

- MONUMENT BOX FOUND W/ I.P. AS NOTED
- IRON PIN / IRON PIPE FOUND AS NOTED
- 5/8" X 30" CAPPED REBAR SET LABELED
"KS ASSOCS INC PROP MARKER"

PROPERTY LINE

CENTER LINE

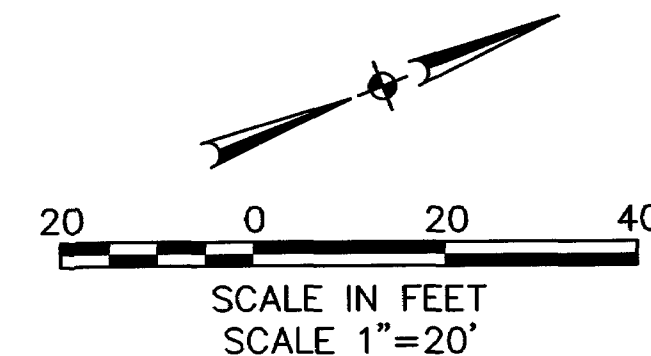
RIGHT OF WAY

CORPORATION LINE

AFN	AUTOMATIC FILE NUMBER
C	CALCULATED
CMR	CUYAHOGA COUNTY MAP RECORDS
COR	CORNER
FD	FOUND
P.	PAGE
R	RECORD
S	SURVEYED
SF	SQUARE FEET
V.	VOLUME

LINE #	DIRECTION	LENGTH
L1	S65°56'44"E	15.73'
L2	N36°05'16"E	16.66'
L3	N21°50'47"E	176.47'
L4	S67°56'06"E	21.32'
L5	S21°20'09"W	173.16'
L6	S07°28'16"W	25.86'
L7	N65°56'44"W	32.86'

CURVE #	LENGTH	RADIUS	DELTA	DIRECTION	LENGTH
C1	4.49'	8.08'	31°51'59"	N14°50'35"E	4.44'



CUYAHOGA COUNTY
OFFICE OF FISCAL OFFICER - 1
LPLAT 1/16/2018 4:07:30 PM
201801160991

CUYAHOGA COUNTY FISCAL OFFICER

531-13-014 *DPH* 1/18/2018 4:08:00 PM
M-01162018-3

Communication Workers Of	Tax Dist.	2030
Plat	LUC: 4470	EX:
Sale Amt: \$ 0.00	LAND: 124,800	
Conv. Fee: \$ 0.00	BLDG: 1,061,400	
Ohio Real Title	TOTAL: 1,186,200	

848854

DATE: 1-24-17
PROGRAM BY: MAM
CH'D BY: TAB
DWG. NAME: 16326 Split
PATH: CIVIL3D
962

KS Associates, Inc.
260 Burns Road, Suite 100
Elyria, OH 44035
P 440 365 4730
F 440 365 4790
www.ksassociates.com



COMMUNICATIONS WORKERS OF
AMERICA LOCAL #4340
PLAT OF PARTITION

SHEET
1

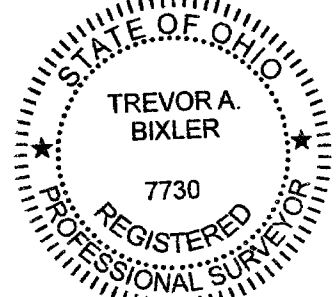
OF
1

JOB NO.
16326

1. The basis of bearings for this survey is the centerline of Schaaf Road as recorded in Volume 371 Page 80 of the Cuyahoga County Map Records.
2. Pertinent records used are as shown herein and include Cuyahoga County Tax Maps and Survey Record TM 98-117-S-001.
3. This map and the survey on which it is based have been prepared without the benefit of a title report and are not intended to reflect all easements, encumbrances, or other circumstances affecting the title to the property shown herein.

I hereby certify that; the survey shown hereon is the result of an on-the-ground survey that has been performed by me or under my supervision; that the survey was prepared in accordance with Chapter 4733-37 (Minimum Standards for Boundary Surveys) of the Ohio Administrative Code; that it is a survey of the lands conveyed to Communications Workers of America Local #4340 as recorded in AFN 200006301498 of the Cuyahoga County Records.

T. A. Bixler 11-28-17
Trevor A. Bixler, P.S. Date
Professional Surveyor Ohio Reg. No. 7730
Date of Survey: January 11, 2017



Applicable Code Section	Disposition
Parcel A should be 1 acre minimum (1276.05).	Parcel A is 0.5238 acre total, 0.4549 acre exclusive of the right of way. Variance required.
Parcel B must have frontage on a dedicated street (1276.04(b)).	Parcel B does not have frontage on E. Schaaf Road. Variance required. Parcel B is provided with an Ingress/Egress Easement over Parcel A, providing access to E. Schaaf Rd.
Parcel B must have a lot width of 100 ft. The width is measured at the front building setback line (1276.05).	Parcel B does not have frontage on E, Schaaf Road, therefore it does not comply with this code provision, although it is approximately 200 ft. wide. Variance required.
Parcel B building must have a setback from the right of way line of 30 ft (1276.07(1)).	Parcel B does not have frontage on E. Schaaf Road therefore it does not comply with this code provision, although it is approximately 200 ft. from the right of way line of E. Schaaf Road. Variance required.
Parcel A must contain storm water on its own property (1282.03(f) & 1282.09).	Surface water flows from Parcel A to Parcel B via overland flow and via an underground piped storm sewer system. Variance required, Parcel A is provided with a Storm Water Drainage Easement permitting storm water to flow across Parcel B.

APPROVED BY THE PLANNING COMMISSION OF THE VILLAGE OF BROOKLYN HEIGHTS,
OHIO THIS 16 DAY OF October, 2017.

CHAIRMAN Pat Lennie

SECRETARY _____

THIS PLAT APPROVED BY THE ENGINEER OF THE VILLAGE OF BROOKLYN HEIGHTS
OHIO THIS 29th DAY OF March, 2011

WE, THE UNDERSIGNED OWNERS OF THE LAND SHOWN HEREON, DO HEREBY ACCEPT THIS PLAT AND PARTITION OF THE SAME.

24" X 36"

This Survey Plat complies with the
Cuyahoga County Transfer and Conveyance
Standards and is hereby approved.
Plat Vol. _____ Pg. _____
T.M. _____
Agent _____
01/16/18

The block contains five separate plat diagrams, each illustrating a different type of proposed easement between Parcel A and Parcel B. The diagrams are as follows:

- STORMWATER DRAINAGE EASEMENT 0.7053 ACRE:** Shows a shaded area for stormwater drainage between Parcel A and Parcel B, bounded by SchAAF Road to the west and Granger Road to the east.
- INGRESS & EGRESS EASEMENT 0.1030 ACRE:** Shows a shaded area for ingress and egress between Parcel A and Parcel B, bounded by SchAAF Road to the west and Granger Road to the east.
- MUTUAL PARKING EASEMENT 0.9019 ACRE:** Shows a shaded area for mutual parking between Parcel A and Parcel B, bounded by SchAAF Road to the west and Granger Road to the east.
- UTILITY EASEMENT 0.0597 ACRE:** Shows a shaded area for utility easement between Parcel A and Parcel B, bounded by SchAAF Road to the west and Granger Road to the east.
- SIGN EASEMENT 0.0067 ACRE:** Shows a shaded area for a sign easement between Parcel A and Parcel B, bounded by SchAAF Road to the west and Granger Road to the east.

NOTE
THE FIVE PROPOSED EASEMENTS SHOWN HEREON AND A "SHARED MAINTENANCE AGREEMENT" WILL BE RECORDED BY SEPARATE DOCUMENTS SIMULTANEOUSLY WITH THE RECORDING OF THIS PLAT.

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HEREON AND A "SHARED MAINTENANCE
AGREEMENT" WILL BE RECORDED BY
SEPARATE DOCUMENTS SIMULTANEOUSLY
WITH THE RECORDING OF THIS PLAT.

STATE OF OHIO }
COUNTY OF CUYAHOGA } S.S.

BEFORE ME, A NOTARY PUBLIC IN AND FOR CUYAHOGA COUNTY AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE NAMED OWNER WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT AND THAT IT WAS THEIR OWN FREE ACT AND DEED.

IN WITNESS WHEREOF I HAVE HERETOON SET MY HAND AND OFFICIAL SEAL
AT AKRON, OHIO THIS 20th DAY OF December 2017
Cheryl A. Tellier

NOTARY PUBLIC CHERYL A. TELLIER
Notary Public - State of Ohio
My Commission Expires 1-13-2019

MY COMMISSION EXPIRES



PLAT DATA SHEET

CUYAHOGA COUNTY FISCAL OFFICER
531-13-014 *Deby* 1/16/2018 4:08:00 PM
M-01162018-3

Communication Workers Of Tax Dist. 2030
Plat LUC: 4470 EX:

Sale Amt: \$ 0.00
Conv. Fee: \$ 0.00
Ohio Real Title

LAND: 124,800
BLDG: 1,061,400
TOTAL: 1,186,200

Plat Title: Plat of Partition

848854

Plat Type: Partition (Lot Split) Plat

Municipality: Brooklyn Heights

Township: Original Independence Township Lot No. 3 & 8

Parent Parcel Numbers: 531-13-014, _____, _____, _____, _____

Number of New parcels created: 2

CUYAHOGA COUNTY

OFFICE OF FISCAL OFFICER - 1

Number of deeds filed with plat: 2

LPLAT 1/16/2018 4:07:30 PM

Plat Size: 24"x36"

201801160991

Date Filed: 01/16/18

Recorder's Fee: _____

New Parcels

Parcel Name/Sublot:

New Permanent Parcel Number:

Parcel A

531-13-021

Parcel B

531-13-022