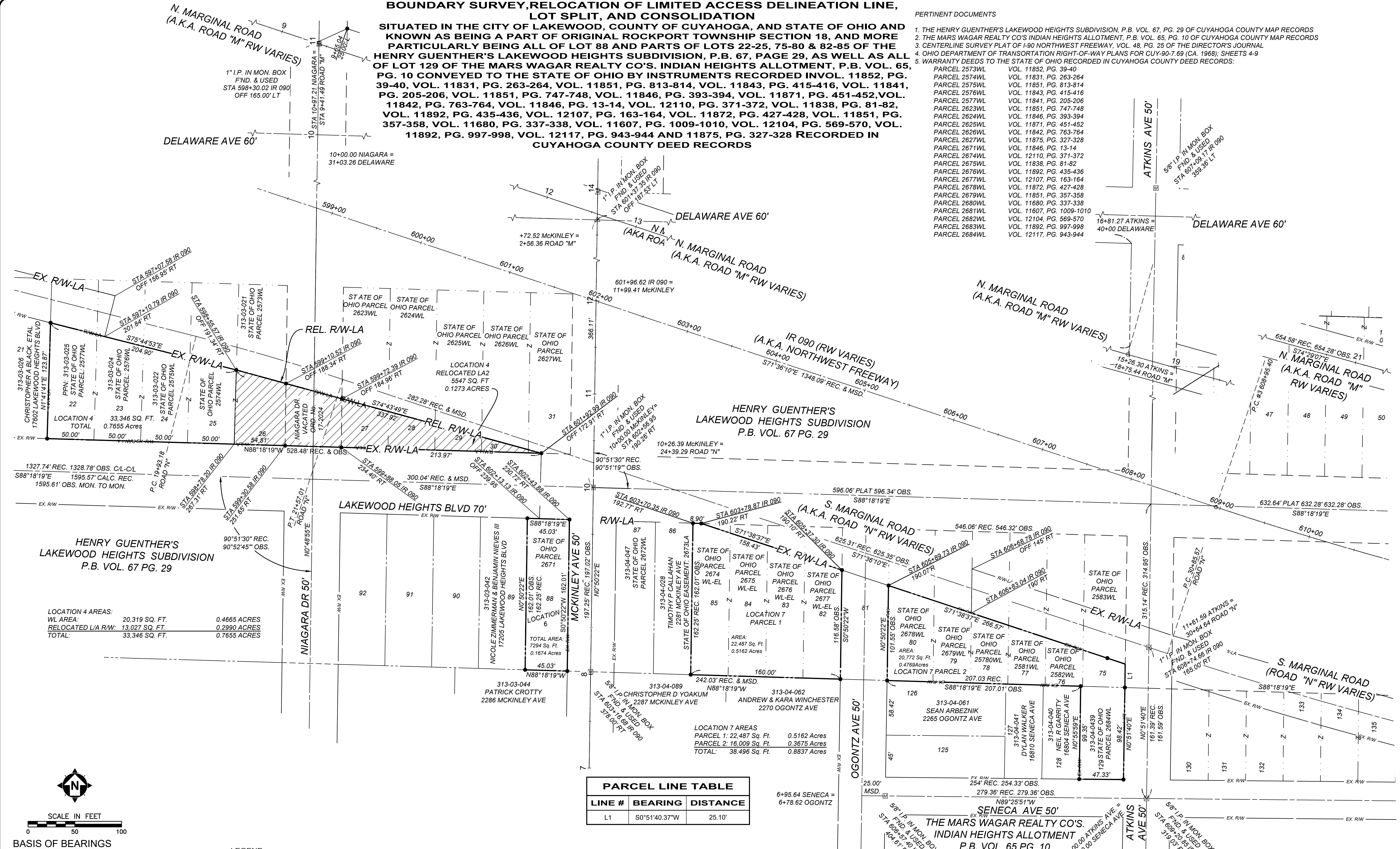
SHEET **1** OF **1**

BOUNDARY SURVEY, RELOCATION OF LIMITED ACCESS DELINEATION LINE, LOT SPLIT, AND CONSOLIDATION

SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY BEING ALL OF LOT 88 AND PARTS OF LOTS 22-25, 75-80 & 82-85 OF THE HENRY GUENTHER'S LAKEWOOD HEIGHTS SUBDIVISION, P.B. 67, PAGE 29, AS WELL AS ALL OF LOT 129 OF THE MARS WAGAR REALTY CO'S INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10 CONVEYED TO THE STATE OF OHIO BY INSTRUMENTS RECORDED INVOL. 11852, PG. 39-40, VOL. 11831, PG. 263-264, VOL. 11851, PG. 813-814, VOL. 11843, PG. 415-416, VOL. 11841, PG. 205-206, VOL. 11851, PG. 747-748, VOL. 11846, PG. 393-394, VOL. 11871, PG. 451-452, VOL. 11842, PG. 763-764, VOL. 11846, PG. 13-14, VOL. 12110, PG. 371-372, VOL. 11838, PG. 81-82, VOL. 11892, PG. 435-436, VOL. 12107, PG. 163-164, VOL. 11872, PG. 427-428, VOL. 11851, PG. 357-358, VOL. 11680, PG. 337-338, VOL. 11607, PG. 1009-1010, VOL. 12104, PG. 569-570, VOL. 11892, PG. 997-998, VOL. 12117, PG. 943-944 AND 11875, PG. 327-328 RECORDED IN CUYAHOGA COUNTY DEED RECORDS

PERTINENT DOCUMENTS

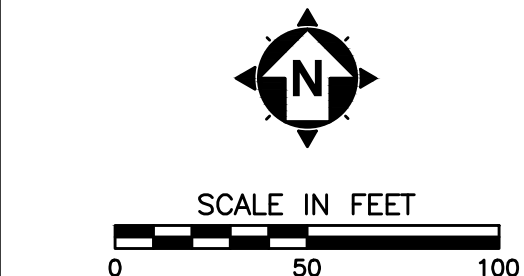
- THE HENRY GUENTHER'S LAKEWOOD HEIGHTS SUBDIVISION, P.B. VOL. 67, PG. 29 OF CUYAHOGA COUNTY MAP RECORDS
 - THE MARS WAGAR REALTY CO'S INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10 OF CUYAHOGA COUNTY MAP RECORDS
 - CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
 - OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
 - WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:
- | | |
|---------------|---------------------------|
| PARCEL 2573WL | VOL. 11852, PG. 39-40 |
| PARCEL 2574WL | VOL. 11831, PG. 263-264 |
| PARCEL 2575WL | VOL. 11851, PG. 813-814 |
| PARCEL 2576WL | VOL. 11843, PG. 415-416 |
| PARCEL 2577WL | VOL. 11841, PG. 205-206 |
| PARCEL 2623WL | VOL. 11851, PG. 747-748 |
| PARCEL 2624WL | VOL. 11846, PG. 393-394 |
| PARCEL 2625WL | VOL. 11871, PG. 451-452 |
| PARCEL 2626WL | VOL. 11842, PG. 763-764 |
| PARCEL 2627WL | VOL. 11875, PG. 327-328 |
| PARCEL 2671WL | VOL. 11846, PG. 13-14 |
| PARCEL 2674WL | VOL. 12110, PG. 371-372 |
| PARCEL 2675WL | VOL. 11838, PG. 81-82 |
| PARCEL 2676WL | VOL. 11892, PG. 435-436 |
| PARCEL 2677WL | VOL. 12107, PG. 163-164 |
| PARCEL 2678WL | VOL. 11872, PG. 427-428 |
| PARCEL 2679WL | VOL. 11851, PG. 357-358 |
| PARCEL 2680WL | VOL. 11680, PG. 337-338 |
| PARCEL 2681WL | VOL. 11607, PG. 1009-1010 |
| PARCEL 2682WL | VOL. 12104, PG. 569-570 |
| PARCEL 2683WL | VOL. 11892, PG. 997-998 |
| PARCEL 2684WL | VOL. 12117, PG. 943-944 |



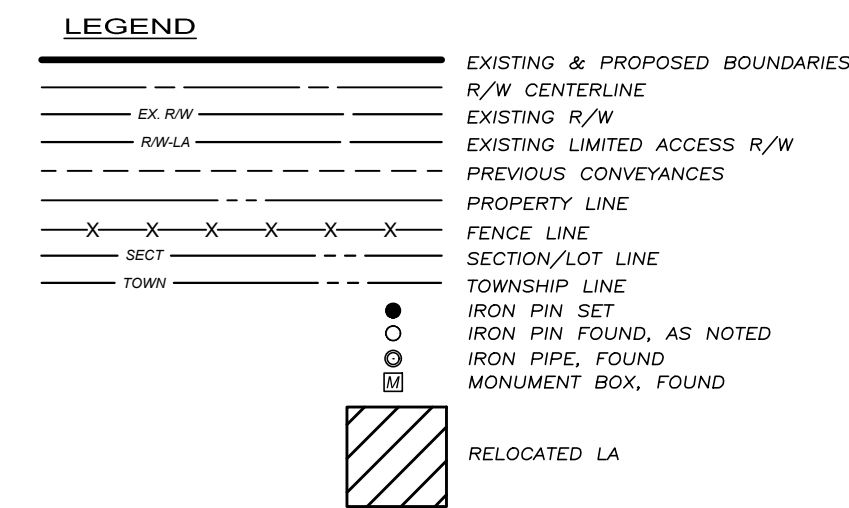
LOCATION 4 AREAS:
 WL AREA: 20,319 SQ. FT. 0.4665 ACRES
 RELOCATED LIA RW: 13,027 SQ. FT. 0.2990 ACRES
 TOTAL: 33,346 SQ. FT. 0.7655 ACRES

PARCEL LINE TABLE

| LINE # | BEARING | DISTANCE |
|--------|---------------|----------|
| L1 | S0°51'40.37"W | 25.10' |



BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.



NOTES ON THE SURVEY:
 1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
 2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
INTENT:
 THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2574WL, 2575WL, 2576WL, 2577WL, 2671WL, 2674WL, 2675WL, 2676WL, 2677WL, 2678WL, 2679WL, 2680WL, 2681WL, 2682WL, 2683WL, 2684WL AND VACATE THE LIMITED ACCESS RIGHT OF WAY IN PARCELS NUMBERS 2573WL, 2623WL, 2624WL, 2625WL, 2626WL, 2627WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

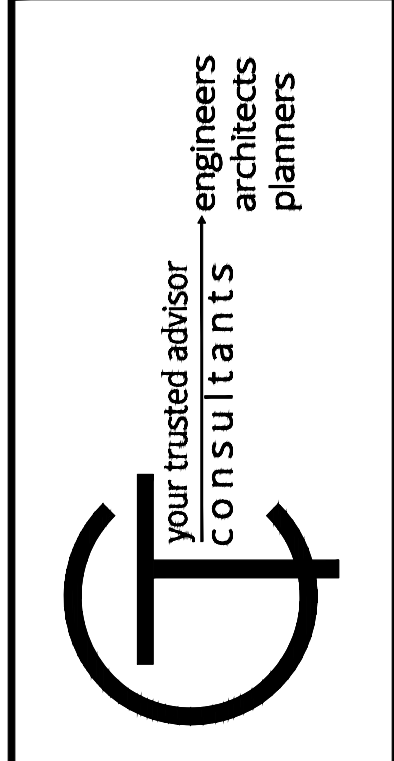
THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED, AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.
 IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 2024

 NOTARY PUBLIC

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

 THOMAS M. MECKS
 OHIO REGISTRATION/LICENSE NO. 8674



| DATE | REVISION | NO | ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|----------|---|--|--|--|--------------|-----------|-------------|
| 01/03/25 <td></td> <td>1 <td>ADDRESSED ODOT COMMENTS 11/29/24 <td>5/15/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td></td></td> | | 1 <td>ADDRESSED ODOT COMMENTS 11/29/24 <td>5/15/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td></td> | ADDRESSED ODOT COMMENTS 11/29/24 <td>5/15/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td> | 5/15/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td> | AS SHOWN <td></td> <td></td> <td></td> | | | |

| | |
|--|---|
| PLAT OF SURVEY FOR THE CITY OF LAKEWOOD CUYAHOGA COUNTY, OHIO | |
| PROJECT NO. | 241325 |
| ODOT PROJECT | CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335) |
| SHEET NAME | PLAT |
| SHEET | 1 |
| OF | 1 |

PERTINENT DOCUMENTS

1. THE HENRY GUENTHER'S LAKEWOOD HEIGHTS SUBDIVISION, P.B. VOL. 67, PG. 29 OF CUYAHOGA COUNTY MAP RECORDS
 2. THE S.H. KLEINMAN REALTY CO'S TRAYMORE ESTATES SUBDIVISION, P.B. VOL. 66, PG. 22-23 OF CUYAHOGA COUNTY MAP RECORDS
 3. DEDICATION OF ELDRED AVENUE P.B. VOL. 78 PG. 16 OF CUYAHOGA COUNTY MAP RECORDS
 4. CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
 5. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
 6. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:
- PARCEL 2644WL VOL. 11830, PG. 379-380
 - PARCEL 2645WL VOL. 11845, PG. 145-146
 - PARCEL 2646WL VOL. 11849, PG. 167-168
 - PARCEL 2647WL VOL. 11851, PG. 745-746
 - PARCEL 2648WL VOL. 11849, PG. 177-178
 - PARCEL 2649WL VOL. 11859, PG. 147-148
 - PARCEL 2650WL VOL. 11853, PG. 901-902
 - PARCEL 2651WL VOL. 11859, PG. 149-150
 - PARCEL 2700WD VOL. 12172, PG. 119-120
 - PARCEL 2701WL VOL. 11852, PG. 79-80
 - PARCEL 2704WL VOL. 11845, PG. 827-828
 - PARCEL 2705WL VOL. 11678, PG. 295-296
 - PARCEL 2706WL VOL. 11867, PG. 835-836
 - PARCEL 2707WL VOL. 11841, PG. 457-458
 - PARCEL 2708WL VOL. 11854, PG. 989-990
 - PARCEL 2709WL VOL. 11807, PG. 105-106
 - PARCEL 2710WL VOL. 11837, PG. 325-326
 - PARCEL 2711WL VOL. 11685, PG. 283-284
 - PARCEL 2712WL VOL. 11841, PG. 455-456
 - PARCEL 2714WL VOL. 12181, PG. 783-784
 - PARCEL 2751WD VOL. 12157, PG. 421-422

**BOUNDARY SURVEY, RELOCATION OF LIMITED ACCESS DELINEATION LINE, LOT SPLIT, AND CONSOLIDATION
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY BEING PARTS OF LOTS 88 AND PARTS OF LOTS 48-55 AND 58 OF THE HENRY GUENTHER'S LAKEWOOD HEIGHTS SUBDIVISION, P.B. 67, PAGE 29, AS WELL AS PARTS OF LOTS 81 AND 149-157 OF THE S.H. KLEINMAN REALTY CO'S TRAYMORE ESTATES SUBDIVISION, P.B. VOL. 66, PG. 22-23 CONVEYED TO THE STATE OF OHIO BY INSTRUMENTS 11830, PG. 379-380, VOL. 11845, PG. 145-146, VOL. 11849, PG. 167-168, VOL. 11851, PG. 745-746, VOL. 11849, PG. 177-178, VOL. 11859, PG. 147-148, VOL. 11853, PG. 901-902, VOL. 11859, PG. 149-150, VOL. 11852, PG. 79-80, VOL. 11845, PG. 827-828, VOL. 11678, PG. 295-296, VOL. 11867, PG. 835-836, VOL. 11841, PG. 457-458, VOL. 11854, PG. 989-990, VOL. 11807, PG. 105-106, VOL. 11837, PG. 325-326, VOL. 11685, PG. 283-284, VOL. 11841, PG. 455-456 AND VOL. 12181, PG. 783-784
RECORDED IN CUYAHOGA COUNTY DEED RECORDS**

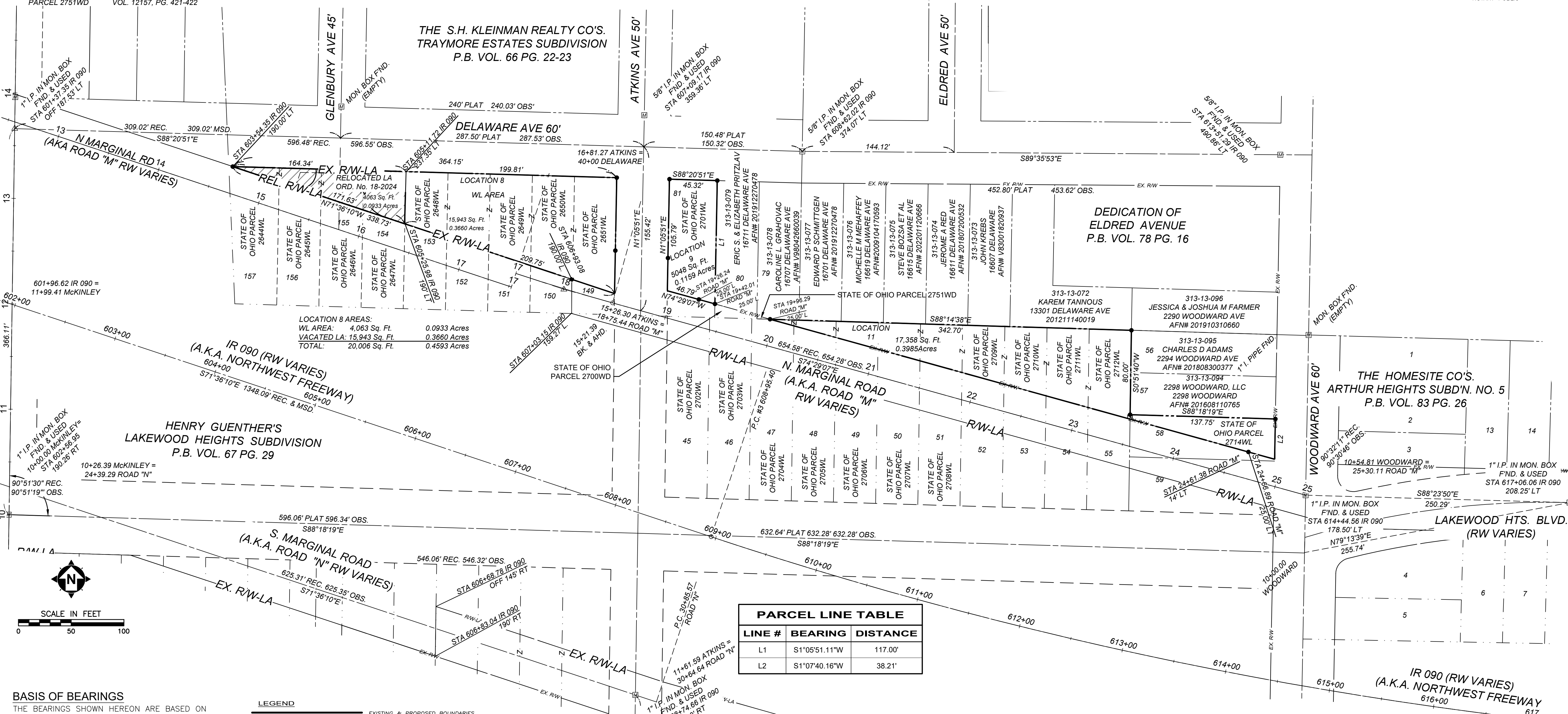
THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

PAMELA BORATYN, DIRECTOR

THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 2024

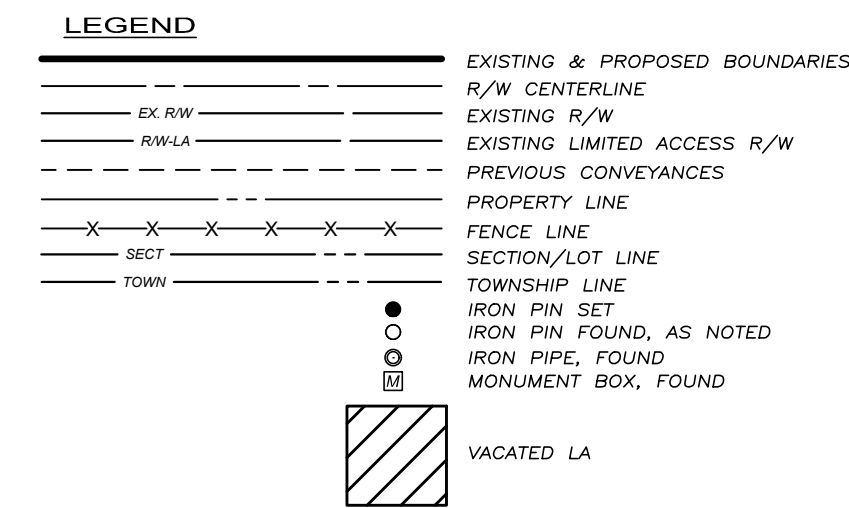
NOTARY PUBLIC



LOCATION 8 AREAS:
WL AREA: 4,063 Sq. Ft. 0.0933 Acres
VACATED LA: 15,943 Sq. Ft. 0.3660 Acres
TOTAL: 20,006 Sq. Ft. 0.4593 Acres

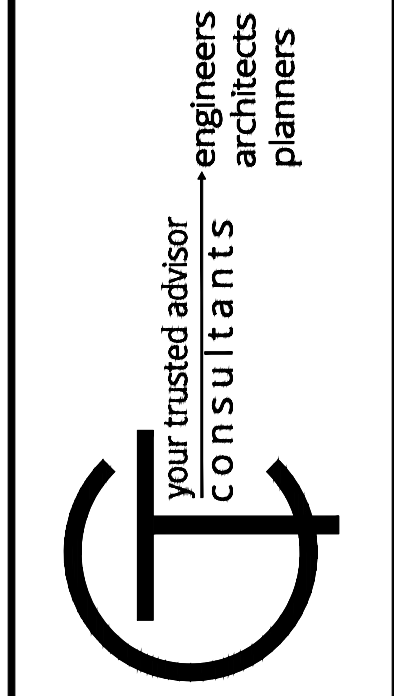
| PARCEL LINE TABLE | | |
|-------------------|---------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | S1°05'51.11"W | 117.00' |
| L2 | S1°07'40.16"W | 38.21' |

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.



NOTES ON THE SURVEY:
1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.
INTENT:
THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2648WL, 2649WL, 2650WL, 2651WL, 2701WL, 2704WL, 2705WL, 2706WL, 2707WL, 2708WL, 2709WL, 2710WL, 2711WL, 2712WL, 2714WL, AND RELOCATE THE LIMITED ACCESS RIGHT OF WAY IN PARCEL NUMBERS 2644WL, 2645WL, 2646WL, 2647WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.
DATE _____ THOMAS M. MEES
OHIO REGISTRATION/LICENSE NO. 8674



| DATE | REVISION | NO | ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|---|---|--|---|--|--|--------------|-----------|-------------|
| 01/03/25 <td>1 <td>1 <td>ADRESSED ODOT COMMENTS 11/29/24 <td>6/11/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td></td></td></td> | 1 <td>1 <td>ADRESSED ODOT COMMENTS 11/29/24 <td>6/11/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td></td></td> | 1 <td>ADRESSED ODOT COMMENTS 11/29/24 <td>6/11/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td></td> | ADRESSED ODOT COMMENTS 11/29/24 <td>6/11/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td></td> | 6/11/24 <td>AS SHOWN <td></td> <td></td> <td></td> </td> | AS SHOWN <td></td> <td></td> <td></td> | | | |

**PLAT OF SURVEY
FOR THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO**

LOT SPLIT AND CONSOLIDATION

PROJECT NO. **241325**
ODOT PROJECT **CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335)**
SHEET NAME **PLAT**
SHEET **1** OF **1**

**BOUNDARY SURVEY, LOT SPLIT, AND CONSOLIDATION, RELOCATION OF LIMITED ACCESS DELINEATION LINE
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO AND KNOWN AS BEING A PART OF
ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND MORE PARTICULARLY PARTS OF LOTS 74 & 130-140 OF THE THE MARS
WAGAR REALTY CO'S. INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10, CONVEYED TO THE STATE OF OHIO BY INSTRUMENTS
RECORDED IN VOL. 11851, PG. 543-544, VOL. 11858, PG. 41-42, VOL. 11868, PG. 9-10, VOL. 11832, PG. 421-422, VOL. 11819, PG.
283-284, VOL. 11842, PG. 769-770, VOL. 11839, PG. 779-780, VOL. 11858, PG. 747-748, VOL. 11861, PG. 157-158, VOL. 11871, PG.
717-718, VOL. 11860, PG. 197-198
RECORDED IN CUYAHOGA COUNTY DEED RECORDS**

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

PAMELA BORATYN, DIRECTOR

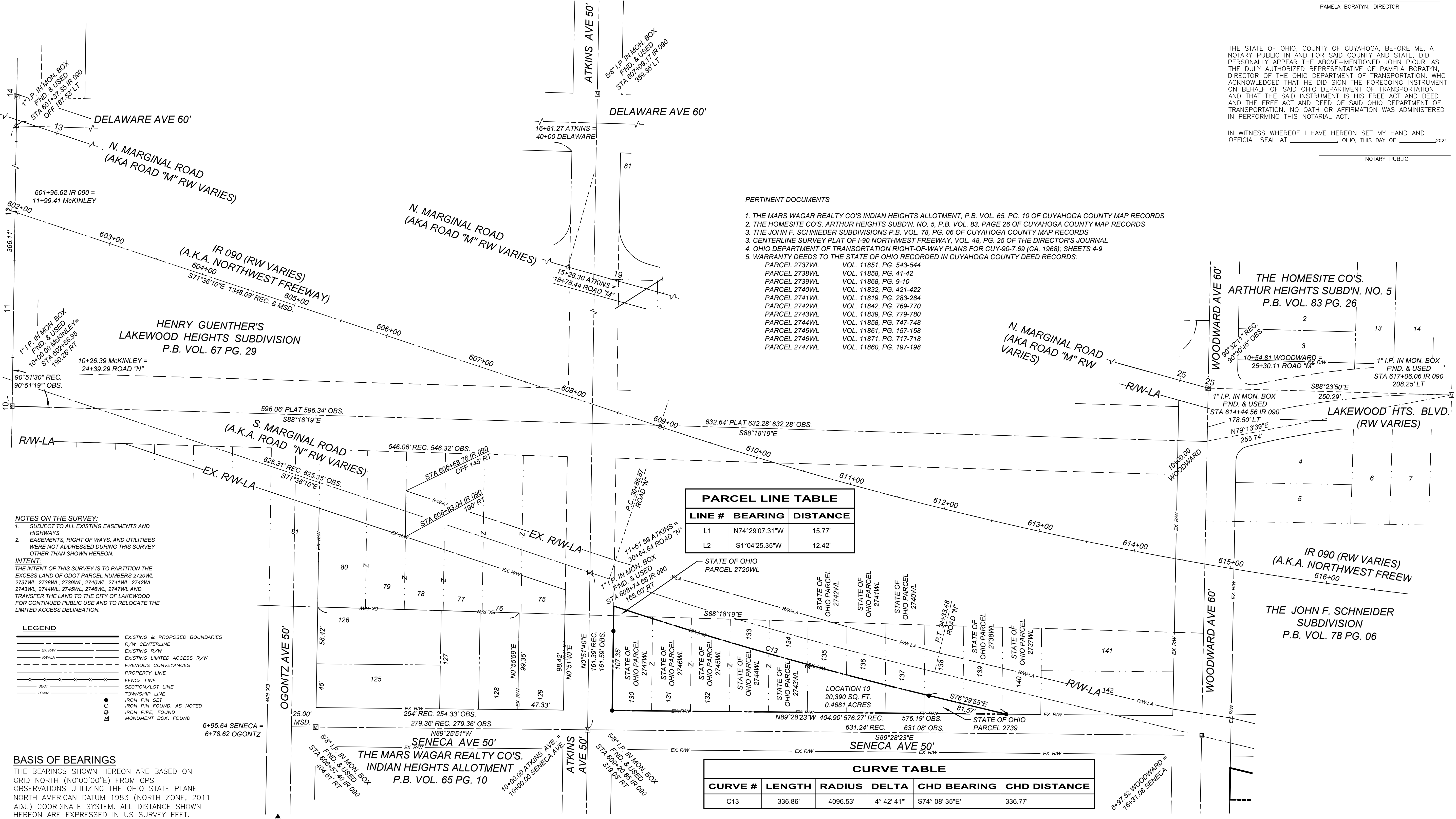
THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS DAY OF _____, 2024

NOTARY PUBLIC

your trusted advisor
consultants

engineers
architects
planners



- PERTINENT DOCUMENTS**
1. THE MARS WAGAR REALTY CO'S INDIAN HEIGHTS ALLOTMENT, P.B. VOL. 65, PG. 10 OF CUYAHOGA COUNTY MAP RECORDS
 2. THE HOMESITE CO'S. ARTHUR HEIGHTS SUBD'N. NO. 5, P.B. VOL. 83, PAGE 26 OF CUYAHOGA COUNTY MAP RECORDS
 3. THE JOHN F. SCHNIEDER SUBDIVISIONS P.B. VOL. 78, PG. 06 OF CUYAHOGA COUNTY MAP RECORDS
 4. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
 5. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:

| PARCEL | VOL. | PG. |
|---------------|------------|-------------|
| PARCEL 2737WL | VOL. 11851 | PG. 543-544 |
| PARCEL 2738WL | VOL. 11858 | PG. 41-42 |
| PARCEL 2739WL | VOL. 11868 | PG. 9-10 |
| PARCEL 2740WL | VOL. 11832 | PG. 421-422 |
| PARCEL 2741WL | VOL. 11819 | PG. 283-284 |
| PARCEL 2742WL | VOL. 11842 | PG. 769-770 |
| PARCEL 2743WL | VOL. 11839 | PG. 779-780 |
| PARCEL 2744WL | VOL. 11858 | PG. 747-748 |
| PARCEL 2745WL | VOL. 11861 | PG. 157-158 |
| PARCEL 2746WL | VOL. 11871 | PG. 717-718 |
| PARCEL 2747WL | VOL. 11860 | PG. 197-198 |

| PARCEL LINE TABLE | | |
|-------------------|----------------|----------|
| LINE # | BEARING | DISTANCE |
| L1 | N74°29'07.31"W | 15.77' |
| L2 | S1°04'25.35"W | 12.42' |

| CURVE TABLE | | | | | |
|-------------|---------|----------|------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD DISTANCE |
| C13 | 336.86' | 4096.53' | 4° 42' 41" | S74° 08' 35"E | 336.77' |

NOTES ON THE SURVEY:
1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.

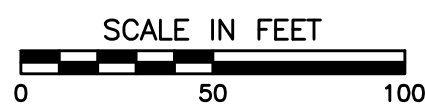
INTENT:
THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2720WL, 2737WL, 2738WL, 2739WL, 2740WL, 2741WL, 2742WL, 2743WL, 2744WL, 2745WL, 2746WL, 2747WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

LEGEND

| | |
|--|--------------------------------|
| | EXISTING & PROPOSED BOUNDARIES |
| | R/W CENTERLINE |
| | EXISTING R/W |
| | EXISTING LIMITED ACCESS R/W |
| | PREVIOUS CONVEYANCES |
| | PROPERTY LINE |
| | FENCE LINE |
| | SECTION/LOT LINE |
| | TOWNSHIP LINE |
| | IRON PIN SET |
| | IRON PIN FOUND, AS NOTED |
| | IRON PIPE, FOUND |
| | MONUMENT BOX, FOUND |

BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IRON PINS SET
WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INSCRIPTION "CT CONSULTANTS."



| DATE | REVISION | NO | ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|--|--|---|--|--|---|-----------------------------|---------------|-------------|
| 01/03/25 <td>1 <td>1 <td>AS SHOWN <td>6/11/24 <td>AS SHOWN <td>RAS <td>TMM <td></td> </td></td></td></td></td></td></td> | 1 <td>1 <td>AS SHOWN <td>6/11/24 <td>AS SHOWN <td>RAS <td>TMM <td></td> </td></td></td></td></td></td> | 1 <td>AS SHOWN <td>6/11/24 <td>AS SHOWN <td>RAS <td>TMM <td></td> </td></td></td></td></td> | AS SHOWN <td>6/11/24 <td>AS SHOWN <td>RAS <td>TMM <td></td> </td></td></td></td> | 6/11/24 <td>AS SHOWN <td>RAS <td>TMM <td></td> </td></td></td> | AS SHOWN <td>RAS <td>TMM <td></td> </td></td> | RAS <td>TMM <td></td> </td> | TMM <td></td> | |

**PLAT OF SURVEY
FOR THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO**

LOT SPLIT AND CONSOLIDATION

| | |
|--------------|---|
| PROJECT NO. | 241325 |
| ODOT PROJECT | CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335) |
| SHEET NAME | PLAT |
| SHEET | 1 |
| OF | 1 |

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DATE _____ THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674

**BOUNDARY SURVEY, LOT SPLIT, RELOCATION OF LIMITED ACCESS
DELINEATION LINE, AND CONSOLIDATION
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO
AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND
MORE PARTICULARLY PARTS OF LOTS 2, 20, & 21 OF THE S.H. KLEINMAN REALTY
CO'S. XANTHIA ESTATES SUBDIVISION, CONVEYED TO THE STATE OF OHIO BY
INSTRUMENTS RECORDED IN VOL. 11839, PG. 775-776, VOL. 11844, PG. 567-568, AND
VOL. 10961, PG 279-280 RECORDED IN CUYAHOGA COUNTY DEED RECORDS**

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

PAMELA BORATYN, DIRECTOR

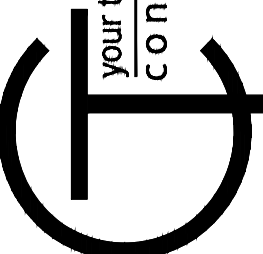
THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS DAY OF _____, 2024

NOTARY PUBLIC

your trusted advisor
consultants

engineers
architects
planners



PERTINENT DOCUMENTS

1. THE JOHN F. SCHNEIDER SUBDIVISION P.B. VOL. 78, PG. 06 OF CUYAHOGA COUNTY MAP RECORDS
2. THE S.H. KLEINMAN REALTY CO'S. XANTHIA ESTATES SUBDIVISION P.B. VOL. 67, PG. 37 OF CUYAHOGA COUNTY MAP RECORDS
3. CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
4. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA. 1968); SHEETS 4-9
5. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:
 - PARCEL 2755 WL VOL. 11844, PG. 567-568
 - PARCEL 2773 WL VOL. 11839, PG. 775-776
 - PARCEL 2774 WL VOL. 10961, PG. 279-280

| CURVE TABLE | | | | | |
|-------------|--------|----------|------------|----------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD DISTANCE |
| C20 | 79.54' | 1457.69' | 3° 07' 35" | S78° 03' 43"E' | 79.53' |

NOTES ON THE SURVEY:

1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.

INTENT:
THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2773WL, 2774WL AND 2755WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

LEGEND

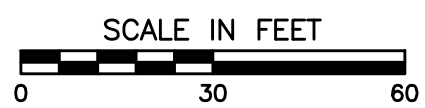
| | |
|--|--------------------------------|
| | EXISTING & PROPOSED BOUNDARIES |
| | R/W CENTERLINE |
| | EXISTING R/W |
| | EXISTING LIMITED ACCESS R/W |
| | PREVIOUS CONVEYANCES |
| | PROPERTY LINE |
| | FENCE LINE |
| | SECTION/LOT LINE |
| | TOWNSHIP LINE |
| | IRON PIN SET |
| | IRON PIN FOUND, AS NOTED |
| | IRON PIPE FOUND |
| | MONUMENT BOX, FOUND |

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IRON PINS SET

WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INSCRIPTION "CT CONSULTANTS."



| NO | REVISION | DATE |
|----|----------------------------------|----------|
| 1 | ADDRESSED ODOT COMMENTS 11/29/24 | 01/03/25 |

**PLAT OF SURVEY
FOR THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO**

LOT SPLIT AND CONSOLIDATION

| | |
|--------------|--|
| PROJECT NO. | 241325 |
| ODOT PROJECT | CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335) |
| SHEET NAME | PLAT |
| SHEET | 1 |
| OF | 1 |

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DATE _____ THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674

**BOUNDARY SURVEY, LOT SPLIT RELOCATION OF LIMITED ACCESS
DELINEATION LINE, AND CONSOLIDATION
SITUATED IN THE CITY OF LAKEWOOD, COUNTY OF CUYAHOGA, AND STATE OF OHIO
AND KNOWN AS BEING A PART OF ORIGINAL ROCKPORT TOWNSHIP SECTION 18, AND
MORE PARTICULARLY PARTS OF LOTS 143-147 OF THE HOMESITE COMPANY'S
ARTHUR HEIGHTS SUBDIVISION NO. 2, P.B. VOL. 67, PG. 20 AND CONVEYED TO THE
STATE OF OHIO BY INSTRUMENTS VOL. 12724, PG. 163-164, VOL. 12918, PG. 781-782,
VOL. 13362, PG. 323-324, VOL. 12755, PG. 693-694 AND VOL. 12774, PG. 151-152
RECORDED IN CUYAHOGA COUNTY DEED RECORDS**

PERTINENT DOCUMENTS

1. THE HOMESITE CO'S, ARTHUR HEIGHTS SUBD'N. NO. 1, P.B. VOL. 67, PAGE 11 OF CUYAHOGA COUNTY MAP RECORDS
2. THE HOMESITE CO'S, ARTHUR HEIGHTS SUBD'N. NO. 2, P.B. VOL. 68, PAGE 20 OF CUYAHOGA COUNTY MAP RECORDS
3. CENTERLINE SURVEY PLAT OF I-90 NORTHWEST FREEWAY, VOL. 48, PG. 25 OF THE DIRECTOR'S JOURNAL
4. OHIO DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY PLANS FOR CUY-90-7.69 (CA, 1968); SHEETS 4-9
5. WARRANTY DEEDS TO THE STATE OF OHIO RECORDED IN CUYAHOGA COUNTY DEED RECORDS:
 PARCEL 3238WL VOL. 12724, PG. 163-164
 PARCEL 3239WL VOL. 12918, PG. 781-782
 PARCEL 3240WL VOL. 13362, PG. 323-324
 PARCEL 3241WL VOL. 12755, PG. 693-694
 PARCEL 3242WL VOL. 12774, PG. 151-152

THE STATE OF OHIO, DEPARTMENT OF TRANSPORTATION, BY PAMELA BORATYN, DIRECTOR, BY AND THROUGH JOHN PICURI, DISTRICT 12 DEPUTY DIRECTOR, DULY AUTHORIZED TO SIGN ON BEHALF OF SAID DIRECTOR, DOES HEREBY ASSENT AND ACCEPT THIS LOT SPLIT AND CONSOLIDATION, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT THE REQUEST OF SAID OHIO DEPARTMENT OF TRANSPORTATION.

PAMELA BORATYN, DIRECTOR

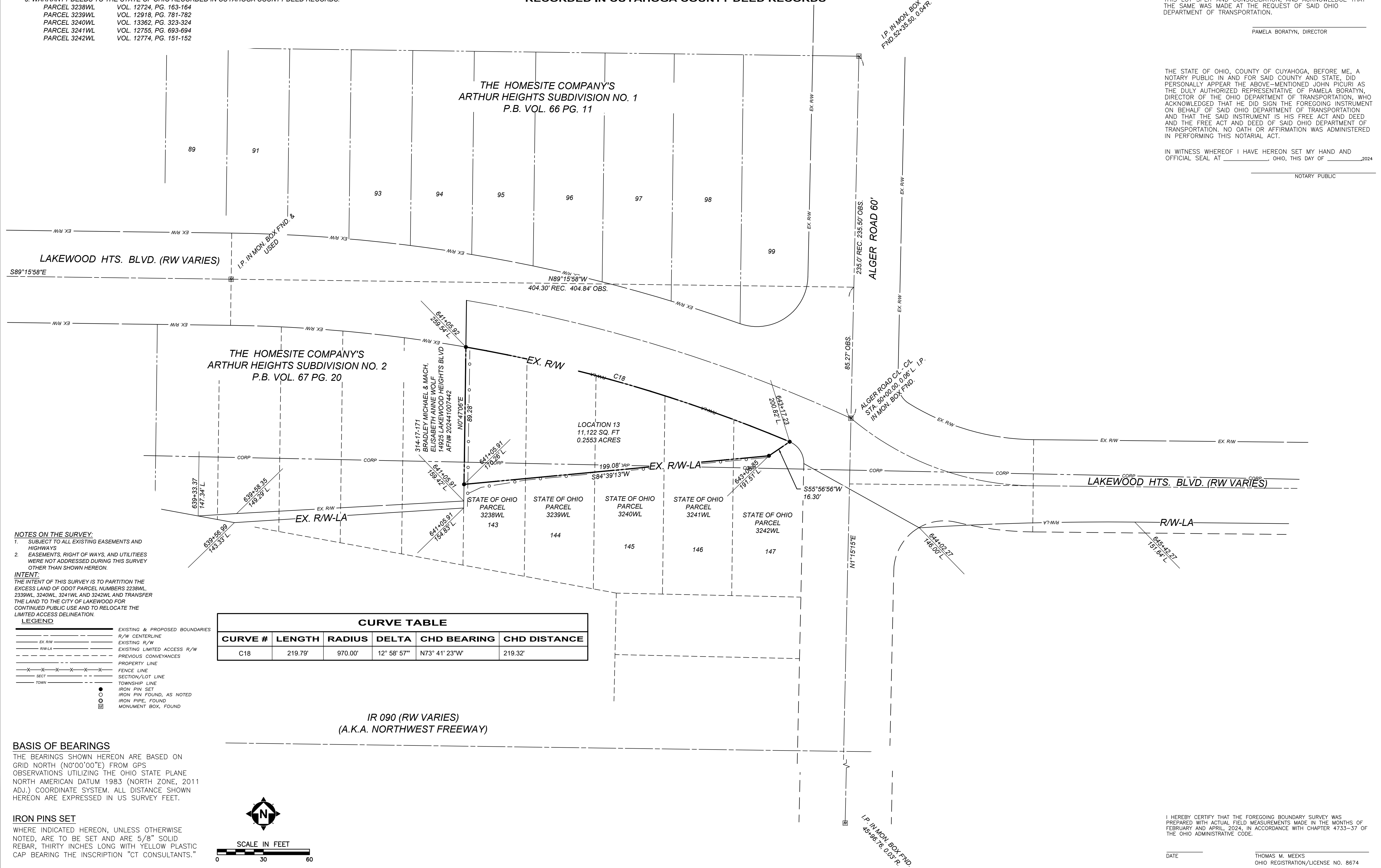
THE STATE OF OHIO, COUNTY OF CUYAHOGA, BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE-MENTIONED JOHN PICURI AS THE DULY AUTHORIZED REPRESENTATIVE OF PAMELA BORATYN, DIRECTOR OF THE OHIO DEPARTMENT OF TRANSPORTATION, WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT ON BEHALF OF SAID OHIO DEPARTMENT OF TRANSPORTATION AND THAT THE SAID INSTRUMENT IS HIS FREE ACT AND DEED AND THE FREE ACT AND DEED OF SAID OHIO DEPARTMENT OF TRANSPORTATION, NO OATH OR AFFIRMATION WAS ADMINISTERED IN PERFORMING THIS NOTARIAL ACT.

IN WITNESS WHEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS DAY OF _____, 2024

NOTARY PUBLIC

your trusted advisor
consultants

engineers
architects
planners



| CURVE TABLE | | | | | |
|-------------|---------|---------|-------------|---------------|--------------|
| CURVE # | LENGTH | RADIUS | DELTA | CHD BEARING | CHD DISTANCE |
| C18 | 219.79' | 970.00' | 12° 58' 57" | N73° 41' 23"W | 219.32' |

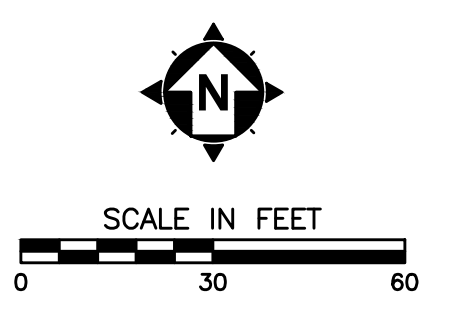
NOTES ON THE SURVEY:
 1. SUBJECT TO ALL EXISTING EASEMENTS AND HIGHWAYS
 2. EASEMENTS, RIGHT OF WAYS, AND UTILITIES WERE NOT ADDRESSED DURING THIS SURVEY OTHER THAN SHOWN HEREON.

INTENT:
 THE INTENT OF THIS SURVEY IS TO PARTITION THE EXCESS LAND OF ODOT PARCEL NUMBERS 2238WL, 2339WL, 3240WL, 3241WL AND 3242WL AND TRANSFER THE LAND TO THE CITY OF LAKEWOOD FOR CONTINUED PUBLIC USE AND TO RELOCATE THE LIMITED ACCESS DELINEATION.

- LEGEND**
- EXISTING & PROPOSED BOUNDARIES
 - R/W CENTERLINE
 - EXISTING R/W
 - EXISTING LIMITED ACCESS R/W
 - PREVIOUS CONVEYANCES
 - PROPERTY LINE
 - FENCE LINE
 - SECTION/LOT LINE
 - TOWNSHIP LINE
 - IRON PIN SET
 - IRON PIN FOUND, AS NOTED
 - IRON PIPE FOUND
 - MONUMENT BOX FOUND

BASIS OF BEARINGS
 THE BEARINGS SHOWN HEREON ARE BASED ON GRID NORTH (N0°00'00"E) FROM GPS OBSERVATIONS UTILIZING THE OHIO STATE PLANE NORTH AMERICAN DATUM 1983 (NORTH ZONE, 2011 ADJ.) COORDINATE SYSTEM. ALL DISTANCE SHOWN HEREON ARE EXPRESSED IN US SURVEY FEET.

IRON PINS SET
 WHERE INDICATED HEREON, UNLESS OTHERWISE NOTED, ARE TO BE SET AND ARE 5/8" SOLID REBAR, THIRTY INCHES LONG WITH YELLOW PLASTIC CAP BEARING THE INSCRIPTION "CT CONSULTANTS."



| ISSUED FOR: | ISSUE DATE: | SCALE: | DESIGNED BY: | DRAWN BY: | CHECKED BY: |
|-------------|-------------|----------|--------------|-----------|-------------|
| 1 | 6/11/24 | AS SHOWN | RAS | TMM | |

**PLAT OF SURVEY
FOR THE CITY OF LAKEWOOD
CUYAHOGA COUNTY, OHIO**

LOT SPLIT AND CONSOLIDATION

| | |
|--------------|--|
| PROJECT NO. | 241325 |
| ODOT PROJECT | CUY IR 090 7.69/8.34 EXCESS LAND (PID 120335) |
| SHEET NAME | PLAT |
| SHEET | 1 |
| OF | 1 |

I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED WITH ACTUAL FIELD MEASUREMENTS MADE IN THE MONTHS OF FEBRUARY AND APRIL, 2024, IN ACCORDANCE WITH CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE.

DATE _____ THOMAS M. MEEKS
OHIO REGISTRATION/LICENSE NO. 8674