

APPROVALS

THIS LOT CONSOLIDATION PLAT IS HEREBY ACCEPTED AND APPROVED BY THE PLANNING DIRECTOR OF THE CITY OF CLEVELAND, OHIO, THIS ____ DAY OF _____, 20____.

CALLEY MERSMANN - PLANNING DIRECTOR

THIS LOT CONSOLIDATION PLAT IS HEREBY ACCEPTED AND APPROVED BY THE PLANNING COMMISSIONER OF THE CITY OF CLEVELAND, OHIO, THIS ____ DAY OF _____, 20____.

RICHARD SWITALSKI - PLANNING COMMISSIONER

APPROVED BY THE DEVELOPMENT, PLANNING AND SUSTAINABILITY COMMITTEE

ANTHONY T. HAIRSTON - CHAIR

JASMIN SANTANA - VICE CHAIR

KRIS HARSH

STEPHANIE D. HOWSE-JONES

LAUREN R. WELCH

CHARLES J. SLIFE

JENNY SPENCER

APPROVED BY THE MUNICIPAL SERVICES AND PROPERTIES COMMITTEE

KEVIN L. BISHOP - CHAIR

RICHARD A. STARR - VICE CHAIR

ANTHONY T. HAIRSTON

BRIAN KAZY

DANNY KELLY

REBECCA MAURER

DEBORAH A. GRAY

OWNERS ACCEPTANCE

I, THE AUTHORIZED REPRESENTATIVE OF LAKE AVENUE HOLDINGS, LP, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS CONSOLIDATION OF THE SAME:

SIGNATURE _____

DATE _____

PRINTED NAME + TITLE _____

NOTARY PUBLIC

COUNTY OF CUYAHOGA
STATE OF OHIO

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE LAKE AVENUE HOLDINGS, LP, WHO ACKNOWLEDGED THE SIGNING OF THE FOREGOING INSTRUMENT, AND THAT IT WAS OF HIS OWN FREE ACT AND DEED PERSONALLY. IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT _____, OHIO, THIS ____ DAY OF _____, 20____.

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

LAKE AVENUE TOWNHOMES SUBDIVISION

KNOWN AS BEING PART OF SUBLT. NO. 70 IN THE EDGEWATER LAND COMPANY'S SUBDIVISION AS SHOWN BY THE RECORDED PLAT IN VOLUME 109 OF MAPS, PAGE 9, AND BEING PART OF ORIGINAL BROOKLYN TOWNSHIP LOT NO. 11, NOW SITUATED IN THE

THIS SURVEY IS A BOUNDARY SURVEY PREPARED IN ACCORDANCE WITH CHAPTER 4733-37, OHIO ADMINISTRATIVE CODE. DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. ALL IRON PINS SHOWN AS SET ARE 30" LONG 5/8" REBAR WITH AN IDENTIFICATION CAP STAMPED "MCSTEEN CA 02236".

CITY OF CLEVELAND
COUNTY OF CUYAHOGA - STATE OF OHIO

McSteen
LAND SURVEYORS
1415 East 286th Street Wickliffe, OH 44092
Phone: 440.585.9800 www.mcsteen.com

PRELIMINARY

RONALD W. HINTON REG. PROF. SURV. No. 7917

Job No.: 20-162

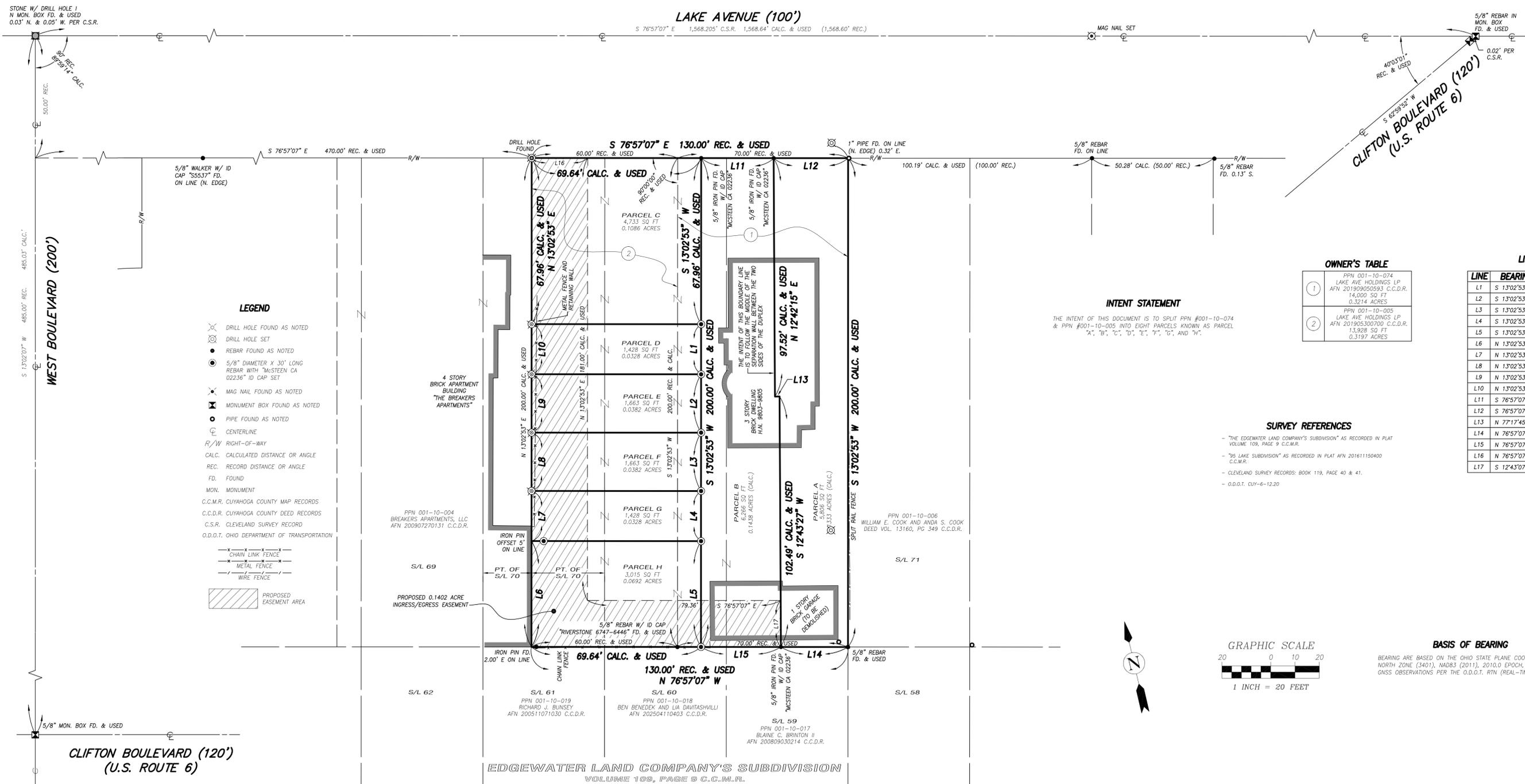
Field Date: February 16, 2022

Survey Date: May 24, 2022

Revision Date: November 7, 2022

October 28, 2025

Drawn By: HJW & TEE



- LEGEND**
- DRILL HOLE FOUND AS NOTED
 - DRILL HOLE SET
 - REBAR FOUND AS NOTED
 - 5/8" DIAMETER X 30" LONG REBAR WITH "MCSTEEN CA 02236" ID CAP SET
 - MAG NAIL FOUND AS NOTED
 - MONUMENT BOX FOUND AS NOTED
 - PIPE FOUND AS NOTED
 - CENTERLINE
 - R/W RIGHT-OF-WAY
 - CALC. CALCULATED DISTANCE OR ANGLE
 - REC. RECORD DISTANCE OR ANGLE
 - FD. FOUND
 - MON. MONUMENT
 - C.C.M.R. CUYAHOGA COUNTY MAP RECORDS
 - C.C.D.R. CUYAHOGA COUNTY DEED RECORDS
 - C.S.R. CLEVELAND SURVEY RECORD
 - O.D.O.T. OHIO DEPARTMENT OF TRANSPORTATION
 - CHAIN LINK FENCE
 - METAL FENCE
 - WIRE FENCE
 - ▨ PROPOSED EASEMENT AREA

INTENT STATEMENT

THE INTENT OF THIS DOCUMENT IS TO SPLIT PPN #001-10-074 & PPN #001-10-005 INTO EIGHT PARCELS KNOWN AS PARCEL "A", "B", "C", "D", "E", "F", "G", AND "H".

OWNER'S TABLE

1	PPN 001-10-074 LAKE AVE HOLDINGS LP AFN 201909050593 C.C.D.R. 14,000 SQ FT 0.3214 ACRES
2	PPN 001-10-005 LAKE AVE HOLDINGS LP AFN 201905300700 C.C.D.R. 13,928 SQ FT 0.3197 ACRES

LINE TABLE

LINE	BEARING	DISTANCE
L1	S 13°02'53" W	20.50' CALC. & USED
L2	S 13°02'53" W	23.87' CALC. & USED
L3	S 13°02'53" W	23.87' CALC. & USED
L4	S 13°02'53" W	20.50' CALC. & USED
L5	S 13°02'53" W	43.29' CALC. & USED
L6	N 13°02'53" E	43.29' CALC. & USED
L7	N 13°02'53" E	20.50' CALC. & USED
L8	N 13°02'53" E	23.87' CALC. & USED
L9	N 13°02'53" E	23.87' CALC. & USED
L10	N 13°02'53" E	20.50' CALC. & USED
L11	S 76°57'07" E	29.76' CALC. & USED
L12	S 76°57'07" E	30.60' CALC. & USED
L13	N 77°17'45" W	1.90' CALC. & USED
L14	N 76°57'07" W	27.53' CALC. & USED
L15	N 76°57'07" W	32.83' CALC. & USED
L16	N 76°57'07" W	23.00'
L17	S 12°43'07" W	19.00'

- SURVEY REFERENCES**
- "THE EDGEWATER LAND COMPANY'S SUBDIVISION" AS RECORDED IN PLAT VOLUME 109, PAGE 9 C.C.M.R.
 - "95 LAKE SUBDIVISION" AS RECORDED IN PLAT AFN 201611150400 C.C.M.R.
 - CLEVELAND SURVEY RECORDS: BOOK 119, PAGE 40 & 41.
 - O.D.O.T. CUY-6-12-20



BASIS OF BEARING

BEARING ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM, NORTH ZONE (3401), NAD83 (2011), 2010.0 EPOCH, AS DERIVED FROM GNSS OBSERVATIONS PER THE O.D.O.T. RTN (REAL-TIME-NETWORK).