

**EXHIBIT A**

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Rev. 06/09

Ver. Date 03/03/21

PID 104504

**PARCEL 2-SH1  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated November 28, 1980 and recorded in O.R. Volume 15409, Page 573 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 78+51.36, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 79 degrees 29 minutes 22 seconds West, 1133.13 feet to a point at Station 67+18.23; thence North 10 degrees 30 minutes 38 seconds East, 40.00 feet to Station 67+18.23, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point also being the intersection of the northerly right of way of Pleasant Valley Road and the southwesterly right of way of Riverview Road (66'), and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the northerly right of way line of Pleasant Valley Road, North 79 degrees 29 minutes 22 seconds West, 348.23 feet to Station to a point at 63+70.00, 40.00 feet left of Pleasant Valley Road centerline of right of way;
2. Thence, North 63 degrees 38 minutes 26 seconds East, 150.00 feet to a point at Station 64+90.00, 130.00 feet left of Pleasant Valley Road centerline of right of way;

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3. Thence, South 79 degrees 29 minutes 22 seconds East, 158.57 feet to a point at Station 66+48.57, 130.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the southwesterly right of way of Riverview Road;
4. Thence, along the southwesterly right of way line of Riverview Road, South 27 degrees 13 minutes 48 seconds East, 113.81 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.5235 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 564-22-005.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH2  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated January 13, 1978 and recorded in O.R. Volume 14661, Page 643 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 115.56 feet to a point at Station 83+54.57, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad; thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 53.01 feet to a point at Station 83+19.79, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road; thence, continuing along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 97.32 feet to a point at Station 82+55.93, 113.44 feet left of Pleasant Valley Road centerline of right of way, said point being on the Grantor's southerly property line and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the Grantor's southerly property line, South 82 degrees 57 minutes 27 seconds West, 396.52 feet to a point at Station 78+47.32, 40.00 feet left of Pleasant

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Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;

2. Thence, along the northerly right of way of Pleasant Valley Road, North 79 degrees 29 minutes 22 seconds West, 1,045.63 feet to a point at Station 68+01.69, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northeasterly right of way of Riverview Road;
3. Thence, along the northeasterly right of way of Riverview Road, North 27 degrees 13 minutes 48 seconds West, 82.20 feet to a point at Station 67+51.38, 105.00 feet left of Pleasant Valley Road centerline of right of way;
4. Thence, South 69 degrees 11 minutes 29 seconds East, 184.59 feet to a point at Station 69+33.00, 72.00 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, South 79 degrees 29 minutes 22 seconds East, 796.00 feet to a point at Station 77+29.00, 72.00 feet left of Pleasant Valley Road centerline of right of way;
6. Thence, North 89 degrees 14 minutes 02 seconds East, 493.43 feet to a point at Station 82+45.88, 125.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad;
7. Thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, South 43 degrees 58 minutes 11 seconds East, 15.32 feet to the TRUE POINT OF BEGINNING and enclosing an area of 1.1574 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 564-24-001.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH3  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated December 05, 1977 and recorded in O.R. Volume 14649, Page 979 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 115.56 feet to a point at Station 83+54.57, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad; thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 53.01 feet to a point at Station 83+19.79, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the northerly right of way of Pleasant Valley Road, South 87 degrees 02 minutes 19 seconds West, 81.10 feet to a point of tangent at Station 82+38.69, 40.00 feet left of Pleasant Valley Road centerline of right of way;
2. Thence, continuing along the northerly right of way of Pleasant Valley Road, along an arc of curve to the right having a delta of 3 degrees 00 minutes 00 seconds, a radius of

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1,869.94 feet, an arc length of 97.91 feet, and a chord bearing South 88 degrees 32 minutes 19 seconds West, 97.90 feet to a point of compound curvature at Station 81+38.69, 40.00 feet left of Pleasant Valley Road centerline of right of way;

3. Thence, continuing along the northerly right of way of Pleasant Valley Road, along an arc of curve to the right having a delta of 7 degrees 28 minutes 18 seconds, a radius of 1,392.39 feet, an arc length of 181.58 feet, and a chord bearing North 86 degrees 13 minutes 31 seconds West, 181.45 feet to a point of compound curvature at Station 79+51.89, 40.00 feet left of Pleasant Valley Road centerline of right of way;
4. Thence, continuing along the northerly right of way of Pleasant Valley Road, along an arc of curve to the right having a delta of 3 degrees 00 minutes 00 seconds, a radius of 1,869.94 feet, an arc length of 97.91 feet, and a chord bearing North 80 degrees 59 minutes 22 seconds West, 97.90 feet to a point of curvature at Station 78+51.89, 40.00 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, continuing along the northerly right of way of Pleasant Valley Road, North 79 degrees 29 minutes 22 seconds West, 4.57 feet to a point at Station 78+47.32, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being the Grantor's southwesterly property corner;
6. Thence, along the Grantor's northwesterly property line, North 82 degrees 57 minutes 27 seconds East, 396.52 feet to a point at Station 82+55.93, 113.44 feet left of Pleasant Valley Road centerline of right of way, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad;
7. Thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, South 43 degrees 58 minutes 11 seconds East, 97.32 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.4658 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 564-24-002.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

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This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH4  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated January 13, 1978 and recorded in O.R. Volume 14661, Page 647 (Tract 103-01) of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 195.07 feet to a point at Station 84+34.08, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad; thence, along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 53.01 feet to a point at Station 83+99.30, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road; thence, continuing along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 104.40 feet to a point at Station 83+30.80, 118.78 feet left of Pleasant Valley Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;



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1. Thence, continuing along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 12.22 feet to a point at Station 83+22.78, 128.00 feet left of Pleasant Valley Road centerline of right of way;
2. Thence, North 84 degrees 47 minutes 19 seconds East, 305.65 feet to a point at Station 86+28.19, 140.00 feet left of Pleasant Valley Road centerline of right of way;
3. Thence, South 82 degrees 57 minutes 27 seconds West, 298.15 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0334 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 564-24-001.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH5  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and also the Village of Valley View, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The United States of America deed dated January 13, 1978 and recorded in O.R. Volume 14661, Page 647 (Tract 103-02) of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 195.07 feet to a point at Station 84+34.08, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad; thence, along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 53.01 feet to a point at Station 83+99.30, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 104.40 feet to a point at Station 83+30.80, 118.78 feet left of Pleasant Valley Road centerline of right of way, said point being the Grantor's northwesterly property corner;

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2. Thence, along the Grantor's northerly property line, North 82 degrees 57 minutes 27 seconds East, 298.15 feet to a point at Station 86+28.19, 140.00 feet left of Pleasant Valley Road centerline of right of way;
3. Thence, South 85 degrees 07 minutes 02 seconds East, 476.26 feet to an angle break at Station 91+00.00, 75.00 feet left of Pleasant Valley Road centerline of right of way;
4. Thence, North 87 degrees 02 minutes 19 seconds East, 494.51 feet to a point at Station 95+90.21, 79.47 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, South 43 degrees 17 minutes 57 seconds West, 54.39 feet to a point at Station 95+53.56, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;
6. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 2 degrees 25 minutes 34 seconds, a radius of 2,904.79 feet, an arc length of 123.00 feet, and a chord bearing South 88 degrees 15 minutes 07 seconds West, 122.99 feet to a point of curvature at Station 94+32.25, 40.00 feet left of Pleasant Valley Road centerline of right of way;
7. Thence, continuing along the northerly right of way of Pleasant Valley Road, South 87 degrees 02 minutes 19 seconds West, 1,032.95 feet to the TRUE POINT OF BEGINNING and enclosing an area of 1.6646 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 564-30-001.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH6  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

---

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The United States of America by deed dated January 13, 1978 and recorded in O.R. Volume 14661, Page 643 (Tract 103-02) of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 2 degrees 25 minutes 38 seconds, a radius of 2,864.79 feet, an arc length of 121.37 feet, and a chord bearing North 88 degrees 15 minutes 05 seconds East, 121.36 feet to a point at Station 95+53.56, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 00 degrees 32 minutes 06 seconds West, 40.00 feet to a point at Station 95+53.56, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, North 43 degrees 17 minutes 57 seconds East, 54.39 feet to a point at Station 95+90.21, 79.47 feet left of Pleasant Valley Road centerline of right of way;

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2. Thence, North 87 degrees 02 minutes 19 seconds East, 193.88 feet to a point at Station 97+77.62, 96.49 feet left of Pleasant Valley Road centerline of right of way, said point being on the Grantor's easterly property line;
3. Thence, along the Grantor's easterly property line, South 28 degrees 40 minutes 56 seconds East, 67.35 feet to a point at Station 98+13.44, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;
4. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 5 degrees 11 minutes 51 seconds, a radius of 2,904.79 feet, an arc length of 263.51 feet, and a chord bearing North 87 degrees 56 minutes 11 seconds West, 263.41 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.2466 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-24-006.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 2-SH7  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

---

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The United States of America by deed dated January 05, 1979 and recorded in O.R. Volume 14892, Page 517 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 10 degrees 20 minutes 52 seconds, a radius of 2,864.79 feet, an arc length of 517.38 feet, and a chord bearing South 87 degrees 47 minutes 19 seconds East, 516.68 feet to a point at Station 99+49.58, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 07 degrees 23 minutes 07 seconds East, 40.00 feet to a point at Station 99+49.58, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, North 19 degrees 13 minutes 43 seconds West, 52.43 feet to an angle break at Station 99+26.79, 86.96 feet left of Pleasant Valley Road centerline of right of way;
2. Thence, North 01 degrees 42 minutes 10 seconds East, 43.21 feet to a point at Station 99+23.02, 130.00 feet left of Pleasant Valley Road centerline of right of way;

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3. Thence, along an arc of curve to the right having a delta of 4 degrees 25 minutes 17 seconds, a radius of 2,994.79 feet, an arc length of 231.10 feet, and a chord bearing South 80 degrees 56 minutes 07 seconds East, 231.05 feet to a point at Station 101+44.09, 130.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the Grantor's easterly property line;
4. Thence, along the Grantor's easterly property line, South 29 degrees 29 minutes 45 seconds East, 20.17 feet to an angle break at Station 101+56.76, 114.75 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, continuing along the Grantor's easterly property line, South 28 degrees 10 minutes 17 seconds East, 77.61 feet to a point at Station 102+05.39, 55.46 feet left of Pleasant Valley Road centerline of right of way;
6. Thence, South 87 degrees 24 minutes 29 seconds West, 61.72 feet to a point at Station 101+46.62, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;
7. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 3 degrees 56 minutes 27 seconds, a radius of 2,904.79 feet, an arc length of 199.79 feet, and a chord bearing North 80 degrees 38 minutes 40 seconds West, 199.75 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.5168 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-24-006.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E., P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Rev. 06/09

Ver. Date 03/03/21

PID 104504

**PARCEL 2-SH8  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The United States of America (no recording data) of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 15 degrees 43 minutes 32 seconds, a radius of 2,864.79 feet, an arc length of 786.27 feet, and a chord bearing South 85 degrees 05 minutes 55 seconds East, 783.81 feet to a point at Station 102+18.52, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 12 degrees 45 minutes 51 seconds East, 40.00 feet to a point at Station 102+18.52, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, North 28 degrees 10 minutes 17 West, 98.04 feet to an angle break at Station 101+56.76, 114.75 feet left of Pleasant Valley Road centerline of right of way;
2. Thence, North 29 degrees 29 minutes 45 seconds West, 20.17 feet to a point at Station 101+44.09, 130.00 feet left of Pleasant Valley Road centerline of right of way;



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3. Thence, along an arc of curve to the right having a delta of 0 degrees 27 minutes 36 seconds, a radius of 2,994.79 feet, an arc length of 24.04 feet, and a chord bearing South 78 degrees 29 minutes 40 seconds East, 24.04 feet to a point at Station 101+67.09, 130.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the Grantor's easterly property line;
4. Thence, along the Grantor's easterly property line, South 28 degrees 40 minutes 56 seconds East, 91.45 feet to an angle break at Station 102+25.15, 60.97 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, along the Grantor's easterly property line, North 87 degrees 24 minutes 29 seconds East, 30.02 feet to an angle break at Station 102+53.34, 69.08 feet left of Pleasant Valley Road centerline of right of way;
6. Thence, along the Grantor's easterly property line, South 28 degrees 40 minutes 56 seconds East, 39.38 feet to a point at Station 102+79.40, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;
7. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 1 degrees 13 minutes 03 seconds, a radius of 2,904.79 feet, an arc length of 61.72 feet, and a chord bearing North 76 degrees 37 minutes 38 seconds West, 61.72 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0713 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-28-900.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

**EXHIBIT A**

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Rev. 06/09

Ver. Date 03/03/21

PID 104504

**PARCEL 2-SH9  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The United States of America by deed dated December 29, 1977 and recorded in O.R. Volume 14658, Page 133 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 17 degrees 23 minutes 32 seconds, a radius of 2,864.79 feet, an arc length of 869.61 feet, and a chord bearing South 84 degrees 15 minutes 59 seconds East, 866.27 feet to a point at Station 103+01.80, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 14 degrees 25 minutes 47 seconds East, 40.00 feet to a point at Station 103+01.80, 40.00 feet left of Pleasant Valley Road centerline of right of way and Station 7+78.09, 30.00 feet right of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and also the southwesterly right of way of Canal Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 0 degrees 26 minutes 53 seconds, a radius of 2,904.79 feet, an arc length of 22.72 feet, and a chord bearing North 75 degrees 47 minutes 39 seconds

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West, 22.72 feet to a point at Station 102+79.40, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the Grantor's westerly property line;

2. Thence, along the Grantor's westerly property line, North 28 degrees 40 minutes 56 seconds West, 39.42 feet to an angle break at Station 102+53.34, 69.08 feet left of Pleasant Valley Road centerline of right of way;
3. Thence, along the Grantor's westerly property line, South 87 degrees 24 minutes 29 seconds West, 29.92 feet to an angle break at Station 102+25.15, 60.97 feet left of Pleasant Valley Road centerline of right of way;
4. Thence, along the Grantor's westerly property, North 28 degrees 40 minutes 56 seconds West, 91.45 feet to a point at Station 101+67.09, 130.00 feet left of Pleasant Valley Road centerline of right of way;
5. Thence, along an arc of curve to the right having a delta of 1 degrees 07 minutes 00 seconds, a radius of 2,994.79 feet, an arc length of 58.37 feet, and a chord bearing South 77 degrees 42 minutes 22 seconds East, 58.37 feet to a point at Station 102+22.93, 130.00 feet left of Pleasant Valley Road centerline of right of way and also Station 6+56.87, 30.00 feet right of Canal Road centerline of right of way, said point being on the southwesterly right of way of Canal Road;
6. Thence, along the southwesterly right of way of Canal Road, South 28 degrees 25 minutes 26 seconds East, 121.22 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.1004 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-006.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date

PID 104504

**PARCEL 2-SH10  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated September 30, 1987 and recorded in O.R. Volume 76499, Page 09 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 115.56 feet to a point at Station 83+54.57, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad and Station 707+31.03, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way; thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 22.78 feet to a point at Station 83+39.62, 17.19 feet left of Pleasant Valley Road centerline of right of way and Station 707+08.25, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 38.00 feet to a point at Station 83+14.69, 45.86 feet left of Pleasant Valley Road centerline of right of way and Station

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706+70.25, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;

2. Thence, North 46 degrees 01 minutes 49 seconds East, 12.00 feet to a point at Station 83+23.75, 53.74 feet left of Pleasant Valley Road centerline of right of way and Station 706+70.25, 18.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;
3. Thence, South 43 degrees 58 minutes 11 seconds East, 38.00 feet to a point at Station 83+48.68, 25.06 feet left of Pleasant Valley Road centerline of right of way and Station 707+08.25, 18.09 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;
4. Thence, South 46 degrees 01 minutes 49 seconds West, 12.00 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0105 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 562-15-002.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date 03/03/21

PID 104504

**PARCEL 2-SH11  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated September 30, 1987 and recorded in O.R. Volume 76499, Page 09 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 195.07 feet to a point at Station 84+34.08, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad and Station 707+83.20, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way; thence, along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 29.99 feet to a point at Station 84+14.40, 22.63 feet left of Pleasant Valley Road centerline of right of way and Station 707+53.20, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, South 46 degrees 01 minutes 49 seconds West, 12.00 feet to a point at Station 84+05.34, 14.76 feet left of Pleasant Valley Road centerline of right of way and Station 707+53.20, 18.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way;

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2. Thence, North 43 degrees 58 minutes 11 seconds West, 38.00 feet to a point at Station 83+80.41, 43.44 feet left of Pleasant Valley Road centerline of right of way and Station 707+15.20, 18.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way;
3. Thence, North 46 degrees 01 minutes 49 seconds East, 12.00 feet to a point at Station 83+89.46, 51.31 feet left of Pleasant Valley Road centerline of right of way and Station 707+15.20, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad;
4. Thence, South 43 degrees 58 minutes 11 seconds East, 38.00 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0105 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 562-15-002.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Rev. 07/09

Ver. Date 3/10/21

PID 104509

**PARCEL 2-T  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING PURPOSES  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
CUYAHOGA COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situated in the City of Independence and State of Ohio, County of Cuyahoga, Township of Independence, Tract 3 West of the River, Original Lot 30 and being known as part of land conveyed to The United States of America by deed dated September 30, 1987 and recorded in O.R. Volume 76499, Page 09 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 82+39.01, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way North 87 degrees 02 minutes 19 seconds East, 115.56 feet to a point at Station 83+54.57, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad and Station 707+31.03, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way; thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, South 43 degrees 58 minutes 11 seconds East, 53.01 feet to a point at Station 83+89.35, 40.00 feet right of Pleasant Valley Road centerline of right of way and Station 707+84.03, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being at the intersection with the southerly right of way line of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, reversing along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 23.78 feet to a point at Station 83+73.75, 22.05 feet right of Pleasant Valley Road centerline of right of way and Station 707+60.25, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;
2. Thence, North 46 degrees 01 minutes 49 seconds East, 12.00 feet to a point at Station 83+82.80, 14.18 feet right of Pleasant Valley Road centerline of right of way and Station 707+60.25, 18.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;



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3. Thence, North 43 degrees 58 minutes 11 seconds West, 90.00 feet to a point at Station 83+23.75, 53.74 feet left of Pleasant Valley Road centerline of right of way and Station 706+70.25, 18.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;
4. Thence, South 46 degrees 01 minutes 49 seconds West, 12.00 feet to a point at Station 83+14.69, 45.86 feet left of Pleasant Valley Road centerline of right of way and Station 706+70.25, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being on the southwesterly right of way of The Cuyahoga Valley Scenic Railroad;
5. Thence, along the southwesterly right of way of The Cuyahoga Valley Scenic Railroad, North 43 degrees 58 minutes 11 seconds West, 104.87 feet to a point at Station 82+45.88, 125.00 feet left of Pleasant Valley Road centerline of right of way and Station 705+65.38, 30.00 feet right of The Cuyahoga Valley Scenic Railroad centerline of right of way;
6. Thence, North 84 degrees 47 minutes 19 seconds East, 76.96 feet to a point at Station 83+22.78, 128.00 feet left of Pleasant Valley Road centerline of right of way and Station 706+13.58, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad;
7. Thence, along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, South 43 degrees 58 minutes 11 seconds East, 101.63 feet to a point at Station 83+89.46, 51.31 feet left of Pleasant Valley Road centerline of right of way and Station 707+15.20, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way;
8. Thence, South 46 degrees 01 minutes 49 seconds West, 12.00 feet to a point at Station 83+80.41, 43.44 feet left of Pleasant Valley Road centerline of right of way and Station 707+15.20, 18.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way;
9. Thence, South 43 degrees 58 minutes 11 seconds East, 90.00 feet to a point at Station 84+39.46, 24.48 feet right of Pleasant Valley Road centerline of right of way and Station 708+05.20, 18.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way;
10. Thence, North 46 degrees 01 minutes 49 seconds East, 12.00 feet to a point at Station 84+48.52, 16.61 feet right of Pleasant Valley Road centerline of right of way and Station

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708+05.20, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being on the northeasterly right of way of The Cuyahoga Valley Scenic Railroad;

11. Thence, along the northeasterly right of way of The Cuyahoga Valley Scenic Railroad, South 43 degrees 58 minutes 11 seconds East, 31.00 feet to a point at Station 84+68.86, 40.00 feet right of Pleasant Valley Road centerline of right of way and Station 708+36.21, 30.00 feet left of The Cuyahoga Valley Scenic Railroad centerline of right of way, said point being at the intersection with the southerly right of way line of Pleasant Valley Road;
12. Thence, South 87 degrees 02 minutes 19 seconds West, 79.51 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.2543 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 562-15-002.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date 03/03/21

PID 104504

**PARCEL 3-SH1  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The Board of County Commissioners of Cuyahoga County, Ohio by deed dated March 11, 1957 and recorded in O.R. Volume 8839, Page 01 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 7 degrees 37 minutes 29 seconds, a radius of 2,864.79 feet, an arc length of 381.24 feet, and a chord bearing South 89 degrees 09 minutes 00 seconds East, 380.96 feet to a point at Station 98+13.44, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 04 degrees 39 minutes 45 seconds West, 40.00 feet to a point at Station 98+13.44, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, North 28 degrees 40 minutes 56 seconds West, 107.04 feet to a point at Station 97+57.15, 130.00 feet left of Pleasant Valley Road centerline of right of way;

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2. Thence, along an arc of curve to the right having a delta of 3 degrees 19 minutes 03 seconds, a radius of 2,994.79 feet, an arc length of 173.40 feet, and a chord bearing South 84 degrees 48 minutes 17 seconds East, 173.37 feet to a point at Station 99+23.02, 130.00 feet left of Pleasant Valley Road centerline of right of way;
3. Thence, South 01 degrees 42 minutes 10 seconds West, 43.21 feet to an angle break at Station 99+26.79, 86.96 feet left of Pleasant Valley Road centerline of right of way;
4. Thence, South 19 degrees 13 minutes 43 seconds East, 52.43 feet to a point at Station 99+49.58, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road;
5. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 2 degrees 43 minutes 22 seconds, a radius of 2,904.79 feet, an arc length of 132.04 feet, and a chord bearing North 83 degrees 58 minutes 34 seconds West, 138.03 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.3126 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of land belonging to The Board of County Commissioners of Cuyahoga County, Ohio.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date 03/03/21

PID 104504

**PARCEL 3-SH2  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT FOR HIGHWAY PURPOSES  
WITHOUT LIMITATION OF EXISTING ACCESS RIGHTS  
IN THE NAME AND FOR THE USE OF THE  
CUYAHOGA COUNTY, OHIO**

An exclusive perpetual easement for public highway and road purposes, including, but not limited to any utility construction, relocation and/or utility maintenance work deemed appropriate by the Cuyahoga County, Ohio, its successors and assigns forever.

Grantor/Owner, for himself and his heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to The Board of County Commissioners of Cuyahoga County, Ohio by deed dated March 11, 1957 and recorded in O.R. Volume 8839, Page 01 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 5/8 inch iron pin found at Station 94+32.19, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the right having a delta of 15 degrees 43 minutes 32 seconds, a radius of 2,864.79 feet, an arc length of 786.27 feet, and a chord bearing South 85 degrees 05 minutes 55 seconds East, 783.81 feet to a point at Station 102+18.52, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence, North 12 degrees 45 minutes 51 seconds East, 40.00 feet to a point at Station 102+18.52, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the northerly right of way of Pleasant Valley Road, along an arc of curve to the left having a delta of 1 degrees 58 minutes 21 seconds, a radius of 2,904.79 feet, an arc length of 72.91 feet, and a chord bearing North 77 degrees 57 minutes 18 seconds

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West, 72.91 feet to a point at Station 101+46.62, 40.00 feet left of Pleasant Valley Road centerline of right of way, said point being the Grantor's westerly property corner;

2. Thence, along the Grantor's northerly property line, North 87 degrees 24 minutes 29 seconds East, 61.72 feet to a point at Station 102+05.39, 55.46 feet left of Pleasant Valley Road centerline of right of way, said point being the Grantor's easterly property line;
3. Thence, along the Grantor's easterly property line, South 28 degrees 10 minutes 17 seconds East, 20.43 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0128 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of land belonging to The Board of County Commissioners of Cuyahoga County, Ohio.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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PID 104509

**PARCEL 5-SW  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Robert L. and Lisa G. Froehlich by deed dated April 04, 2011 and recorded in Document No. 201104040319 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southeasterly property corner; thence, along the northerly right of way of Pleasant Valley Road, thence North 46 degrees 55 minutes 40 seconds West, 18.01 feet to a point at Station 105+50.78, 116.51 feet left of Pleasant Valley Road centerline of right of way and Station 9+06.25, 204.09 feet left of Canal Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the northerly right of way of Pleasant Valley Road, North 46 degrees 55 minutes 40 seconds West, 24.59 feet to a point at Station 105+29.21, 126.46 feet left of Pleasant Valley Road centerline of right of way and Station 8+82.94, 196.28 feet left of Canal Road centerline of right of way;
2. Thence, North 78 degrees 38 minutes 14 seconds East, 50.35 feet to a point at Station 105+70.48, 152.21 feet left of Pleasant Valley Road centerline of right of way and

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Station 8+97.71, 244.42 feet left of Canal Road centerline of right of way, said point being on the Grantor's easterly property line;

3. Thence, along the Grantor's easterly property line, South 25 degrees 04 minutes 32 seconds West, 24.86 feet to a point at Station 105+68.29, 127.45 feet left of Pleasant Valley Road centerline of right of way and Station 9+12.50, 224.44 feet left of Canal Road centerline of right of way;
4. Thence, South 78 degrees 38 minutes 14 seconds West, 21.29 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0164 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-005.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.



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PID 104509

**PARCEL 5-T1  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING PURPOSES  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
CUYAHOGA COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

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Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Robert L. and Lisa G. Froehlich by deed dated April 04, 2011 and recorded in Document No. 201104040319 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southeasterly property corner; thence, along the northerly right of way of Pleasant Valley Road, thence North 46 degrees 55 minutes 40 seconds West, 42.60 feet to a point at Station 105+29.21, 126.46 feet left of Pleasant Valley Road centerline of right of way and Station 8+82.94, 196.28 feet left of Canal Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the northerly right of way of Pleasant Valley Road, North 46 degrees 55 minutes 40 seconds West, 7.17 feet to a point at Station 105+22.95, 129.39 feet left of Pleasant Valley Road centerline of right of way and Station 8+76.14, 194.01 feet left of Canal Road centerline of right of way;
2. Thence, North 78 degrees 34 minutes 01 seconds East, 58.88 feet to a point at Station 105+71.12, 159.52 feet left of Pleasant Valley Road centerline of right of way and Station 8+93.35, 250.32 feet left of Canal Road centerline of right of way, said point being on the Grantor's easterly property line;

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3. Thence, along the Grantor's easterly property line, South 25 degrees 04 minutes 32 seconds West, 7.34 feet to a point at Station 105+70.48, 152.21 feet left of Pleasant Valley Road centerline of right of way and Station 8+97.71, 244.42 feet left of Canal Road centerline of right of way;
4. Thence, South 78 degrees 38 minutes 14 seconds West, 50.35 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0074 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-005.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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**PARCEL 5-T2  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING PURPOSES  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
CUYAHOGA COUNTY, OHIO**

[Surveyor's description of the premises follows]

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Robert L. and Lisa G. Froehlich by deed dated April 04, 2011 and recorded in Document No. 201104040319 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southeasterly property corner and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, along the northerly right of way of Pleasant Valley Road, thence North 46 degrees 55 minutes 40 seconds West, 18.01 feet to a point at Station 105+50.78, 116.51 feet left of Pleasant Valley Road centerline of right of way and Station 9+06.25, 204.09 feet left of Canal Road centerline of right of way;
2. Thence, North 78 degrees 38 minutes 14 seconds East, 21.29 feet to a point at Station 105+68.29, 127.45 feet left of Pleasant Valley Road centerline of right of way and Station 9+12.50, 224.44 feet left of Canal Road centerline of right of way, said point being on the Grantor's easterly property line;

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3. Thence, along the Grantor's easterly property line, South 25 degrees 04 minutes 32 seconds West, 18.21 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0036 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-005.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date 03/10/21

PID 104509

**PARCEL 6-SW  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
PERPETUAL EASEMENT TO CONSTRUCT AND MAINTAIN A SEWER**

A perpetual easement for the construction and maintenance of a sewer in, upon and over the within described real estate. Grantor/Owner herein retains the right to use said real estate for any and all other purposes provided that such use does not interfere with nor impair the exercise of the easement herein granted (as used herein, the expression "Grantor/Owner" includes the plural, and words in the masculine include the feminine or neuter).

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**[Surveyor's description of the premises follows]**

---

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Diane C. Fovozzo by deed dated October 11, 2017 and recorded in Document No. 201710110206 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southeasterly property corner; thence, along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 18.21 feet to a point at Station 105+68.29, 127.45 feet left of Pleasant Valley Road centerline of right of way and Station 9+12.50, 224.44 feet left of Canal Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 24.86 feet to a point at Station 105+70.48, 152.21 feet left of Pleasant Valley Road centerline of right of way and Station 8+97.71, 244.42 feet left of Canal Road centerline of right of way;

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2. Thence, North 78 degrees 38 minutes 14 seconds East, 4.36 feet to a point at Station 105+74.02, 154.47 feet left of Pleasant Valley Road centerline of right of way and Station 8+98.99, 248.59 feet left of Canal Road centerline of right of way;
3. Thence, South 11 degrees 21 minutes 46 seconds East, 20.00 feet to a point at Station 105+83.91, 137.38 feet left of Pleasant Valley Road centerline of right of way and Station 9+18.11, 242.72 feet left of Canal Road centerline of right of way;
4. Thence, South 78 degrees 38 minutes 14 seconds West, 19.13 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0054 acres, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-007.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

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Ver. Date 3/10/21

PID 104509

**PARCEL 6-T1  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING PURPOSES  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
CUYAHOGA COUNTY, OHIO**

**[Surveyor's description of the premises follows]**

---

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Diane C. Fovozzo by deed dated October 11, 2017 and recorded in Document No. 201710110206 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southwesterly property corner; thence, along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 43.07 feet to a point at Station 105+70.48, 152.21 feet left of Pleasant Valley Road centerline of right of way and Station 8+97.71, 244.42 feet left of Canal Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 7.34 feet to a point at Station 105+71.12, 159.52 feet left of Pleasant Valley Road centerline of right of way and Station 8+93.35, 250.32 feet left of Canal Road centerline of right of way;
2. Thence, South 11 degrees 21 minutes 46 seconds East, 5.91 feet to a point at Station 105+74.02, 154.47 feet left of Pleasant Valley Road centerline of right of way and Station 8+98.99, 248.59 feet left of Canal Road centerline of right of way;

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3. Thence, South 78 degrees 38 minutes 14 seconds West, 4.36 feet to the TRUE POINT OF BEGINNING and enclosing an area of 13 square feet, more or less, none of which is present road occupied.

The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-007.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.



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**PARCEL 6-T2  
CUY-PLEASANT VALLEY ROAD (C.R. 39)  
TEMPORARY EASEMENT FOR THE PURPOSE OF  
PERFORMING THE WORK NECESSARY TO  
FOR GRADING PURPOSES  
FOR 36 MONTHS FROM DATE OF ENTRY BY THE  
CUYAHOGA COUNTY, OHIO**

[Surveyor's description of the premises follows]

---

Situated in the Village of Valley View and State of Ohio, County of Cuyahoga, Township of Independence, Tract 5 East of the River, Original Lot 2 & 3 and being known as part of land conveyed to Diane C. Fovozzo by deed dated October 11, 2017 and recorded in Document No. 201710110206 of the Cuyahoga County Records and more particularly bounded:

Commencing for reference on Pleasant Valley Road (80') existing centerline of right of way at the monument box with a 3/4 inch iron pin found at Station 108+33.23, 0.00 feet left; thence, along Pleasant Valley Road existing centerline of right of way, along an arc of curve to the left having a delta of 5 degrees 19 minutes 53 seconds, a radius of 2,864.79 feet, an arc length of 266.57 feet, and a chord bearing North 67 degrees 36 minutes 26 seconds West, 266.47 feet to a point at Station 105+66.66, 0.00 feet left of Pleasant Valley Road centerline of right of way; thence North 19 degrees 43 minutes 37 seconds East, 109.33 feet to a point at Station 105+66.66, 109.33 feet left of Pleasant Valley Road centerline of right of way and Station 9+23.33, 209.80 feet left of Canal Road centerline of right of way, said point being on the northerly right of way of Pleasant Valley Road and the Grantor's southwesterly property corner; thence, along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 8.57 feet to a point at Station 105+67.43, 117.86 feet left of Pleasant Valley Road centerline of right of way and Station 9+18.23, 216.69 feet left of Canal Road centerline of right of way and the TRUE POINT OF BEGINNING of the parcel herein described;

1. Thence, continuing along the Grantor's westerly property line, North 25 degrees 04 minutes 32 seconds East, 9.64 feet to a point at Station 105+68.29, 127.45 feet left of Pleasant Valley Road centerline of right of way and Station 9+12.50, 224.44 feet left of Canal Road centerline of right of way;
2. Thence, North 78 degrees 38 minutes 14 seconds East, 19.13 feet to a point at Station 105+83.91, 137.38 feet left of Pleasant Valley Road centerline of right of way and Station 9+18.11, 242.72 feet left of Canal Road centerline of right of way;

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3. Thence, South 11 degrees 21 minutes 46 seconds East, 7.75 feet to a point at Station 105+87.78, 130.77 feet left of Pleasant Valley Road centerline of right of way and Station 9+25.52, 240.45 feet left of Canal Road centerline of right of way;
4. Thence, South 78 degrees 38 minutes 14 seconds West, 24.85 feet to the TRUE POINT OF BEGINNING and enclosing an area of 0.0039 acres, more or less, none of which is present road occupied.

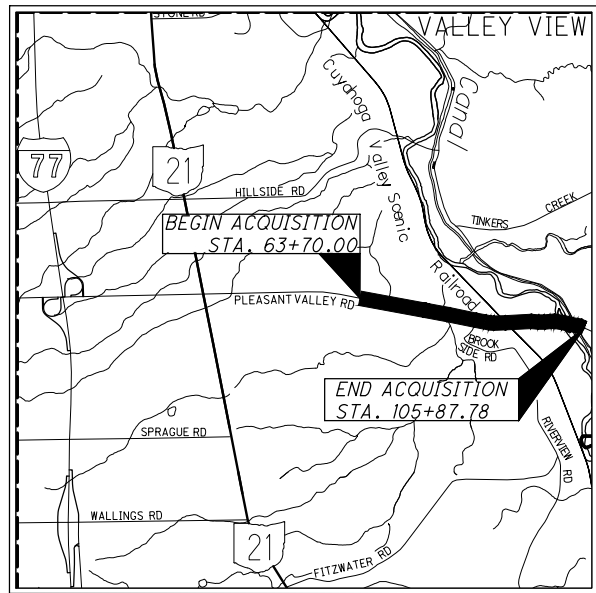
The above described parcel is a portion of Cuyahoga County Auditor's Parcel No. 573-25-007.

Bearings for the above description are based upon the Ohio State Plane Coordinates System, North Zone, NAD 83 (2011) Datum.

Stations referred to in the above description are based upon the Pleasant Valley Road (C.R. 39) centerline of right of way, unless otherwise noted, as shown on the Centerline Plat found in Cuyahoga County Department of Public Works Plan CUY-Pleasant Valley Road (C.R. 39), M-5050 and recorded as AFN No. \_\_\_\_\_ in Cuyahoga County Records.

This description was prepared and reviewed under the supervision of Mary Ellen Kimberlin, P.E.,P.S., Registered Surveyor No. 7540, and is based on survey made by Euthenics, Inc. between February 2017 and May 2018 for the Cuyahoga County Department of Public Works.

# M-5050 RIGHT OF WAY LEGEND SHEET CUY-PLEASANT VALLEY ROAD (C.R. 39)



LOCATION MAP

LATITUDE: 41° 21' 35" N LONGITUDE: 81° 36' 30" W

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW

### PROJECT DESCRIPTION

REPLACEMENT OF THE PLEASANT VALLEY ROAD BRIDGES OVER RIVERVIEW ROAD (CUY-09.03), CUYAHOGA VALLEY SCENIC RAILROAD (CUY-09.35) AND THE CUYAHOGA RIVER (CUY-09.68). INCLUDES RECONSTRUCTION OF THE APPROACHES INCLUDING THE INTERSECTION WITH CANAL ROAD.

### PLANS PREPARED BY:

FIRM NAME : EUTHENICS INC.  
R/W DESIGNER: ALAN R. PIATAK, P.E.  
R/W REVIEWER: SCOTT A. HORAN, P.S. /  
MARY ELLEN KIMBERLIN, P.E., P.S.  
FIELD REVIEWER: ALAN R. PIATAK, P.E.  
PRELIMINARY FIELD REVIEW DATE: 2/20/21  
TRACINGS FIELD REVIEW DATE:  
OWNERSHIP UPDATED BY: GUILLERMO RODRIGUEZ  
DATE COMPLETED: 08/17/2020  
PLAN COMPLETION DATE:

I, SCOTT A. HORAN, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS FROM FEBRUARY 2017 TO MAY 2018. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATES SYSTEM NORTH ZONE ON NAD 83 (2011) DATUM. THE PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS OR US SURVEY FEET) BY A PROJECT ADJUSTMENT FACTOR OF 1.00007441.

AS A PART OF THIS PROJECT, I HAVE RE-ESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND THE EXISTING CENTERLINE OF RIGHT OF WAY FOR PROPERTY TAKES CONTAINED HEREIN.

ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH OHIO ADMINISTRATIVE CODE 4733-37 COMMONLY KNOWN AS "MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO" UNLESS NOTED.

THE WORDS I AND MY AS USED HEREIN ARE TO MEAN EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

SCOTT A. HORAN \_\_\_\_\_ DATE  
PROFESSIONAL LAND SURVEYOR NO. 8678

I, MARY ELLEN KIMBERLIN, P.E., P.S. AS A PART OF THIS PROJECT HAVE ESTABLISHED THE PROPOSED PROPERTY LINES, CALCULATED THE GROSS TAKE, PRESENT ROADWAY OCCUPIED (PRO), NET TAKE AND NET RESIDUE; AS WELL AS PREPARED THE LEGAL DESCRIPTIONS NECESSARY TO ACQUIRE THE PARCELS AS SHOWN HEREIN.

AS A PART OF THIS WORK I HAVE SET RIGHT OF WAY MONUMENTS AT THE PROPERTY CORNERS, PROPERTY LINE INTERSECTION, POINTS ALONG THE RIGHT OF WAY AND/OR ANGLE POINTS ON THE RIGHT OF WAY, SECTION CORNERS AND OTHER POINTS AS SHOWN HEREIN.

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MARY ELLEN KIMBERLIN \_\_\_\_\_ DATE  
PROFESSIONAL LAND SURVEYOR NO. 7540

### STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

UTILITY OWNERS	
TYPE	NAME & ADDRESS
SANTARIY SEWER & WATER	SUMMIT COUNTY DEPT. OF SANITARY SEWER SERVICES 1180 SOUTH MAIN ST. AKRON, OHIO 44301 CONTACT: ROSS NICHOLSON PHONE: (330) 926-2477 rnicholson@summitoh.net
	NORTHEAST OHIO REGIONAL SEWER DISTRICT 3900 EUCLID AVENUE CLEVELAND, OHIO 44115 CONTACT: MARY MACIEJOWSKI PHONE: (216) 881-6600 EXT. 6466 maciejowski@neorsd.org
GAS	CWDP CLEVELAND WATER 1201 LAKESIDE AVENUE CLEVELAND, OHIO 44114 CONTACT: FRED ROBERTS PHONE: (216) 664-2444 EXT. 75556 fred.roberts@clevelandwater.com
	SUNOCO PIPELINES 525 FRITZTOWN ROAD SINKING SPRINGS, PA 19608 CONTACT: DEB SCHNECK PHONE: (610) 670-3258 debra.schneck@energytransfer.com
ELECTRIC	DOMINION ENERGY OHIO 320 SPRINGSIDE DRIVE, SUITE 320 AKRON, OHIO 44333 CONTACT: BRYAN DAYTON, EVAN DEMPSEY PHONE: (330) 664-2409 relocation@dominionenergy.com
	BASS ENERGY 130 MERZ BLVD. AKRON, OHIO 44333 CONTACT: BILL HLAVIN PHONE: (330) 869-0870 bill@bassenergyco.com
COMMUNICATIONS	CEI FIRST ENERGY 6896 MILLER ROAD BRECKSVILLE, OHIO 44141 CONTACT: JOHN ZASSICK PHONE: (440) 546-8706 jmzassick@firstenergycorp.com
	CHARTER COMMUNICATIONS 7 SEVERANCE CIRCLE CLEVELAND HEIGHTS, OHIO 44118 CONTACT: PAT SANTOITEMMO pat.santoitemmo@charter.com
	CENTURY LINK 4000 CHESTER AVENUE CLEVELAND, OHIO 44103 CONTACT: DOUG HOLLOWAY PHONE: (215) 906-6284 doug.holloway@centurylink.com
	AT&T (LOCAL) 13630 LORAIN ROAD CLEVELAND, OHIO 44111 CONTACT: JAMES JANIS PHONE: (216) 476-6057 pj8191@att.com
COMMUNICATIONS	MCI-WORLDCOM 12300 RIDGE ROAD NORTH ROYALTON, OH 44133 CONTACT: DAN ARZ PHONE: (440) 457-4823 dan.arz@verizon.com
	AT&T (TRANSMISSION) 7555 E. PLEASANT VALLEY RD, SUITE 140 INDEPENDENCE, OHIO 44131 CONTACT: MIKE DIEDERICH PHONE: (216) 750-0135 md4145@att.com
	WINDSTREAM 560 TERNES AVE. ELYRIA, OHIO 44035 CONTACT: GEOFF HAMM PHONE: (440) 329-4245 geoffrey.p.hamm@windstream.com
COMMUNICATIONS	VILLAGE OF VALLEY VIEW 7979 HUB PARKWAY VALLEY VIEW, OHIO 44125 CONTACT: TODD SCIANO PHONE: (216) 642-1130 EXT. 123 tsciano@dbohning.com
	CITY OF INDEPENDENCE 6335 SELIG DRIVE INDEPENDENCE, OHIO 44131 CONTACT: DON RAMM PHONE: (216) 524-1374 rammdo@independenceohio.com
COMMUNICATIONS	ZAYO 4199 KINROSS LAKES PKWY, SUITE 10 RICHFIELD, OHIO 44286 CONTACT: DAVE GALUSKA PHONE: (234) 281-0025 dave.galuska@zayo.com

### INDEX OF SHEETS:

LEGEND SHEET	1
CENTERLINE PLAT	2-4
PROPERTY MAPS	5-6
SUMMARY OF ADDITIONAL R/W	7-9
R/W TOPO/BOUNDARY SHEETS	10-37
R/W RAILROAD PLAT	38

### LEGEND

- WL = FEE SIMPLE WITH LIMITATION OF ACCESS
- WD = WARRANTY DEED
- PRW = PROPERTY RIGHT FEE SIMPLE
- SH = STANDARD HIGHWAY EASEMENT
- LA = LIMITED ACCESS EASEMENT
- T = TEMPORARY EASEMENT
- CH = CHANNEL EASEMENT
- A = AERIAL EASEMENT
- SL = SLOPE EASEMENT
- PRE = PROPERTY RIGHT EASEMENT
- S = SEWER EASEMENT

NOTES: THE LOCATION OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS ARE OBTAINED FROM THE OWNER OF THE UTILITIES AS REQUIRED BY SECTION 153.64 O.R.C.

### MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET

### CONVENTIONAL SYMBOLS

- County Line
- Township Line
- Section Line
- Corporation Line
- Fence Line (Ex) (Pr)
- Center Line
- Right of Way (Ex) Ex R/W
- Right of Way (Pr) R/W
- Standard Highway Ease (Ex) Ex SH Ex SH
- Temporary Right of Way TMP TMP
- Channel Ease. (Pr) CH
- Utility Ease. (Ex) Ex U
- Railroad or
- Guardrail (Ex) (Pr)
- Construction Limits
- Edge of Pavement (Ex)
- Edge of Pavement (Pr)
- Edge of Shoulder (Ex)
- Edge of Shoulder (Pr)
- Ditch / Creek (Ex)
- Ditch / Creek (Pr)
- Tree Line (Ex)
- Ownership Hook Symbol , Example
- Property Line Symbol , Example
- Break Line Symbol , Example
- Tree (Pr) , Tree (Ex) , Shrub (Ex)
- Tree (Remove) , Shrub (Remove)
- Evergreen (Ex) , Stump
- Evergreen (Remove) , Stump (Remove)
- Wetland (Pr) , Grass (Pr) , Aerial Target
- Post (Ex) , Mailbox (Ex) , Mailbox (Pr)
- Light (Ex) , Telephone Marker (Ex) TEL
- Fire Hydrant (Ex) , Water Meter (Ex)
- Water Valve (Ex) , Utility Valve Unknown (Ex.)
- Telephone Pole (Ex) , Power Pole (Ex)
- Light Pole (Ex)

REC. #1 - C.C.M.R. M-4354

REC. #2 - C.C.M.R. M-4361

REC. #3 - PLEASANT VALLEY ROAD (BRECKSVILLE ROAD TO ALEXANDER ROAD - SCHEMATIC PLAN, SHEET 24/147 G-2-10)

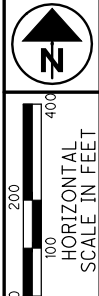
REC. #4 - CANAL ROAD (IMPROVEMENT OF NORTH AND SOUTH RAMPS TO PLEASANT VALLEY - SOUTH RAMP, SHEET 4/7)

# M-5050

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW

BASIS FOR BEARING :

BEARINGS SHOWN HEREIN ARE BASED ON GRID NORTH OF THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 83 (2011) ADJUSTMENT REFERENCE FRAME DERIVED FROM VRS OBSERVATIONS OF THE PROJECT CONTROL MONUMENTS IN FEBRUARY 2017.



PID NO. 104504

R/W DESIGNER: SAH/MEK  
R/W REVIEWER: SAH/MEK

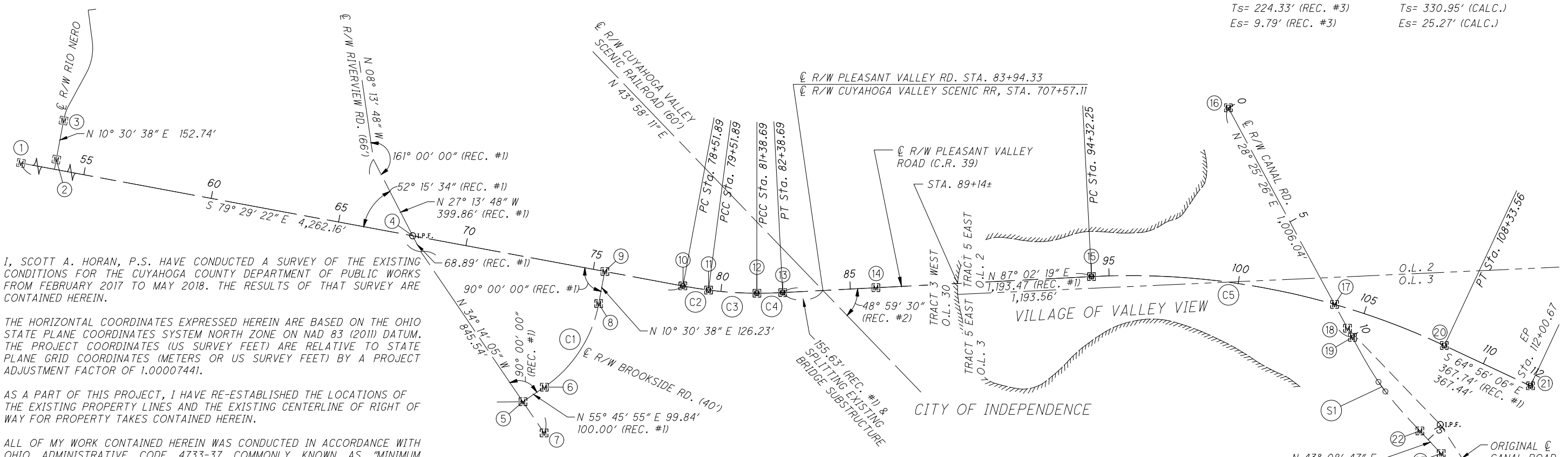
CNTY I.D. STATE JOB NO. 527300

CENTERLINE PLAT

CUY-PLEASANT VALLEY ROAD C.R. 39

RECEIVED \_\_\_\_\_, 20\_\_\_\_  
RECORDED \_\_\_\_\_, 20\_\_\_\_  
BOOK \_\_\_\_\_ PAGE \_\_\_\_\_  
COUNTY RECORDER

<p>(S1) Δ= 14° 43' 21" Θ= 6° 00' 00" (REC. #3) R= 954.93' A= 45.37' Ls= 200.00' Ts= 224.33' (REC. #3) Es= 9.79' (REC. #3)</p>	<p>(S2) Δ= 21° 00' 00" Θ= 5° 10' 00" (REC. #3&amp;4) R= 1,108.95' (REC. #3&amp;4) A= 254.84' (CALC.) Ls= 200.00' (REC. #4) Ts= 330.95' (CALC.) Es= 25.27' (CALC.)</p>
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I, SCOTT A. HORAN, P.S. HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS FROM FEBRUARY 2017 TO MAY 2018. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN.

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SCOTT A. HORAN \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 8678

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MARY ELLEN KIMBERLIN \_\_\_\_\_ DATE \_\_\_\_\_  
PROFESSIONAL LAND SURVEYOR NO. 7540

- ② ℄ R/W PLEASANT VALLEY RD. STA. 52+28.07, 39.86' LT  
℄ R/W RIO NERO DR.
- ④ ℄ R/W PLEASANT VALLEY RD. STA. 67+90.94, 0.03' RT  
℄ R/W RIVERVIEW RD.
- ⑨ ℄ R/W PLEASANT VALLEY RD. STA. 75+45.31, 0.05' LT  
℄ R/W BROOKSIDE RD. STA. 6+30.59, 0.54' LT
- ⑰ ℄ R/W PLEASANT VALLEY RD. STA. 103+80.84, 0.02' LT  
℄ R/W CANAL RD. STA. 08+61.95

- (C1) Δ= 45° 15' 18"  
R= 500.00' (REC. #1)  
L= 394.92'  
T= 208.41'  
CH= N 33° 08' 17" E 384.74'
- (C2) Δ= 03° 00' 00" (REC. #1)  
R= 1,909.94' (REC. #1)  
L= 100.00' (REC. #1)  
T= 50.01' (REC. #1)  
CH= S 80° 59' 22" E 99.99' (REC. #1)
- (C3) Δ= 07° 28' 18"  
R= 1,432.39' (REC. #1)  
L= 186.79'  
T= 93.53'  
CH= S 86° 13' 31" E 186.66'
- (C4) Δ= 03° 00' 00" (REC. #1)  
R= 1,909.94' (REC. #1)  
L= 100.00' (REC. #1)  
T= 50.01' (REC. #1)  
CH= N 88° 32' 19" E 99.99' (REC. #1)
- (C5) Δ= 28° 01' 34"  
R= 2,864.79' (REC. #1)  
L= 1,401.31'  
T= 714.97'  
CH= S 78° 56' 53" W 1,387.38'

### MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX
- PROPOSED R/W MONUMENT BOX
- EXISTING CONCRETE MONUMENT
- PROPOSED CONCRETE MONUMENT
- RAILROAD SPIKE FOUND
- RAILROAD SPIKE SET
- IRON PIN FOUND
- IRON PIN FOUND W/ ID CAP
- IRON PIN SET W/ ID CAP
- IRON PIPE FOUND
- IRON PIPE SET
- P.K. NAIL FOUND
- P.K. NAIL SET

SURVEYORS SEAL	SURVEYORS SEAL

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RC001.dwg 17-May-21 1:09 PM

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PROJECT GROUND COORDINATES - US SURVEY FEET							EXISTING RIGHT-OF-WAY MONUMENTS	STATE PLANE GRID COORDINATES						
PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS)								HORIZ. DATUM - NAD(83), OHIO NORTH ZONE (3401) (SEE HORIZONTAL DATUM NOTE)						
BY A PROJECT ADJUSTMENT FACTOR (PAF) MULTIPLIER OF : 3.281084127														
C/L OF RIGHT-OF-WAY														
NAME	STATION	OFFSET	LT/RT	NORTHING (FT)	EASTING (FT)	FEATURE	DESCRIPTION	NAME	NORTHING (M)	EASTING (M)	NORTHING (FT)	EASTING (FT)	PT #	
C/L OF PLEASANT VALLEY RD.														
1	35+89.73	0.00'	-	618876.428	2209381.597	MON. BOX	MONUMENT BOX W/ 1" IRON PIN FOUND AND HELD	1	188619.500	673369.404	618830.381	2209217.209	211	
2	52+28.07	39.86'	LT	618616.765	2210999.724	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND N 79° 29' 22" W, 0.03'	2	188540.355	673862.552	618570.737	2210835.216	212	
3	52+28.13	192.61'	LT	618766.933	2211027.643	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND S 79° 29' 22" E, 0.03'	3	188586.123	673871.061	618720.894	2210863.133	213	
4	67+90.94	0.03'	RT	618292.450	2212529.093	I. PIN	5/8" IRON PIN FOUND AND USED FOR C/L RIVERVIEW RD. S 27° 13' 48" E, 0.04' OF INTERSECTION OF CENTERLINES	4	188441.511	674328.669	618246.446	2212364.471	230	
5	73+26.16	551.49'	RT	617652.607	2212954.739	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF BROOKSIDE RD. (WEST OF RIVERVIEW RD.) AND ORIGINAL LOT LINE N 77° 00' 20" E, 0.36'	5	188246.501	674458.396	617606.651	2212790.085	227	
6	73+96.96	481.14'	RT	617708.865	2213037.184	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L TANGENT OF BROOKSIDE RD. IRON PIN IRON PIN N 55° 45' 55" E, 0.30' OF P.C.	6	188263.647	674483.524	617662.905	2212872.524	229	
7	74+28.31	655.02'	RT	617532.180	2213036.287	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND HELD FOR C/L RIVERVIEW ROAD	7	188209.798	674483.250	617486.233	2212871.627	228	
8	75+44.77	126.15'	RT	618030.931	2213247.268	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND AND USED FOR C/L TANGENT OF BROOKSIDE RD. IRON PIN N 10° 30' 38" E, 0.07' OF P.T.	8	188361.806	674547.553	617984.947	2213082.593	214	
9	75+45.31	0.05'	LT	618154.919	2213270.820	MON. BOX	MONUMENT BOX W/ 1" IRON PIN FOUND S 84° 52' 29" E, 0.54' OF INTERSECTION	9	188399.595	674554.731	618108.926	2213106.143	200	
10	78+51.36	0.00'	-	618099.042	2213571.723	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND AND USED FOR C/L TANGENT OF PLEASANT VALLEY RD. IRON PIN N 79° 29' 22" W, 0.53' OF P.C.	10	188382.564	674646.439	618053.052	2213407.023	201	
11	79+51.65	0.05'	RT	618083.271	2213670.751	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND S 86° 57' 52" W, 0.25' OF P.C.C.	11	188377.758	674676.621	618037.283	2213506.044	202	
12	81+39.30	0.24'	LT	618071.238	2213857.874	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND N 68° 35' 58" E, 0.66' OF P.C.C.	12	188374.090	674733.652	618025.251	2213693.154	203	
13	82+39.01	0.00'	-	618073.563	2213957.538	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND AND USED FOR C/L TANGENT OF PLEASANT VALLEY RD. IRON PIN N 87° 02' 19" E, 0.32' OF P.T.	13	188374.799	674764.027	618027.575	2213792.810	204	
14	85+98.90	0.31'	LT	618092.460	2214316.926	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND N 02° 57' 41" W, 0.31'	14	188380.558	674873.560	618046.471	2214152.171	215	
15	94+32.19	0.00'	-	618135.204	2215149.128	MON. BOX	MONUMENT BOX W/ 5/8" IRON PIN FOUND AND USED FOR C/L TANGENT OF PLEASANT VALLEY RD. IRON PIN S 87° 02' 19" W, 0.06' OF P.C.	15	188393.586	675127.196	618089.212	2214984.311	205	
17	103+80.84	0.02'	LT	618027.929	2216087.337	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF CANAL RD. N 22° 23' 30" W, 0.03' FROM C/L OF INTERSECTION	17	188360.891	675413.141	617981.945	2215922.450	209	
20	108+33.23	0.00'	-	617869.388	2216510.540	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L TANGENT OF PLEASANT VALLEY RD. IRON PIN N 64° 56' 06" W, 0.33' OF P.T.	20	188312.571	675542.124	617823.416	2216345.622	206	
21	112+00.67	0.00'	-	617713.724	2216843.378	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF PLEASANT VALLEY RD.	21	188265.128	675643.565	617667.763	2216678.434	216	

FEDERAL PROJECT NO. <b>E200167</b>
PID NO. <b>104504</b>
R/W DESIGNER ARP
R/W REVIEWER SAH/MEK
CNTY. I.D. STATE JOB NO. <b>527300</b>
<b>CENTERLINE PLAT</b>
<b>CUY-PLEASANT VALLEY ROAD C.R. 39</b>
3 / 38
345 / 380

SEE SHEET 4 FOR MONUMENT #'S 16, 18 AND 19

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PROJECT GROUND COORDINATES - US SURVEY FEET							EXISTING RIGHT-OF-WAY MONUMENTS	STATE PLANE GRID COORDINATES						
PROJECT COORDINATES (US SURVEY FEET) ARE RELATIVE TO STATE PLANE GRID COORDINATES (METERS)								DESCRIPTION	HORIZ. DATUM - NAD(83), OHIO NORTH ZONE (3401) (SEE HORIZONTAL DATUM NOTE)					
BY A PROJECT ADJUSTMENT FACTOR (PAF) MULTIPLIER OF : 3.281084127									NAME	NORTHING (M)	EASTING (M)	NORTHING (FT)	EASTING (FT)	PT #
NAME	STATION	OFFSET	LT/RT	NORTHING (FT)	EASTING (FT)	FEATURE								
C/L OF RIGHT-OF-WAY														
C/L OF CANAL RD.														
16	0+00.00	0.00'	-	618785.968	2215677.054	MON. BOX	MONUMENT BOX W/ 1/2" IRON PIN FOUND AND HELD @ ANGLE BREAK	16	188591.924	675288.096	618739.927	2215512.197	219	
17	8+61.95	0.00'	-	618027.929	2216087.337	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF CANAL RD. N 22° 23' 30" W, 0.03' FROM C/L OF INTERSECTION	17	188360.891	675413.141	617981.945	2215922.450	209	
18	9+66.40	0.03'	LT	617936.079	2216137.076	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF CANAL RD. @ FORMER ANGLE BREAK N 61° 34' 34" E, 0.03'	18	188332.897	675428.301	617890.102	2215972.186	208	
19	10+06.47	0.03'	RT	617900.815	2216156.101	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF CANAL RD. @ T.S. N 61° 34' 34" E, 0.03' FROM C/L OF CANAL RD. TANGENT S 24° 45' 28" E, 0.44' FROM C/L OF CANAL RD. T.S.	19	188322.149	675434.099	617854.840	2215991.209	207	
22	14+53.38	0.00'	-	617540.059	2216416.558	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L TANGENT OF CANAL RD. IRON PIN S 43° 08' 47" E, 1.97' OF S.T.	22	188212.199	675513.480	617494.112	2216251.647	217	
23	15+73.59	0.00'	-	617452.356	2216498.763	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L TANGENT OF CANAL RD. IRON PIN N 43° 08' 47" W, 1.48' OF T.S.	23	188185.469	188185.469	617406.415	617406.415	218	
24	18+64.97	0.21'	LT	617228.451	2216684.621	MON. BOX	MONUMENT BOX W/ 3/4" IRON PIN FOUND AND USED FOR C/L OF FITZWATER RD N 56° 39' 55" E, 0.21'	24	188117.228	675595.180	617182.526	2216519.690	224	
25	21+80.06	0.09'	LT	616945.075	2216820.610	MON. BOX	MONUMENT BOX W/ AN IRON PIN FOUND N 70° 01' 58" E, 0.09'	25	188030.861	675636.626	616899.172	2216655.669	221	

NEW MONUMENT ASSEMBLIES SHALL BE SET FOR MONUMENT NO.'S 9-15 AND MONUMENT NO. 20.

TOTAL QUANTITY OF 8 HAS BEEN CARRIED TO THE GENERAL SUMMARY.

SETTING OF ALL MONUMENTS SHALL BE PERFORMED BY A SURVEYOR REGISTERED IN THE STATE OF OHIO. THE MONUMENT ASSEMBLIES AND REFERENCE MONUMENTS WILL BE INSTALLED BY THE CONTRACTOR AT THE TIME OF CONSTRUCTION. THE IRON PIN AND CAP (WHEN REQUIRED) ARE TO BE INSTALLED BY THE CONTRACTOR'S SURVEYOR.

CHANGES OR ALTERATIONS TO THE LOCATION OF ANY MONUMENTS SHOWN IN THE TABLE, REQUIRE PRIOR APPROVAL FROM THE CUYAHOGA COUNTY DEPARTMENT OF PUBLIC WORKS. IN THE EVENT THAT CHANGES OR ALTERATIONS ARE APPROVED, A REVISED CENTERLINE PLAT WITH THE NEW LOCATIONS SHALL BE RECORDED IN THE APPLICABLE COUNTY RECORDS AND THE OHIO DEPARTMENT OF TRANSPORTATION. SPECIFICATIONS FOR RIGHT OF WAY MONUMENTS AND REFERENCE MONUMENTS ARE SHOWN ON STANDARD CONSTRUCTION DRAWING RM-1.1, C.C.E. MB-1C AND MB-2C.

FEDERAL PROJECT NO.	E200167
PID NO.	104504
R/W DESIGNER ARP	
R/W REVIEWER SAH/MEK	
STATE JOB NO.	527300
CNTY. I.D.	
<b>CENTERLINE PLAT</b>	
<b>CUY-PLEASANT VALLEY ROAD C.R. 39</b>	
4	38
346	380

OWNERSHIP NAME AND NUMBER

- ① MILVON REALTY LLC, AN OHIO LIMITED LIABILITY COMPANY
- ② UNITED STATES OF AMERICA

STRUCTURE KEY

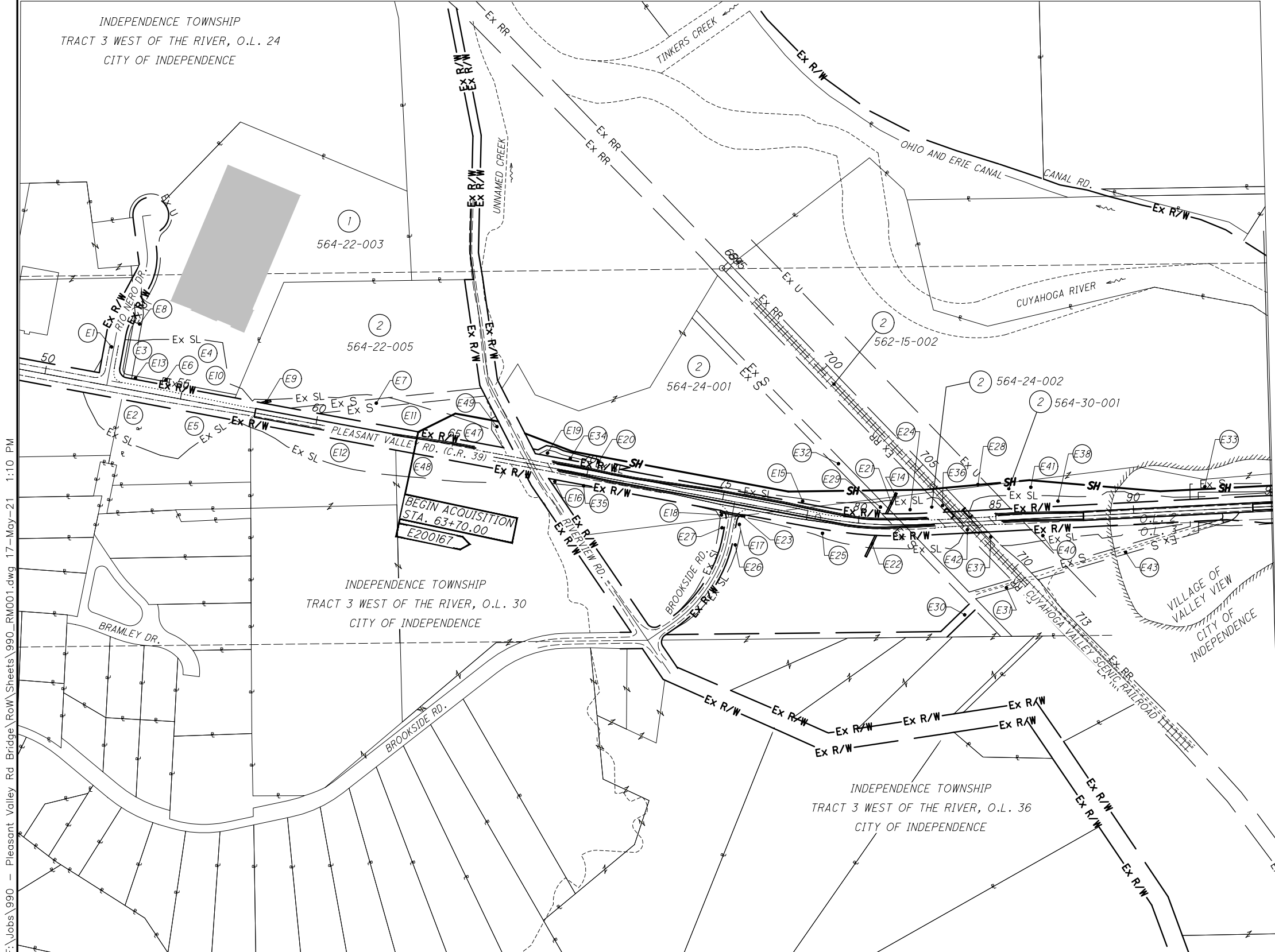
- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW

EXISTING EASEMENT TABLE			
ESMT #	GRANTEE	TYPE	VOL./PG.
E1	CUYAHOGA COUNTY	SLOPE	8864/323.PARCEL E
E2	CUYAHOGA COUNTY	SLOPE	8864/323.PARCEL F
E3	CUYAHOGA COUNTY	SLOPE	8864/337.PARCEL II
E4	CUYAHOGA COUNTY	SLOPE	9045/317.PARCEL A
E5	CUYAHOGA COUNTY	SLOPE	9045/317.PARCEL B
E6	INDEPENDENCE	UTILITY	VOL. 10986/PG. 353
E7	CRSD	SEWER	VOL. 14694/PG. 945
E8	INDEPENDENCE	SEWER	VOL. 85-0620/PG. 18
E9	CUYAHOGA COUNTY	DRAINAGE	VOL. 8889/PG. 677
E10	CUYAHOGA COUNTY	SLOPE	8889/677.PARCEL A
E11	CUYAHOGA COUNTY	SLOPE	8889/677.PARCEL B
E12	CUYAHOGA COUNTY	SLOPE	8889/677.PARCEL C
E13	CEI, EOG, AT&T	UTILITY	VOL. 319/PG. 18
E14	CUYAHOGA COUNTY	DRAINAGE	VOL. 8827/PG. 371
E15	CUYAHOGA COUNTY	SLOPE	8827/371.PARCEL A
E16	CUYAHOGA COUNTY	SLOPE	8827/371.PARCEL B
E7	CUYAHOGA COUNTY	SLOPE	8827/371.PARCEL C
E18	CUYAHOGA COUNTY	SLOPE	8827/371.PARCEL D
E19	CUYAHOGA COUNTY	SLOPE	8827/371.PARCEL E
E20	CUYAHOGA COUNTY	ACCESS	VOL. 8827/PG. 379
E21	CUYAHOGA COUNTY	DRAINAGE	9051/145.PARCEL A
E22	CUYAHOGA COUNTY	DRAINAGE	9051/145.PARCEL B
E23	CUYAHOGA COUNTY	DRAINAGE	9051/145.PARCEL C
E24	CUYAHOGA COUNTY	SLOPE	9051/145.PARCEL D
E25	CUYAHOGA COUNTY	SLOPE	9051/145.PARCEL E
E26	CUYAHOGA COUNTY	SLOPE	9051/145.PARCEL F
E27	CUYAHOGA COUNTY	SLOPE	9051/145.PARCEL G
E28	CEI	UTILITY	VOL. 1354/PG. 939
E29	CRSD	SEWER	VOL. 14211/PG. 843
E30	CRSD	SEWER	VOL. 14211/PG. 855
E31	CRSD	SEWER	VOL. 14211/PG. 865
E32	CRSD	SEWER	VOL. 14223/PG. 993
E33	CRSD	SEWER	VOL. 14290/PG. 813
E34	CUYAHOGA COUNTY	SLOPE	8810/160.PARCEL 1
E35	CUYAHOGA COUNTY	SLOPE	8810/160.PARCEL 2
E36	CUYAHOGA COUNTY	HIGHWAY	9427/01.PARCEL II
E37	CUYAHOGA COUNTY	HIGHWAY	9427/01.PARCEL III
E38	CUYAHOGA COUNTY	SLOPE	8839/01.PARCEL A
E39	CUYAHOGA COUNTY	SLOPE	8839/01.PARCEL B
E40	CUYAHOGA COUNTY	SLOPE	8839/01.PARCEL C
E41	CEI	UTILITY	13198/793.PARCEL 1
E42	CEI	UTILITY	13198/793.PARCEL 2
E43	CRSD	SEWER	VOL. 14232/PG. 223
E44	CRSD	SEWER	VOL. 14459/PG. 877
E45	CUYAHOGA COUNTY	SLOPE	9026/579.PARCEL II
E46	CRSD	SEWER	VOL. 14639/PG. 887
E47	CUYAHOGA COUNTY	SLOPE	8889/682.PARCEL N.
E48	CUYAHOGA COUNTY	SLOPE	8889/682.PARCEL S.
E49	CUYAHOGA COUNTY	SLOPE	8889/682.CHANNEL
E50	CUYAHOGA COUNTY	SLOPE	VOL. 9069/PG. 618
E51	CUYAHOGA COUNTY	DRAINAGE	9004/417.DRAINAGE
E52	CUYAHOGA COUNTY	SLOPE	9004/417.SLOPE
E53	NAT. PARK SERVICE	PRESERVE	VOL. 15282/PG. 799
E54	CUYAHOGA COUNTY	SLOPE	9491/476.SLOPE
E55	CUYAHOGA COUNTY	SLOPE	8825/104.SLOPE
E56	CUYAHOGA COUNTY	DRAINAGE	8825/104.DRAINAGE
E57	CUYAHOGA COUNTY	SLOPE	8846/161.SLOPE
E58	CUYAHOGA COUNTY	DRAINAGE	8846/161.DRAINAGE
E59	CLEVELAND	SEWER	92-10365/23.PARCEL 4
E60	CUYAHOGA COUNTY	SLOPE	8866/651.PARCEL A
E61	CUYAHOGA COUNTY	SLOPE	8866/651.PARCEL B

AT&T = AT&T OR OHIO BELL  
 CEI = THE CLEVELAND ELECTRIC ILLUMINATING COMPANY  
 CRSD = CLEVELAND REGIONAL SEWER DISTRICT

⊖ EXISTING EASEMENT FROM EASEMENT TABLE



CUY-PLEASANT VALLEY ROAD C.R. 39  
 PROPERTY MAP  
 STATE JOB NO. 527300  
 R/W DESIGNER: SAH/MEK  
 R/W REVIEWER: SAH/MEK  
 PID NO. 104504  
 COUNTY ID. 527300  
 MATCHLINE STA. 95+00, SEE SHEET 6  
 5/38  
 347/380

REV. BY	DATE	DESCRIPTION

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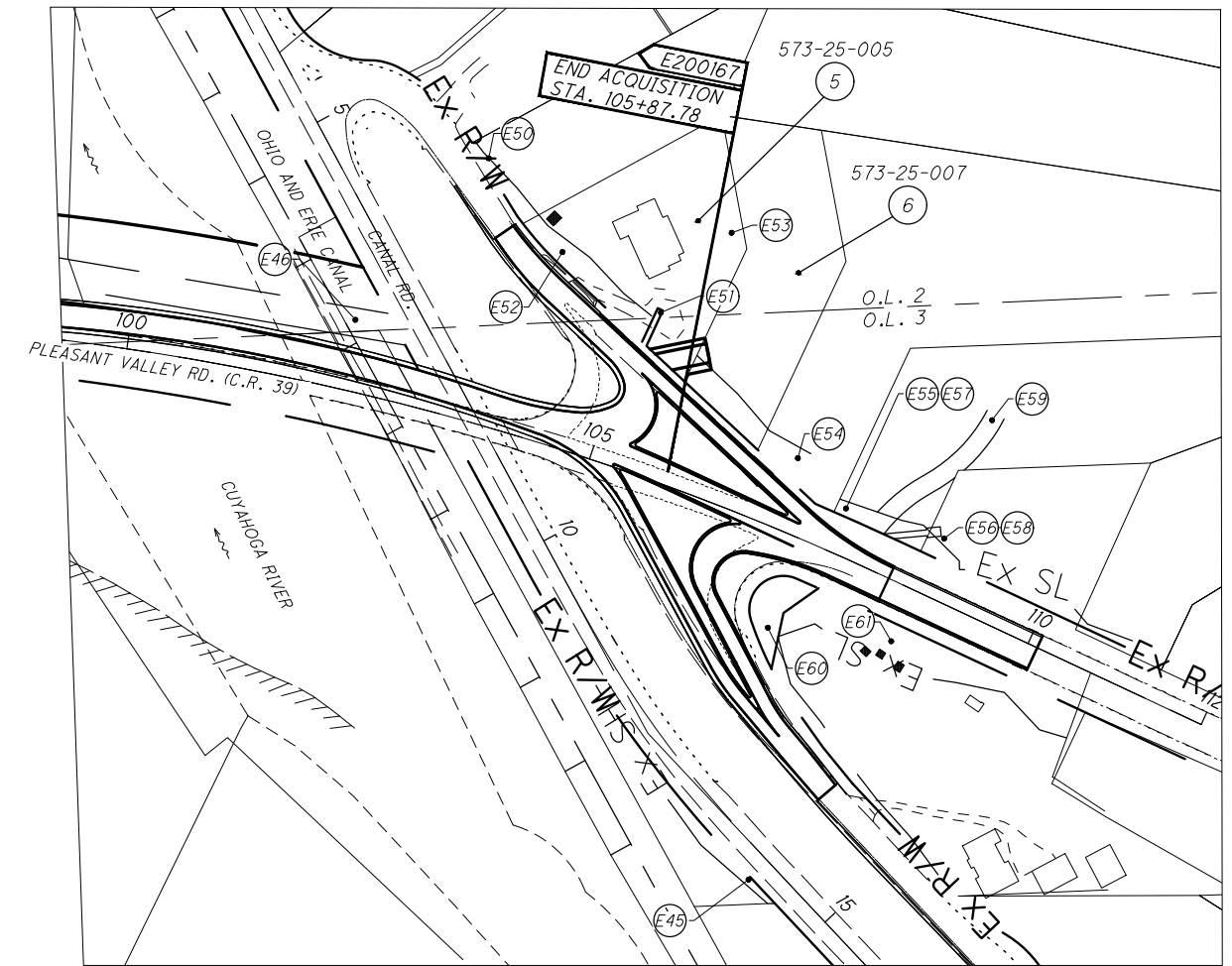
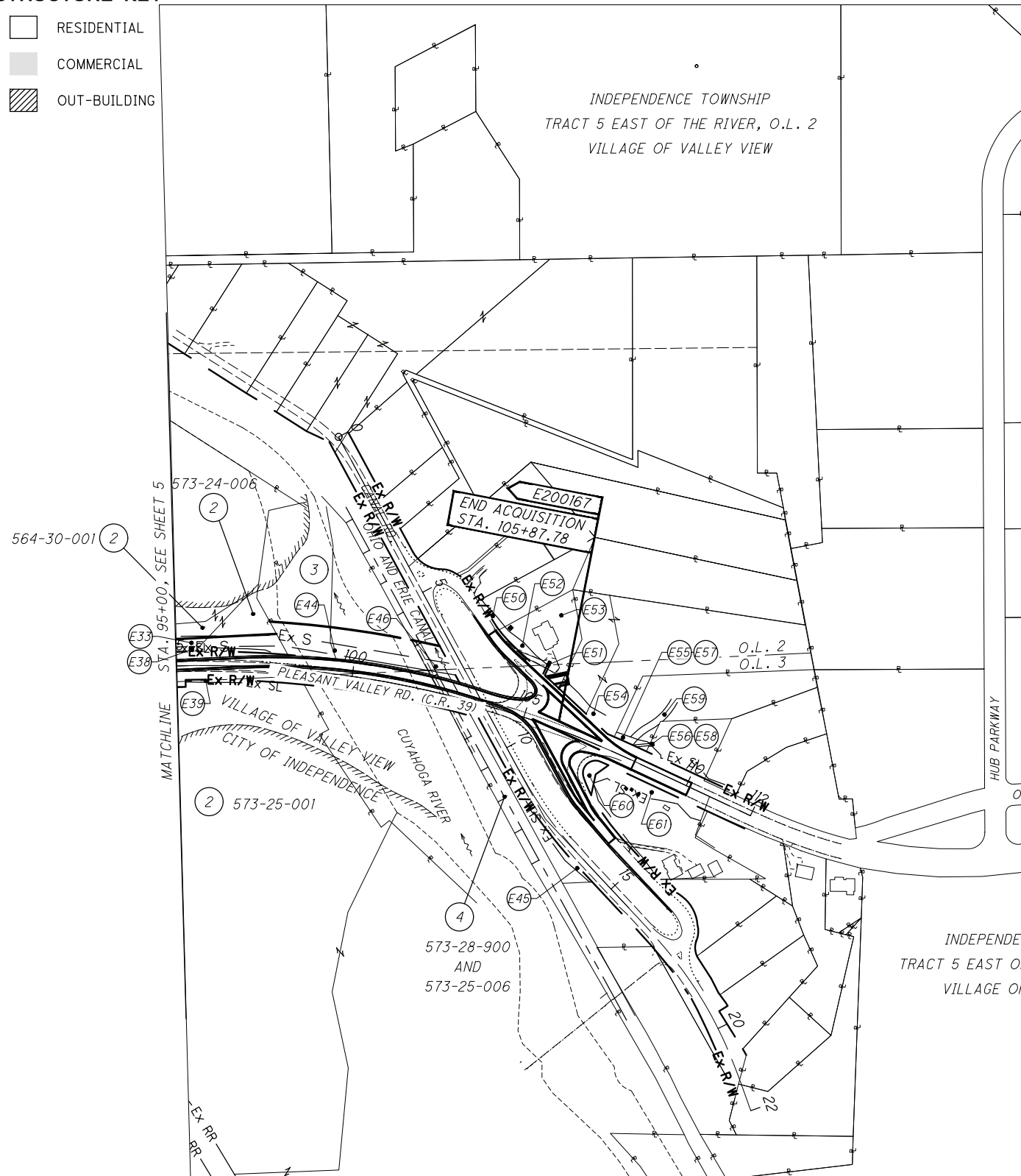
OWNERSHIP NAME AND NUMBER

- ② UNITED STATES OF AMERICA
- ③ THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
- ④ UNITED STATES OF AMERICA (OHIO CANAL LANDS)
- ⑤ ROBERT L. & LISA G. FROELICH
- ⑥ DIANE C. FOVOZZO

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW

STRUCTURE KEY

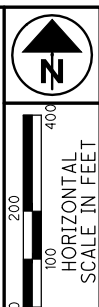
-  RESIDENTIAL
-  COMMERCIAL
-  OUT-BUILDING



ENLARGEMENT AREA  
SCALE: 1" = 100'

SEE SHEET 5 FOR EASEMENT INFORMATION

REV. BY	DATE	DESCRIPTION



PID NO. 104504

R/W DESIGNER: ARP  
R/W REVIEWER: SAH/MEK

STATE JOB NO. 527300

PROPERTY MAP

CUY-PLEASANT VALLEY ROAD C.R. 39

6 / 38

③48  
③80

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TOTAL NUMBER OF :  
 4 OWNERSHIPS 0 TOTAL TAKES  
 20 PARCELS 0 OWNERSHIP W/STRUCTURES INVOLVED

GRANTEE :  
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF  
 COUNTY OF CUYAHOGA, OHIO  
 UNLESS OTHERWISE SHOWN.

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
											LEFT	RIGHT			BOOK	PAGE
1	MILVON REALTY LLC, AN OHIO LIMITED LIABILITY COMPANY	5, 10-11	INST #200207251145	564-22-003	13.196 (n)								LOCAL	NOTE: AUDITOR'S RECORD AREA SPLITS ACREAGE INTO TWO LAND USES, LIGHT INDUSTRY (10.196 AC.) AND CONSERVATION EASEMENT (3 AC.). NO ADDITIONAL R/W NEEDED		
2	UNITED STATES OF AMERICA	5-6, 10-15	O.R. VOL. 15409, PG. 573	564-22-005	9.92 (n)									NOTE: OWNER'S RECORD AREA DOESN'T DEPICT PRESENT DAY OWNERSHIP CONFIGURATION.		
2-SH1			O.R. VOL. 15409, PG. 573	564-22-005	9.92 (n)		0.5235		0.5235					0.1643 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8889, PG. 677-PARCEL B 0.2129 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8889, PG. 682 0.0786 AC. OVERLAPS EX. CHANNEL EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8889, PG. 682 15 - 12" TO 24" AND 1 - 24" TO 36" TREES TO BE REMOVED		
2-SH2		6, 14-21	O.R. VOL. 14669, PG. 579	564-24-001	42.62 (n)		1.1574		1.1574					NOTE: OWNER'S RECORD STATES 44.35 AC. AND EXCEMPTS PPN 562-15-002 WHICH WAS CALCULATED TO 1.73 AC. AND RESULTS IN A NET AREA OF 42.62 AC. 89 SQ. FT. OVERLAPS EX. DRAINAGE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8827, PG. 371 PAR. III 0.1042 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8827, PG. 371-PARCEL A 0.0055 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8827, PG. 371-PARCEL E 0.0939 AC. OVERLAPS EX. ACCESS EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8827, PG. 379 0.0608 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8810, PG. 160-PARCEL NO. 1 0.0309 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14223, PG. 993 0.0253 AC. OVERLAPS EX. ACCESS EASEMENT - PRIVATE COMMON ACCESS - ESMT. VOL. 8827, PG. 377 15 - 12" TO 24" TREES TO BE REMOVED		
2-SH3	UNITED STATES OF AMERICA	6, 18-21	O.R. VOL. 14649, PG. 979	564-24-002	13.44 (n)		0.4658		0.4658					NOTE: OWNER'S RECORD STATES 15.10 AC. AND EXCEMPTS 1.66 AC. AND RESULTS IN A NET AREA OF 13.44 AC. 0.3727 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9051, PG. 145-PARCEL D 0.0094 AC. OVERLAPS EX. DRAINAGE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9051, PG. 145-PARCEL A 0.0500 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14211, PG. 843 6 - 12" TO 24" AND 1 - 24" TO 36" TREES TO BE REMOVED		
2-SH4		6, 20-23	O.R. VOL. 14661, PG. 643	564-24-001	42.62		0.0334		0.0334					NOTE: OWNER'S RECORD STATES A STRIP OF LAND 25.96 MILES LONG, OF WHICH 2.6813 MILES (c) FALLS WITHIN PPN 562-15-002. THE 2.6813 MILES RESULTS IN AN AREA OF 19.50 AC. (c). 0.0249 AC. OVERLAPS EX. UTILITY EASEMENT - THE CLEVELAND ELECTRIC ILLUMINATING COMPANY -ESMT. VOL. 13154, PG. 939 OPERATING AGREEMENT LEASE - MCI, OHIO EDISON COMPANY - DEED VOL. 87-6499, PG. 9		
													LOCAL			

NOTES:  
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.  
 ALL TEMPORARY PARCELS TO BE OF 36 MONTHS DURATION.  
 ALL AREAS ARE IN ACRES UNLESS NOTED OTHERWISE

LEGEND:  
 T: TEMPORARY EASEMENT  
 SH: STANDARD HIGHWAY EASEMENT  
 S: STORM SEWER EASEMENT  
 INST #- INSTRUMENT NUMBER  
 O.R.= ORIGINAL RECORD  
 (c)= VALUE CALCULATED FROM CUYAHOGA COUNTY GIS  
 (n)= SEE NOTE IN REMARKS COLUMN  
 \*= RIGHT OF WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION

FEDERAL PROJECT NO. E200167  
 PID NO. 104504  
 STATE JOB NO. 527300  
 R/W DESIGNER ARP  
 R/W REVIEWER SAH/MEK  
 CNTY. I.D.  
**SUMMARY OF ADDITIONAL RIGHT OF WAY**  
 CUY-PLEASANT VALLEY ROAD C.R. 39  
 7/38  
 349  
 380

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RS001.dwg 17-May-21 1:10 PM

TOTAL NUMBER OF :  
 4 OWNERSHIPS 0 TOTAL TAKES  
 20 PARCELS 0 OWNERSHIP W/STRUCTURES INVOLVED

GRANTEE :  
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF  
 COUNTY OF CUYAHOGA, OHIO  
 UNLESS OTHERWISE SHOWN.

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
											LEFT	RIGHT			BOOK	PAGE
2-SH5		6, 20-25	O.R. VOL. 14661, PG. 643	564-30-001	3.179 (n)		1.6646		1.6646				LOCAL	NOTE: OWNER'S RECORD STATES 3.04 AC. 0.3017 AC. OVERLAPS EX. UTILITY EASEMENT - THE CLEVELAND ELECTRIC ILLUMINATING COMPANY -ESMT. VOL. 13198, PG. 793-PARCEL NO. 1 0.7021 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8839, PG. 1-PARCEL A 0.1657 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14290, PG. 813 36 - 12" TO 24" AND 1 - 24" TO 36" TREES TO BE REMOVED		
2-SH6		6, 24-27	O.R. VOL. 13819, PG. 759	573-24-006	0.409		0.2466		0.2466					0.1437 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14290, PG. 813 0.0463 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 8839, PG. 1-PARCEL A 19 - 12" TO 24" TREES TO BE REMOVED		
2-SH7		6, 26-29	O.R. VOL. 14819, PG. 37	573-24-001	8.02 (n) 97.088		0.5168		0.5168					NOTE: OWNER'S RECORD AREA DOESN'T DEPICT PRESENT DAY OWNERSHIP CONFIGURATION. 0.1820 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14459, PG. 877 6 - 12" TO 24" TREES TO BE REMOVED		
2-SH8		6, 28-29	O.R. VOL. 14658, PG. 133	573-28-900			0.0713		0.0713					0.0222 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14639, PG. 887		
2-SH9		6, 28-29	O.R. VOL. 14658 PG. 133	573-25-006	8.195		0.1004		0.1004					0.0324 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14639, PG. 887		
2-SH10		5, 20-21	O.R. VOL. 76449, PG. 09	562-15-002	19.5		0.0105		0.0105					FOR CONTRACTOR ACCESS AND CONSTRUCTION PURPOSES 0.0069 AC. OVERLAPS EX. AERIAL EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 01 PARCEL I 0.0105 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 1 PARCEL II		
2-SH11		5, 20-21	O.R. VOL. 76449, PG. 09	562-15-002	19.5		0.0105		0.0105					FOR CONTRACTOR ACCESS AND CONSTRUCTION PURPOSES 0.0078 AC. OVERLAPS EX. AERIAL EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 01 PARCEL I 99 SQ. FT. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 1 PARCEL III		
2-T		6, 20-21	O.R. VOL. 76449, PG. 09	562-15-002	19.5		0.2543		0.2543					FOR CONTRACTOR ACCESS AND CONSTRUCTION PURPOSES 0.1027 AC. OVERLAPS EX. AERIAL EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 01 PARCEL I 0.0273 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 1 PARCEL II 0.0111 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9427, PG. 1 PARCEL III TEMPORARY EASEMENT WILL BE COORDINATED BY A SPECIAL USE PERMIT		
													LOCAL			

NOTES:  
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.  
  
 ALL TEMPORARY PARCELS TO BE OF 36 MONTHS DURATION.  
 ALL AREAS ARE IN ACRES UNLESS NOTED OTHERWISE

LEGEND:  
 T: TEMPORARY EASEMENT  
 SH: STANDARD HIGHWAY EASEMENT  
 S: STORM SEWER EASEMENT  
  
 INST #= INSTRUMENT NUMBER  
 O.R.= ORIGINAL RECORD  
 (c)= VALUE CALCULATED FROM CUYAHOGA COUNTY GIS  
 (n)= SEE NOTE IN REMARKS COLUMN  
 \*= RIGHT OF WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION

FEDERAL PROJECT NO. E200167  
 PID NO. 104504  
 STATE JOB NO. 527300  
 R/W DESIGNER ARP  
 R/W REVIEWER SAH/MEK  
 CNTY. I.D.  
**SUMMARY OF ADDITIONAL RIGHT OF WAY**  
 CUY-PLEASANT VALLEY ROAD C.R. 39  
 8/38  
 350  
 380

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RS001.dwg 17-May-21 1:10 PM

TOTAL NUMBER OF :  
 4 OWNERSHIPS 0 TOTAL TAKES  
 20 PARCELS 0 OWNERSHIP W/STRUCTURES INVOLVED

GRANTEE :  
 ALL RIGHT OF WAY ACQUIRED IN THE NAME OF  
 COUNTY OF CUYAHOGA, OHIO  
 UNLESS OTHERWISE SHOWN.

ALL AREAS IN ACRES

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD	AUDITOR'S PARCEL	RECORD AREA	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS	AS ACQUIRED	
											LEFT	RIGHT			BOOK	PAGE
3-SH1	THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO	6, 26-27	O.R. VOL. 8839 PG. 1	SEE NOTE #1	8.195		0.3126		0.3126					NOTE #1 : PARCEL ARRANGEMENT SHOWN DIFFERS FROM THE CUYAHOGA COUNTY G.I.S. A PORTION OF THIS PARCEL IS ASSOCIATED WITH CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL #573-24-001. THE REMAINDER IS NOT CURRENTLY ASSIGNED A CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL NUMBER. 0.1034 AC. OVERLAPS EX. SEWER EASEMENT - CLEVELAND REGIONAL SEWER DISTRICT - ESMT. VOL. 14459, PG. 877		
3-SH2	THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO		O.R. VOL. 8839 PG. 1	SEE NOTE #2	8.02		0.0128		0.0128					NOTE #2 : PARCEL ARRANGEMENT SHOWN DIFFERS FROM THE CUYAHOGA COUNTY G.I.S. A PORTION OF THIS PARCEL IS ASSOCIATED WITH CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL #573-25-001. PRIOR TO AN OUT SALE IN ****, THIS PARCEL WAS ASSOCIATED WITH CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL #573-25-001. 4 - 12" TO 24" TREES TO BE REMOVED		
4	THE STATE OF OHIO (CANAL LANDS)			SEE NOTE #3	1.92									NOTE #3 : PARCEL ARRANGEMENT SHOWN DIFFERS FROM THE CUYAHOGA COUNTY G.I.S. THIS PARCEL IS ASSOCIATED WITH CUYAHOGA COUNTY AUDITOR'S PERMANENT PARCEL #573-28-900 AND #573-25-006.		
5-SW	ROBERT L. FROELICH & LISA G. FROELICH	6, 28-29	201104040319	573-25-005	0.837		0.0164		0.0164					FOR CONSTRUCTION AND MAINTENANCE OF CATCH BASIN AND STORM SEWER 0.0147 AC. OVERLAPS EX. DRAIN. PIPE & SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9004, PG. 417 NATIONAL PARK SERVICE PRESERVE EASEMENT, VOL. 15282, PG. 799		
5-T1							0.0074		0.0074					FOR GRADING AND TO CONSTRUCT CATCH BASIN AND STORM SEWER 0.0047 AC. OVERLAPS EX. DRAIN. PIPE & SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9004, PG. 417 NATIONAL PARK SERVICE PRESERVE EASEMENT, VOL. 15282, PG. 799		
5-T2							0.0036		0.0036					FOR GRADING AND TO CONSTRUCT CATCH BASIN AND STORM SEWER 0.0036 AC. OVERLAPS EX. DRAIN. PIPE & SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9004, PG. 417 NATIONAL PARK SERVICE PRESERVE EASEMENT, VOL. 15282, PG. 799		
6-SW	DIANE C. FOVOZZO	6, 28-29	201710110205	573-25-007	0.73		0.0054		0.0054					FOR CONSTRUCTION AND MAINTENANCE OF CATCH BASIN AND STORM SEWER 70 SQ. FT. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9491, PG. 476		
6-T1							13 SQ. FT.		13 SQ. FT.					FOR GRADING AND TO CONSTRUCT CATCH BASIN AND STORM SEWER		
6-T2							0.0039		0.0039					FOR GRADING AND TO CONSTRUCT CATCH BASIN AND STORM SEWER 0.0035 AC. OVERLAPS EX. SLOPE EASEMENT - CUYAHOGA COUNTY - ESMT. VOL. 9491, PG. 476		

NOTES:  
 UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.  
 ALL TEMPORARY PARCELS TO BE OF 36 MONTHS DURATION.  
 ALL AREAS ARE IN ACRES UNLESS NOTED OTHERWISE

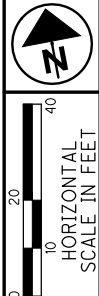
LEGEND:  
 T: TEMPORARY EASEMENT  
 SH: STANDARD HIGHWAY EASEMENT  
 S: STORM SEWER EASEMENT  
 INST #- INSTRUMENT NUMBER  
 O.R.= ORIGINAL RECORD  
 (c)= VALUE CALCULATED FROM CUYAHOGA COUNTY GIS  
 (n)= SEE NOTE IN REMARKS COLUMN  
 \*= RIGHT OF WAY ENCROACHMENT

REV. BY	DATE	DESCRIPTION

FEDERAL PROJECT NO. E200167  
 PID NO. 104504  
 STATE JOB NO. 527300  
 R/W DESIGNER ARP  
 R/W REVIEWER SAH/MEK  
 CNTY. I.D.  
**SUMMARY OF ADDITIONAL RIGHT OF WAY**  
 CUY-PLEASANT VALLEY ROAD C.R. 39  
 9/38  
 351/380

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RS001.dwg 17-May-21 1:10 PM

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE



PID NO. 104504

R/W DESIGNER: SAH/MEK  
 APP: SAH/MEK  
 R/W REVIEWER: SAH/MEK

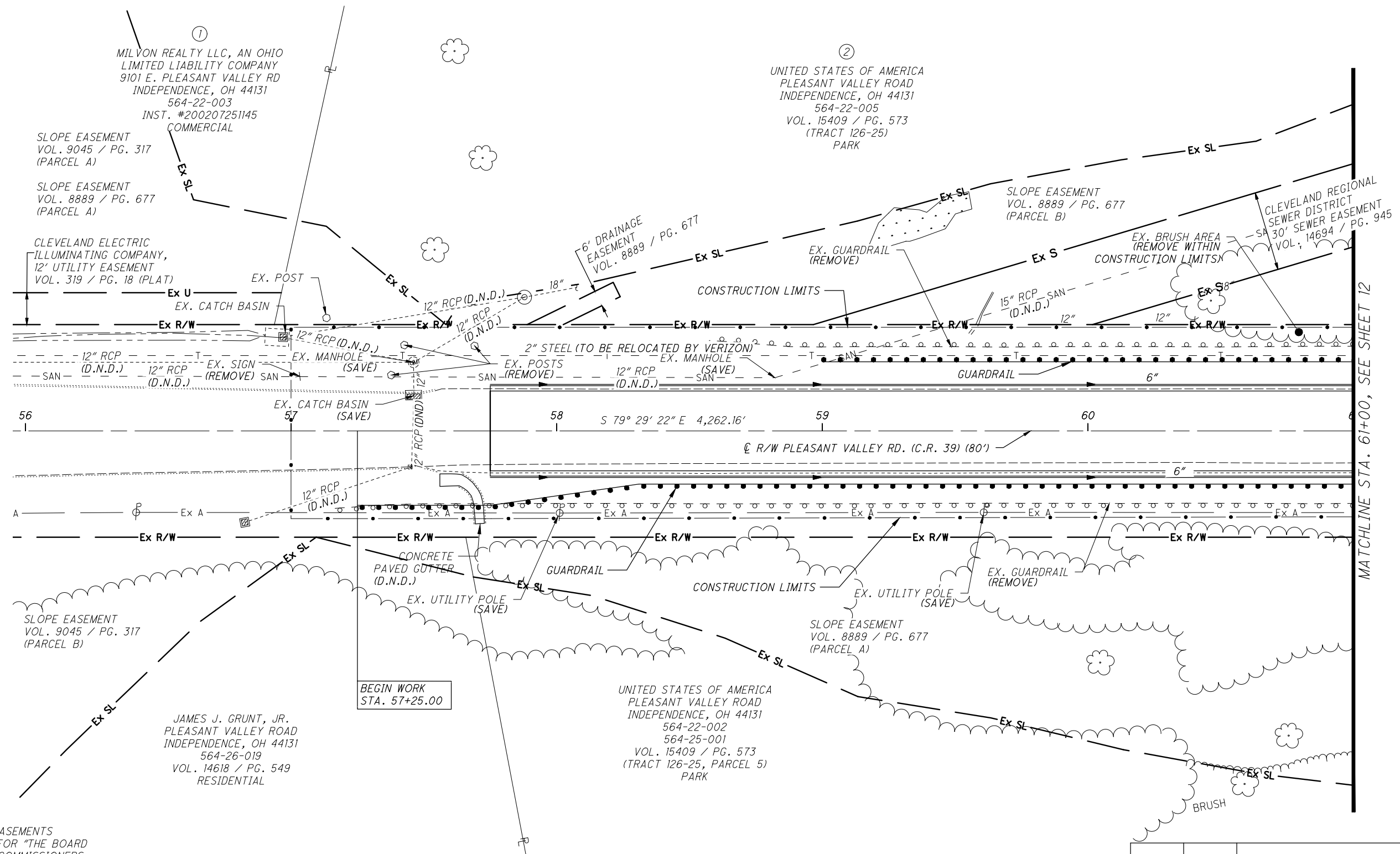
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
 STA. 56+00 TO STA. 61+00

CUY-PLEASANT VALLEY ROAD  
 C.R. 39

10/38

352  
 380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

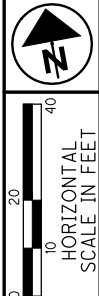
\* DENOTES RIGHT OF WAY ENCROACHMENT  
 FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

--- - WETLAND

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE



PID NO. 104504

R/W DESIGNER: SAH/MEK  
 R/W REVIEWER: SAH/MEK

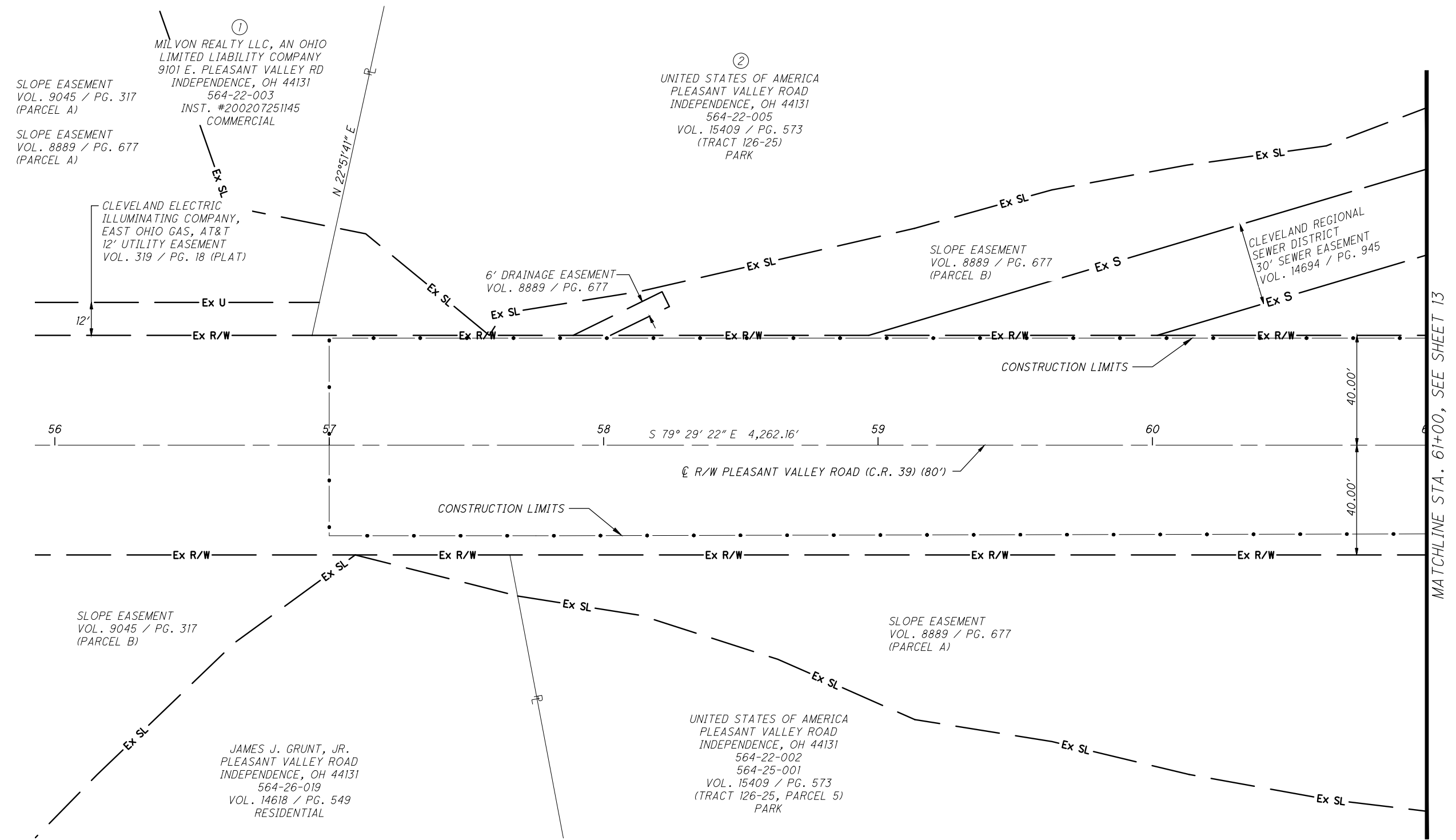
CNTY. I.D. ARP

RIGHT OF WAY BOUNDARY SHEET  
 STA. 56+00 TO STA. 61+00

CUY-PLEASANT VALLEY ROAD  
 C.R. 39

11 / 38

353  
 380



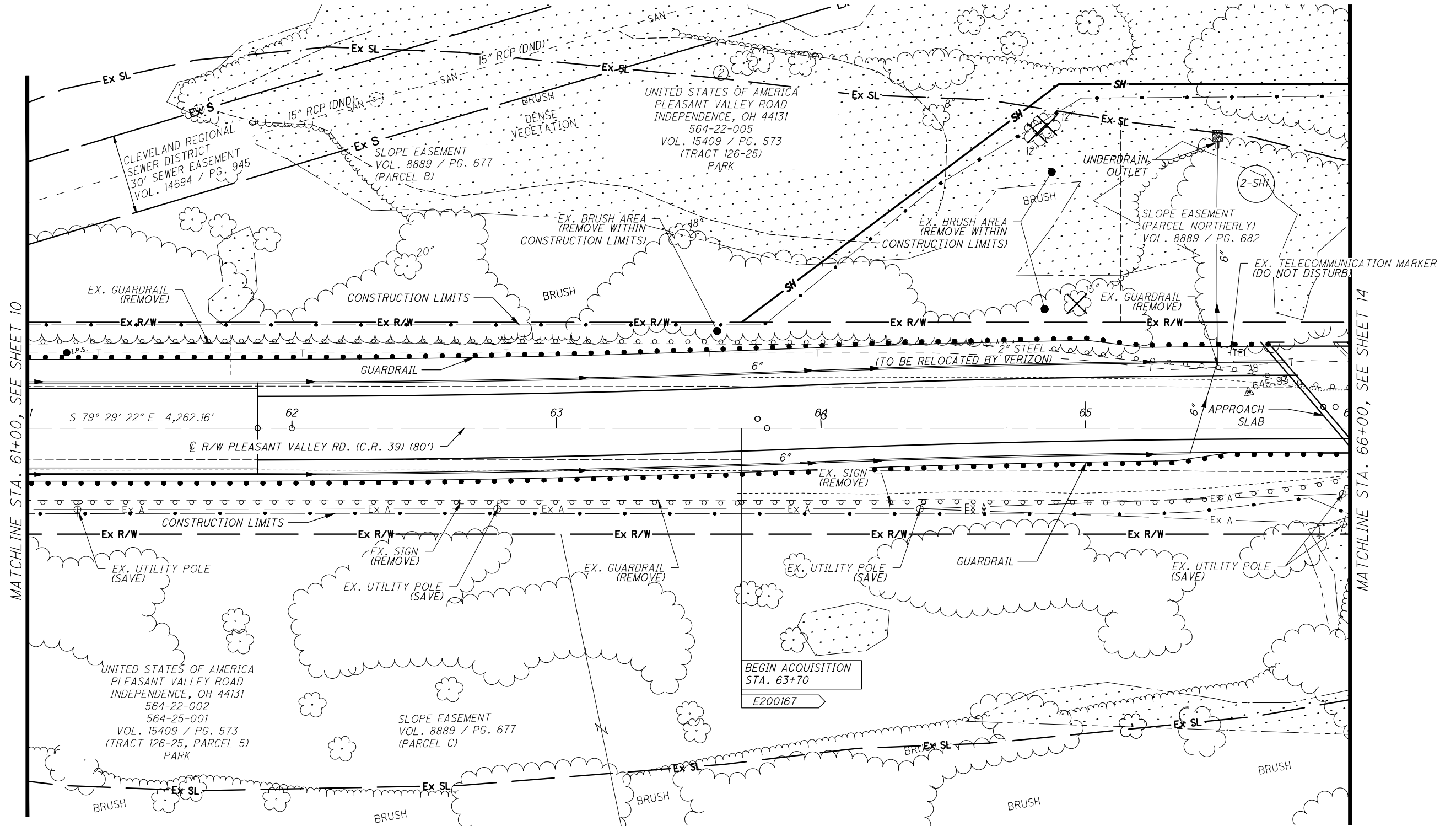
NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

NOTE: SEE SHEETS 3 & 4 FOR MONUMENT TABLES.

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RB001.dwg 17-May-21 1:11 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



MATCHLINE STA. 61+00, SEE SHEET 10

MATCHLINE STA. 66+00, SEE SHEET 14

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
- WETLAND

REV. BY	DATE	DESCRIPTION



PID NO. 104504

R/W DESIGNER: SAH/MEK  
APP: SAH/MEK  
R/W REVIEWER: SAH/MEK

CNTY. I.D.:

RIGHT OF WAY TOPO SHEET  
STA. 61+00 TO STA. 66+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

12 / 38

354  
380

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE



PID NO.  
**104504**

R/W DESIGNER  
 ARP  
 R/W REVIEWER  
 SAH / MEK

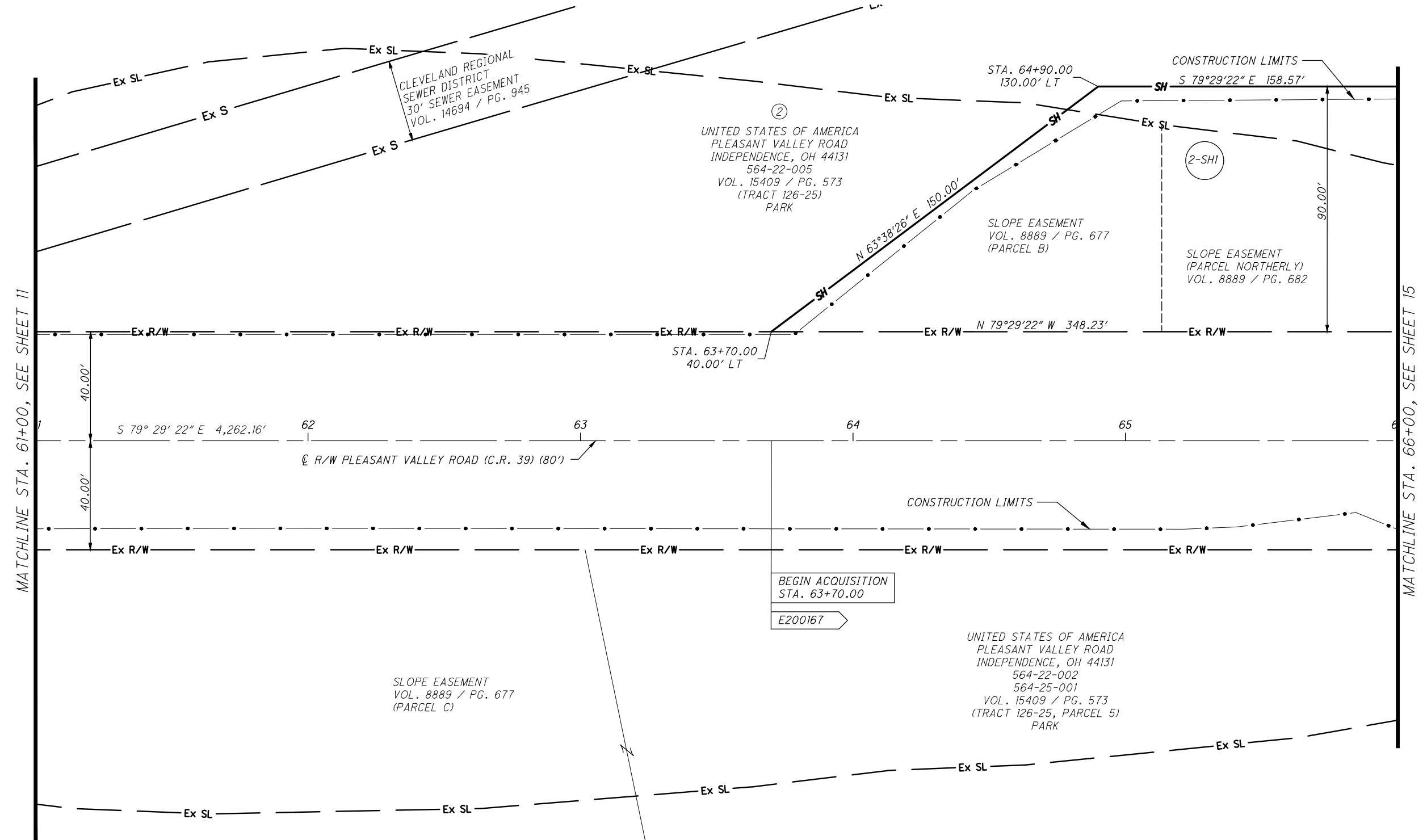
CNTY. I.D.

**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 61+00 TO STA. 66+00**

**CUY-PLEASANT VALLEY ROAD C.R. 39**

13 / 38

355  
 380

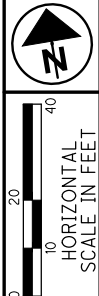


NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



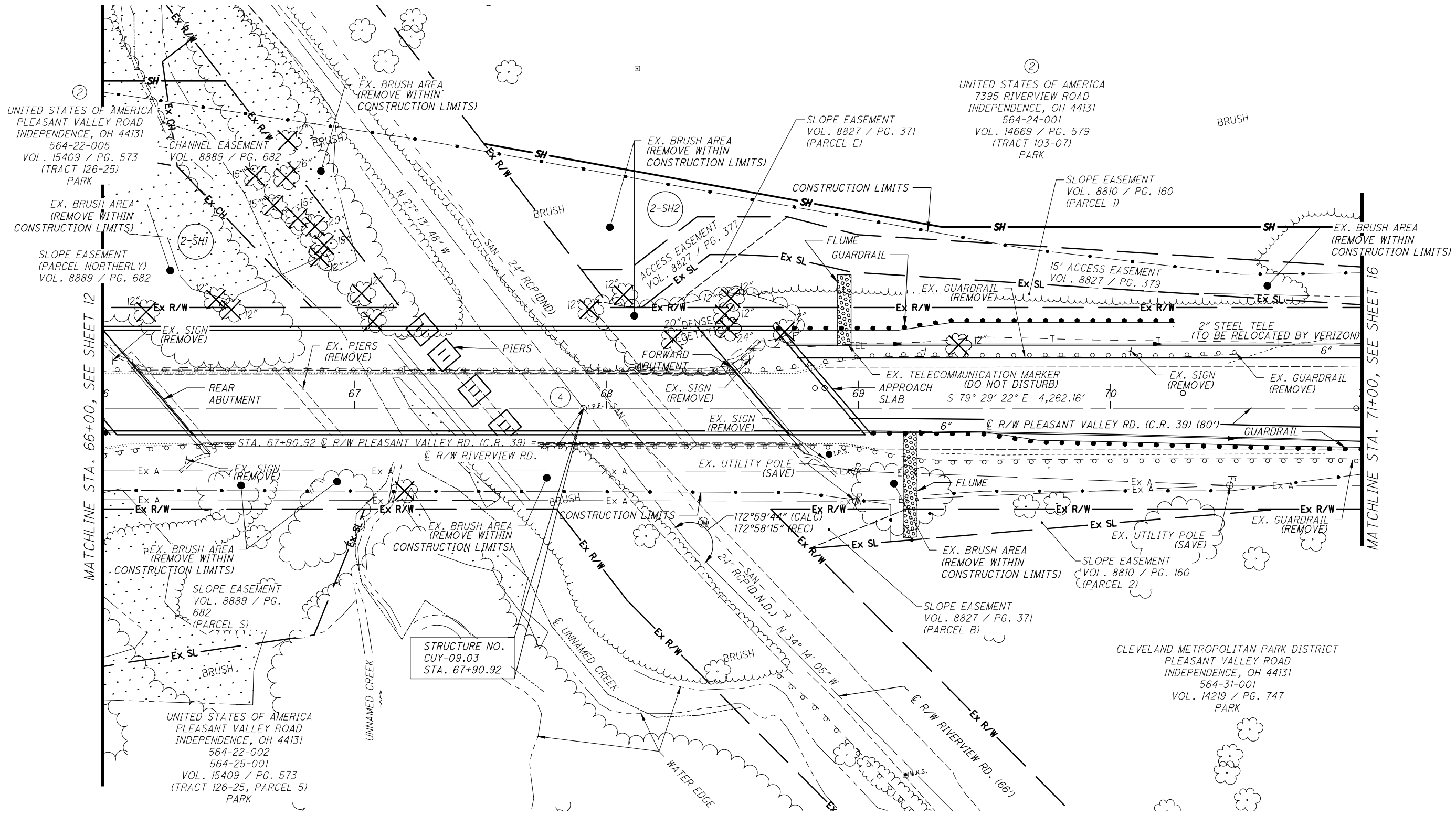
PID NO. 104504  
R/W DESIGNER APP SAH/MEK  
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 66+00 TO STA. 71+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

14/38

356  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

④ 5/8" IRON PIN FOUND AND USED FOR C RIVERVIEW RD.

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

WETLAND

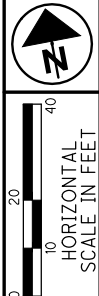
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CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



PID NO. 104504  
R/W DESIGNER APP SAH/MEK  
R/W REVIEWER SAH/MEK

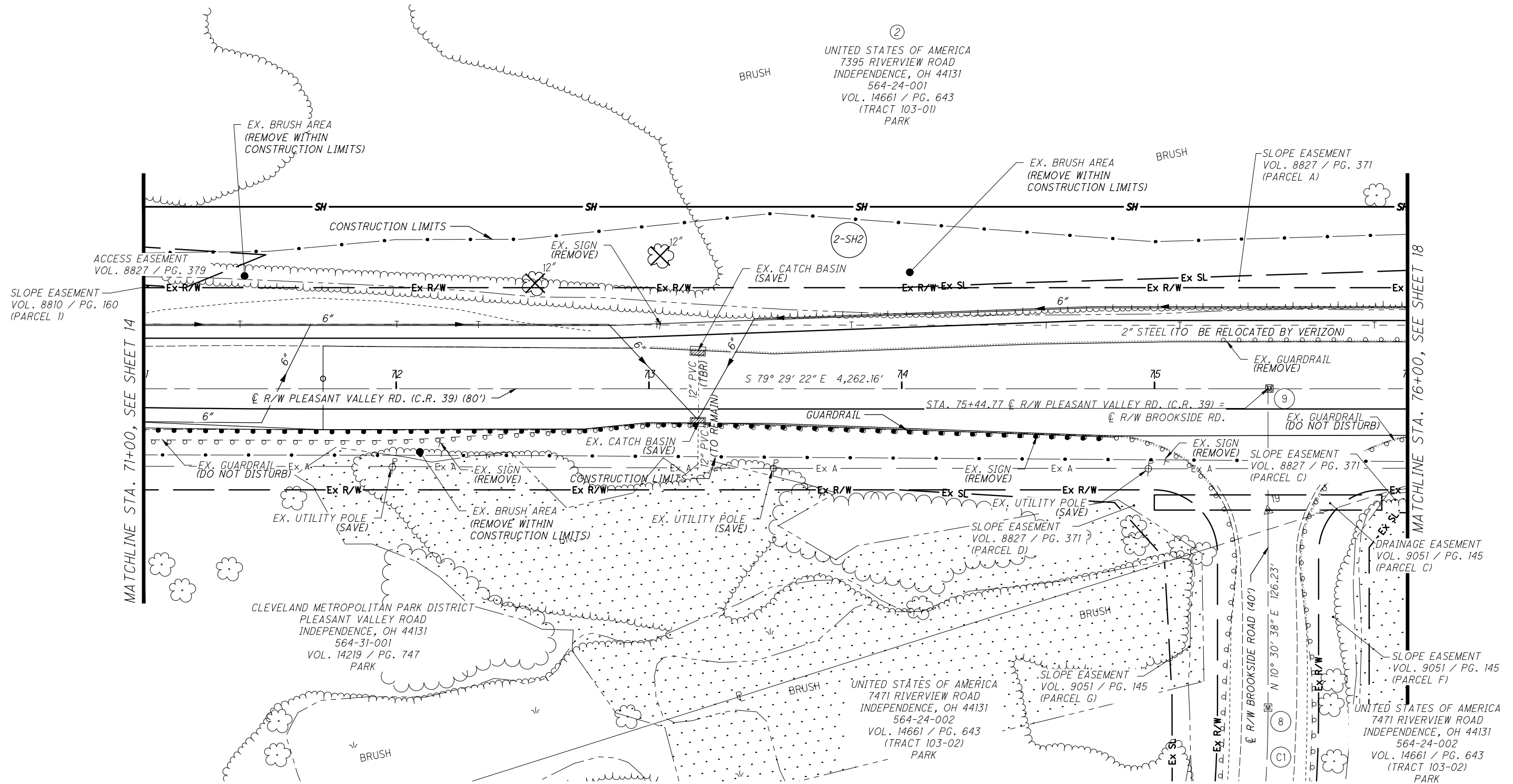
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 71+00 TO STA. 76+00

CUY-PLEASANT VALLEY ROAD C.R. 39

16/38

358  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

- ⑧ MONUMENT BOX W/ A 1" IRON PIN FOUND
- ⑨ MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED AT P.C. OF BROOKSIDE RD.

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

--- - WETLAND

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RTO01.dwg 17-May-21 1:14 PM

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE



PID NO.  
**104504**

R/W DESIGNER  
 ARP  
 R/W REVIEWER  
 SAH / MEK

CNTY. I.D.

**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 71+00 TO STA. 76+00**

**CUY-PLEASANT VALLEY ROAD C.R. 39**

17 / 38

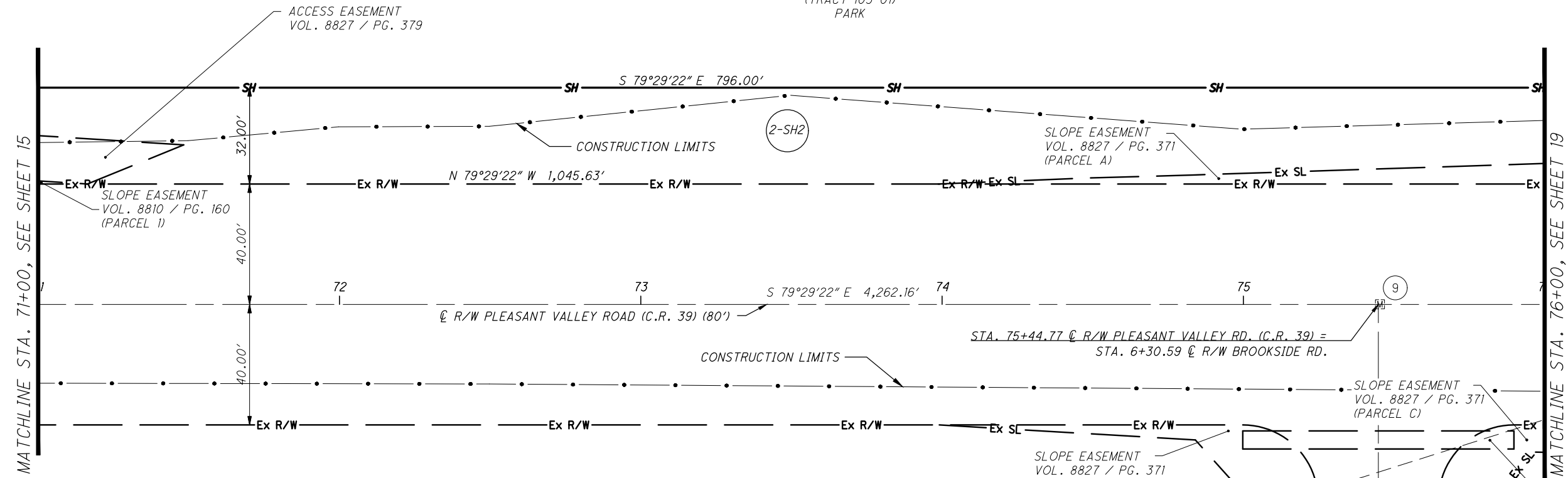
359  
 380

②  
 UNITED STATES OF AMERICA  
 7395 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-24-001  
 VOL. 14661 / PG. 643  
 (TRACT 103-01)  
 PARK

CLEVELAND METROPOLITAN PARK DISTRICT  
 PLEASANT VALLEY ROAD  
 INDEPENDENCE, OH 44131  
 564-31-001  
 VOL. 14219 / PG. 747  
 PARK

UNITED STATES OF AMERICA  
 7471 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-24-002  
 VOL. 14661 / PG. 643  
 (TRACT 103-02)  
 PARK

UNITED STATES OF AMERICA  
 7471 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-24-002  
 VOL. 14661 / PG. 643  
 (TRACT 103-02)  
 PARK



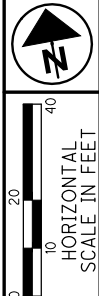
NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

- ⑧ MONUMENT BOX W/ A 1" IRON PIN FOUND
- ⑨ MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED AT P.C. OF BROOKSIDE RD.

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



PID NO. 104504

R/W DESIGNER APP SAH/MEK  
R/W REVIEWER SAH/MEK

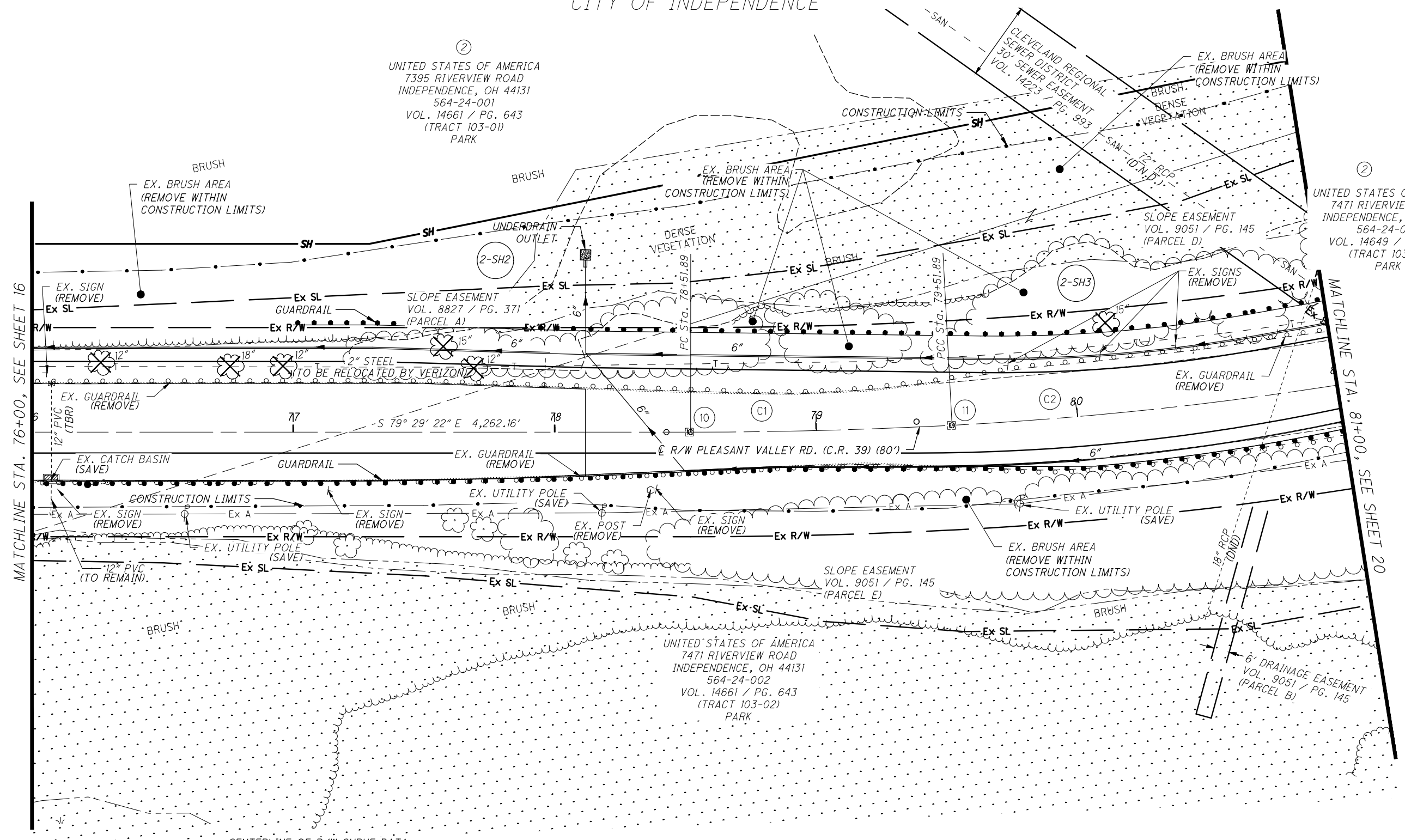
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 76+00 TO STA. 81+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

18 / 38

360  
380



②  
UNITED STATES OF AMERICA  
7395 RIVERVIEW ROAD  
INDEPENDENCE, OH 44131  
564-24-001  
VOL. 14661 / PG. 643  
(TRACT 103-01)  
PARK

②  
UNITED STATES OF AMERICA  
7471 RIVERVIEW ROAD  
INDEPENDENCE, OH 44131  
564-24-002  
VOL. 14649 / PG. 979  
(TRACT 103-10)  
PARK

UNITED STATES OF AMERICA  
7471 RIVERVIEW ROAD  
INDEPENDENCE, OH 44131  
564-24-002  
VOL. 14661 / PG. 643  
(TRACT 103-02)  
PARK

CENTRLINE OF R/W CURVE DATA

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

Station	Angle	Radius	Length	Tangent	Chord
C1 P.I. STA. = 79+01.90	Δ= 03° 00' 00"	R= 1,909.94'	L= 100.00'	T= 50.01'	CH= S 80° 59' 22" E 99.99'
C2 P.I. STA. = 80+45.42	Δ= 07° 28' 18"	R= 1,432.39'	L= 186.79'	T= 93.53'	CH= S 86° 13' 31" E 186.66'

- ⑩ MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR C/PLEASANT VALLEY RD.
- ⑪ MONUMENT BOX W/ A 5/8" IRON PIN FOUND

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

WETLAND

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RTO01.dwg 17-May-21 1:15 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



PID NO. 104504

R/W DESIGNER: SAH / MEK  
R/W REVIEWER: SAH / MEK

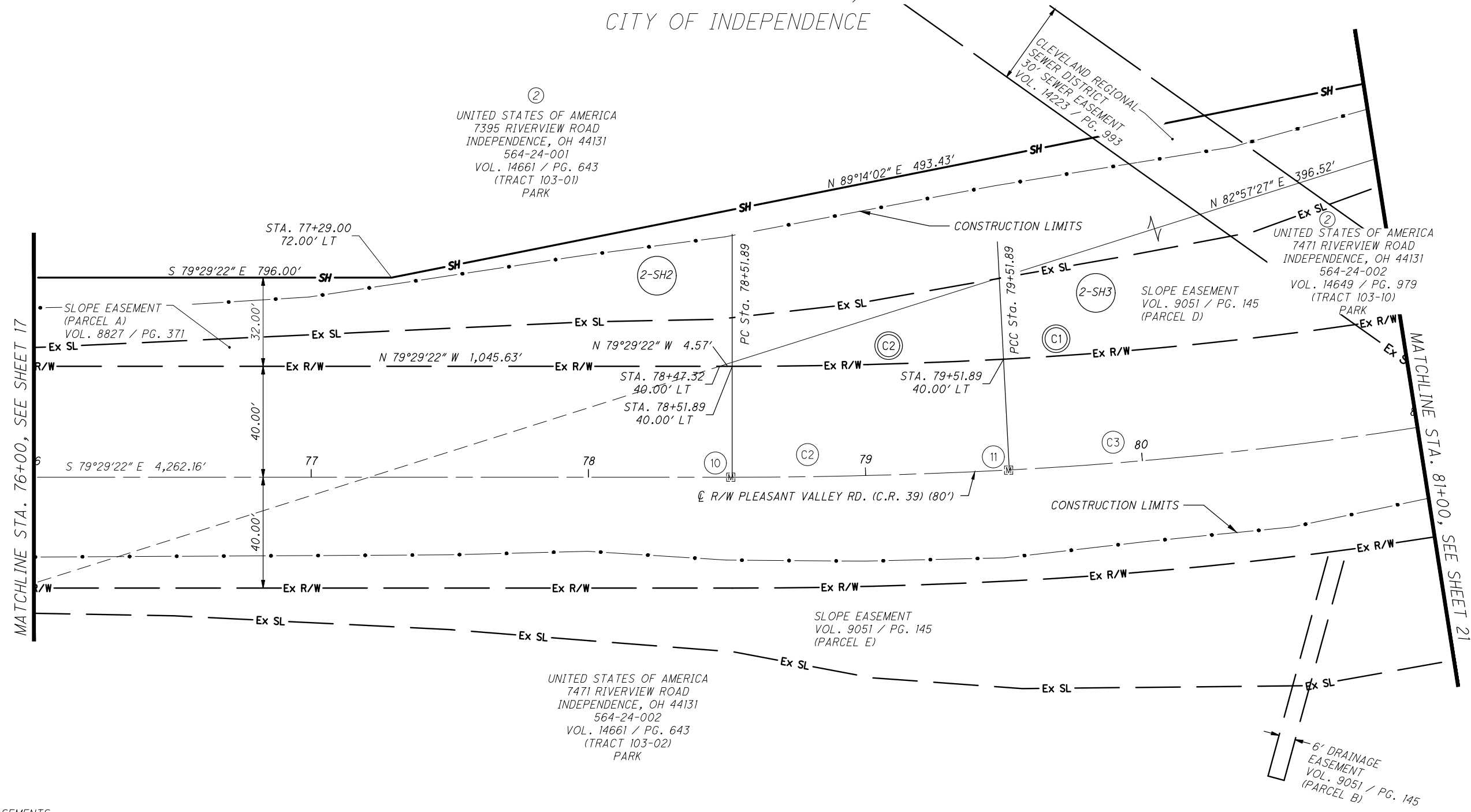
CNTY. I.D. ARP

RIGHT OF WAY BOUNDARY SHEET  
STA. 76+00 TO STA. 81+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

19 / 38

361  
380



F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RB001.dwg 17-May-21 1:15 PM

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

<p>⑩ MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR C/PLEASANT VALLEY RD.</p>	<p>② P.I. STA. = 79+01.90 Δ = 03° 00' 00" R = 1,909.94' L = 100.00' T = 50.01' CH = S 80° 59' 22" E 99.99'</p>	<p>③ P.I. STA. = 80+45.42 Δ = 07° 28' 18" R = 1,432.39' L = 186.79' T = 93.53' CH = S 86° 13' 31" E 186.66'</p>	<p>① Δ = 7° 28' 18" R = 1,392.39' L = 181.58' CH = N 86° 13' 31" W 181.45'</p>	<p>② Δ = 3° 00' 00" R = 1,869.94' L = 97.91' CH = N 80° 59' 22" W 97.90'</p>
---	--	---	--	--

REV. BY	DATE	DESCRIPTION

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



PID NO. 104504

R/W DESIGNER: SAH/MEK  
APP: SAH/MEK  
R/W REVIEWER: SAH/MEK

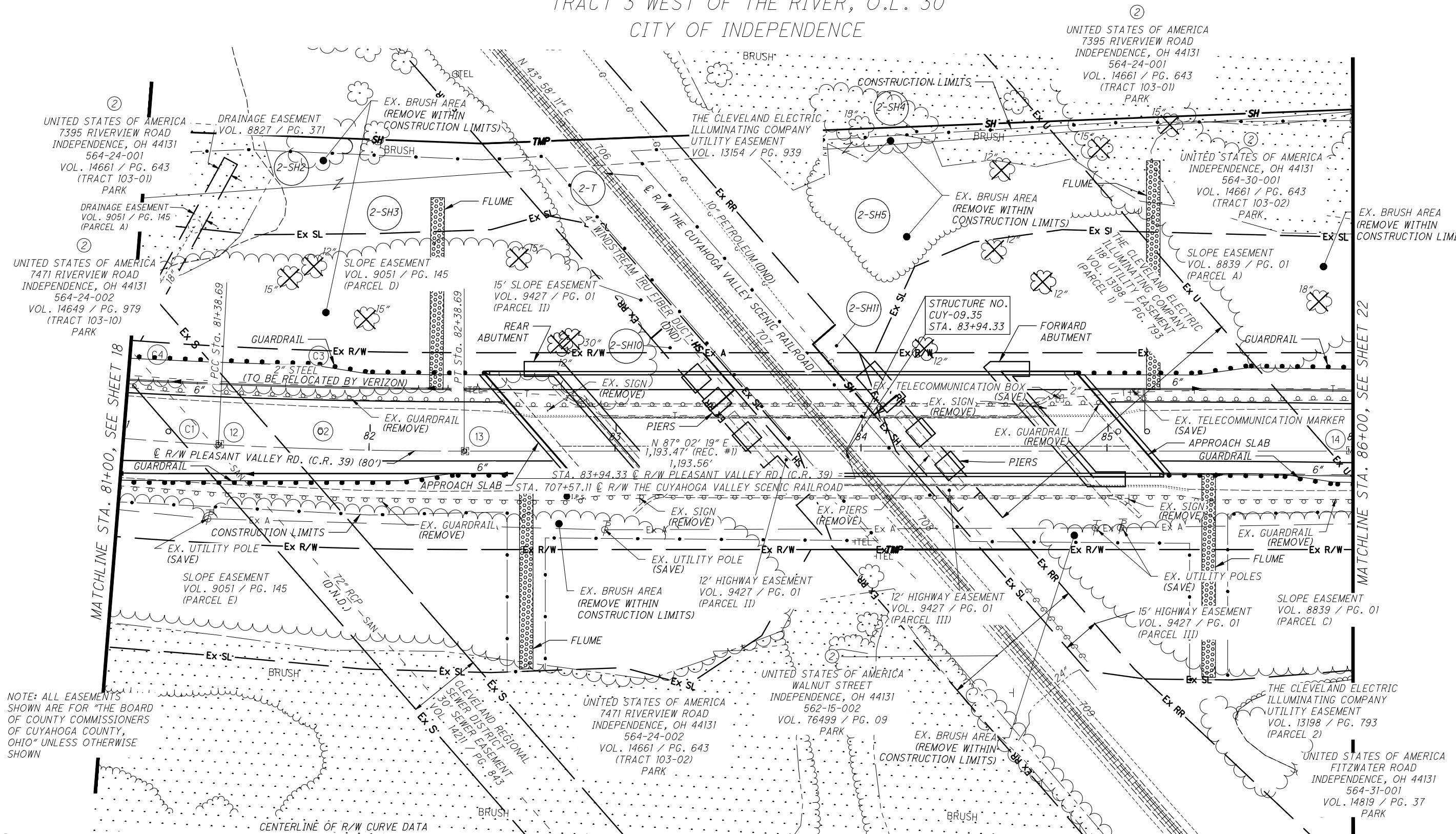
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 81+00 TO STA. 86+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

20/38

362  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

12	MONUMENT BOX W/ A 5/8" IRON PIN FOUND	P.I. STA. = 80+45.42	P.I. STA. = 81+88.70	$\Delta = 03^\circ 00' 00''$	$\Delta = 07^\circ 28' 18''$
13	MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR $\phi$ PLEASANT VALLEY RD.	$\Delta = 07^\circ 28' 18''$ $R = 1,432.39'$ $L = 186.79'$	$\Delta = 03^\circ 00' 00''$ $R = 1,909.94'$ $L = 100.00'$	$R = 1,869.94'$ $L = 97.91'$ $CH = S 88^\circ 32' 19" E 97.90'$	$R = 1,432.39'$ $L = 181.58'$ $CH = S 86^\circ 13' 31" E 181.45'$
14	MONUMENT BOX W/ A 5/8" IRON PIN FOUND	$T = 93.53'$ $CH = S 86^\circ 13' 31" E 186.66'$	$T = 50.01'$ $CH = S 88^\circ 32' 19" E 97.90'$		

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
- WETLAND

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RTO01.dwg 17-May-21 1:16 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 3 WEST OF THE RIVER, O.L. 30  
CITY OF INDEPENDENCE



10  
20  
30  
40  
HORIZONTAL  
SCALE IN FEET

PID NO. 104504

R/W DESIGNER: SAH / MEK  
APP: SAH / MEK  
R/W REVIEWER: SAH / MEK

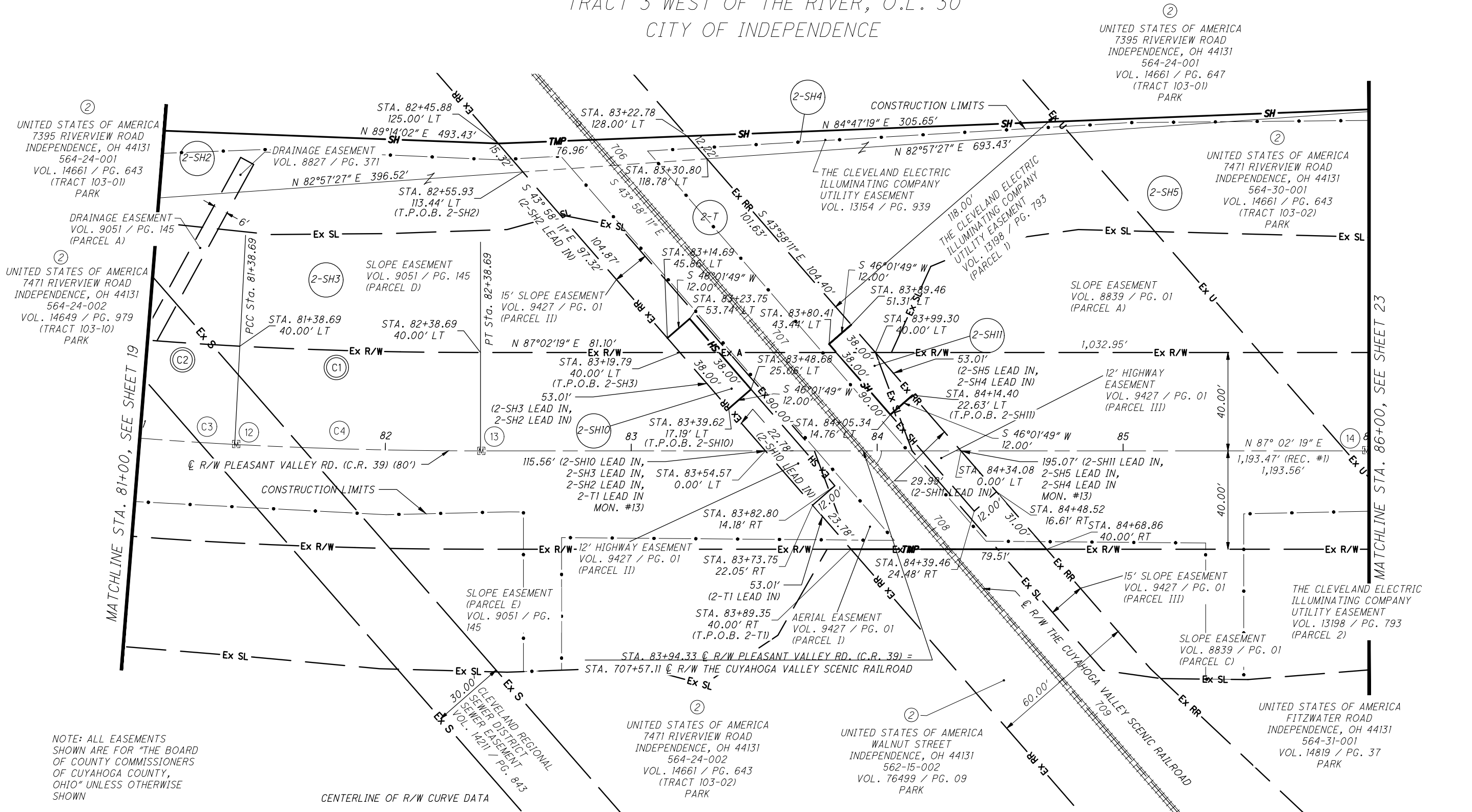
CNTY. I.D.

RIGHT OF WAY BOUNDARY SHEET  
STA. 81+00 TO STA. 86+00

CUY-PLEASANT  
VALLEY ROAD  
C.R. 39

21 / 38

363  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

- 12 MONUMENT BOX W/ A 5/8" IRON PIN FOUND
- 13 MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR C/PLEASANT VALLEY RD.
- 14 MONUMENT BOX W/ A 5/8" IRON PIN FOUND

MONUMENT	P.I. STA.	BEARING	DISTANCE
C3	80+45.42	07° 28' 18"	186.79'
C4	81+88.70	03° 00' 00"	100.00'
C1	80+45.42	3° 00' 00"	1,869.94'
C2	81+88.70	7° 28' 18"	1,392.39'

SEE SHEET 38 (RAILROAD PLAT) FOR RAILROAD STATIONING / OFFSETS IN THIS AREA.

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RB001.dwg 17-May-21 1:16 PM

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW

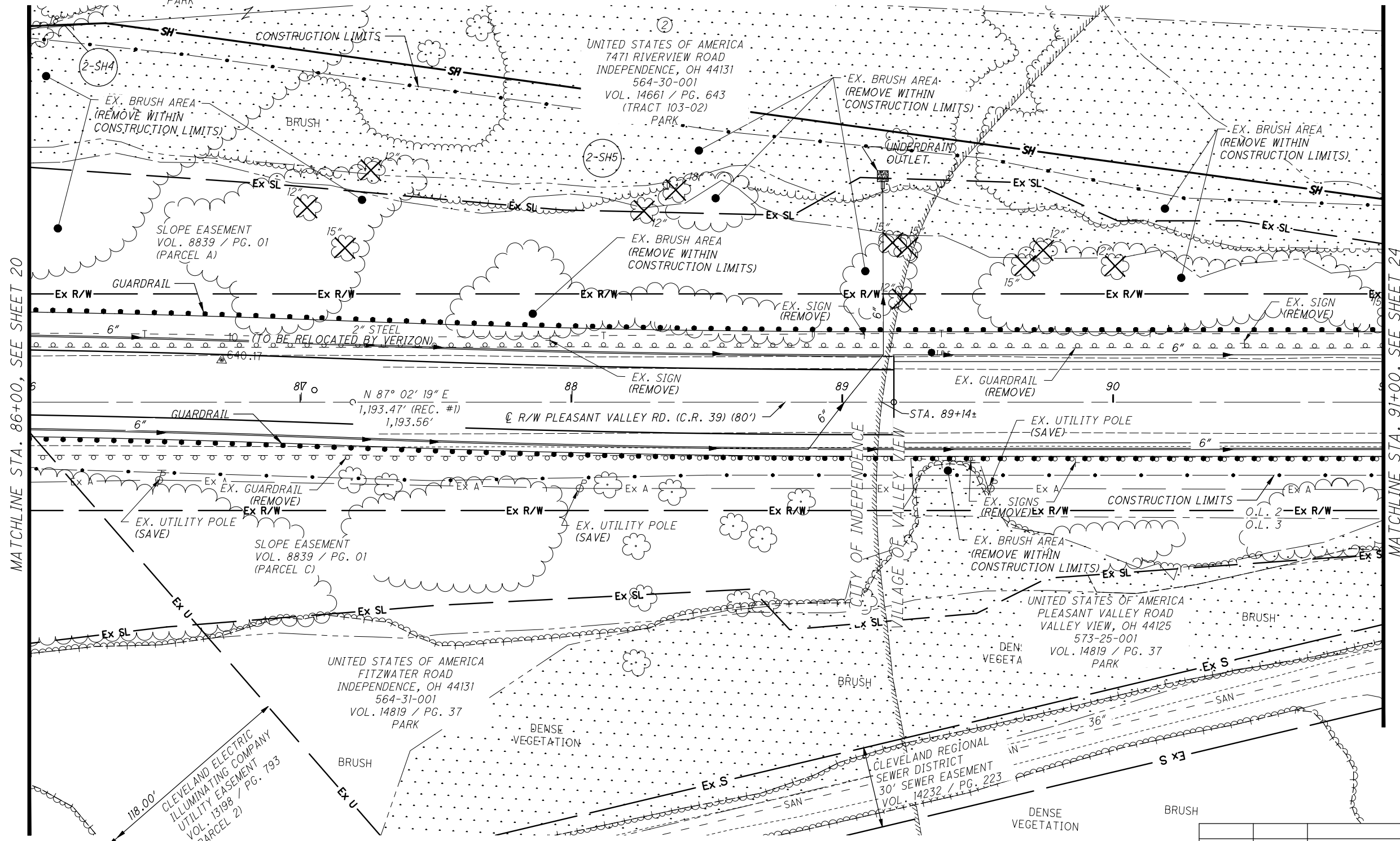
②  
 UNITED STATES OF AMERICA  
 7395 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-24-001  
 VOL. 14661 / PG. 643  
 (TRACT 103-01)  
 PARK

②  
 UNITED STATES OF AMERICA  
 7471 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-30-001  
 VOL. 14661 / PG. 643  
 (TRACT 103-02)  
 PARK

UNITED STATES OF AMERICA  
 PLEASANT VALLEY ROAD  
 VALLEY VIEW, OH 44125  
 573-25-001  
 VOL. 14819 / PG. 37  
 PARK

UNITED STATES OF AMERICA  
 FITZWATER ROAD  
 INDEPENDENCE, OH 44131  
 564-31-001  
 VOL. 14819 / PG. 37  
 PARK

CLEVELAND REGIONAL  
 SEWER DISTRICT  
 30' SEWER EASEMENT  
 VOL. 14232 / PG. 223



MATCHLINE STA. 86+00, SEE SHEET 20

MATCHLINE STA. 91+00, SEE SHEET 24

NOTE: ALL EASEMENTS  
 SHOWN ARE FOR "THE BOARD  
 OF COUNTY COMMISSIONERS  
 OF CUYAHOGA COUNTY,  
 OHIO" UNLESS OTHERWISE  
 SHOWN

\* DENOTES RIGHT OF WAY ENCROACHMENT  
 FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

••• - WETLAND

REV. BY	DATE	DESCRIPTION



PID NO. 104504

R/W DESIGNER: SAH/MEK  
 APP: SAH/MEK  
 R/W REVIEWER: SAH/MEK

CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
 STA. 86+00 TO STA. 91+00

CUY-PLEASANT  
 VALLEY ROAD  
 C.R. 39

22/38

364  
 380



CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 3 WEST OF THE RIVER, O.L. 30  
 CITY OF INDEPENDENCE  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW

A N 84° 47' 19" E 305.65'  
 B N 82° 57' 27" E 693.43'

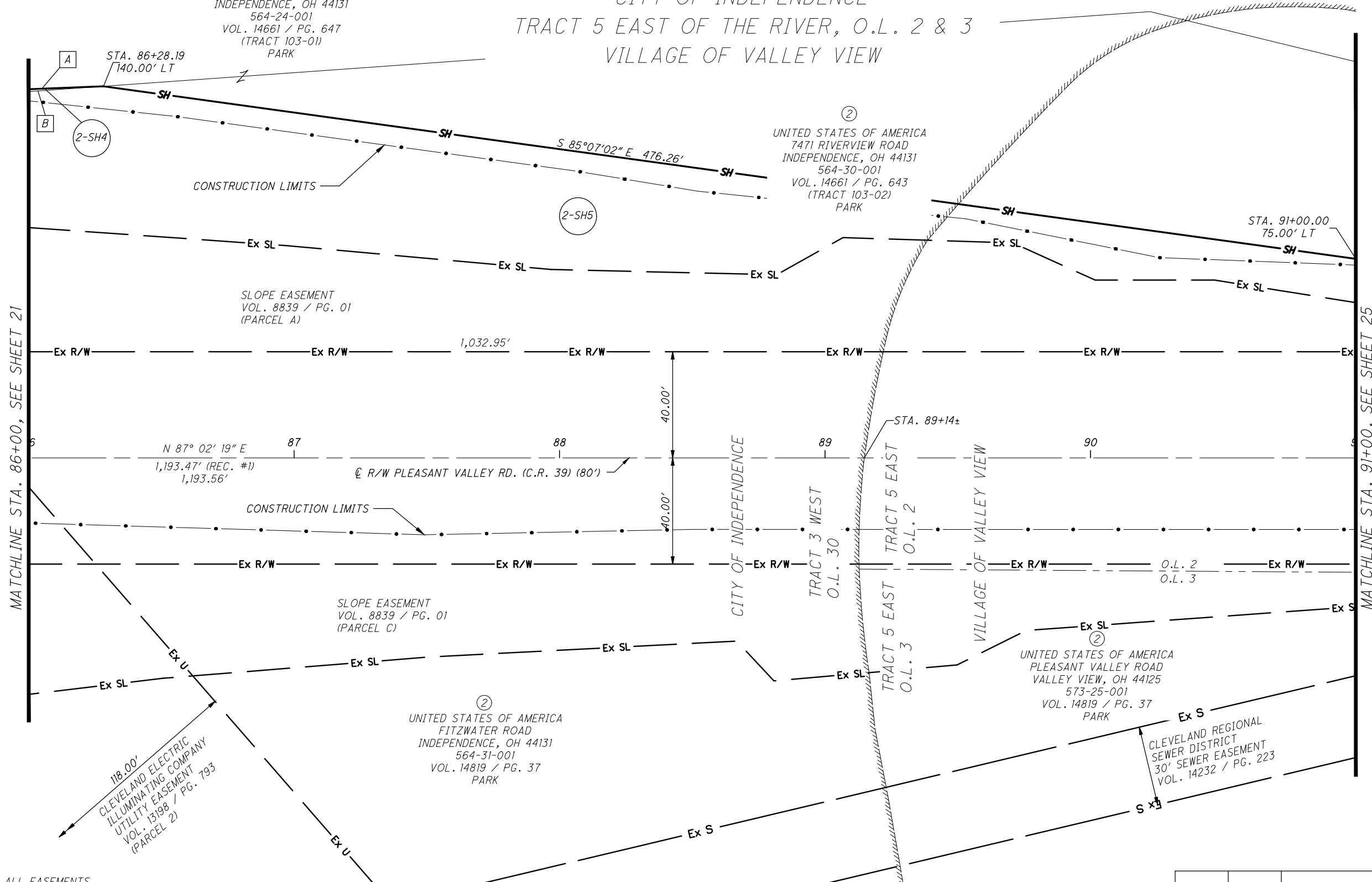
②  
 UNITED STATES OF AMERICA  
 7395 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-24-001  
 VOL. 14661 / PG. 647  
 (TRACT 103-01)  
 PARK

②  
 UNITED STATES OF AMERICA  
 7471 RIVERVIEW ROAD  
 INDEPENDENCE, OH 44131  
 564-30-001  
 VOL. 14661 / PG. 643  
 (TRACT 103-02)  
 PARK

②  
 UNITED STATES OF AMERICA  
 FITZWATER ROAD  
 INDEPENDENCE, OH 44131  
 564-31-001  
 VOL. 14819 / PG. 37  
 PARK

②  
 UNITED STATES OF AMERICA  
 PLEASANT VALLEY ROAD  
 VALLEY VIEW, OH 44125  
 573-25-001  
 VOL. 14819 / PG. 37  
 PARK

CLEVELAND REGIONAL  
 SEWER DISTRICT  
 30' SEWER EASEMENT  
 VOL. 14232 / PG. 223



MATCHLINE STA. 86+00, SEE SHEET 21

MATCHLINE STA. 91+00, SEE SHEET 25

NOTE: ALL EASEMENTS  
 SHOWN ARE FOR "THE BOARD  
 OF COUNTY COMMISSIONERS  
 OF CUYAHOGA COUNTY,  
 OHIO" UNLESS OTHERWISE  
 SHOWN

REV. BY	DATE	DESCRIPTION

PID NO. **104504**

R/W DESIGNER: SAH / MEK  
 R/W REVIEWER: SAH / MEK

RIGHT OF WAY BOUNDARY SHEET  
 STA. 86+00 TO STA. 91+00

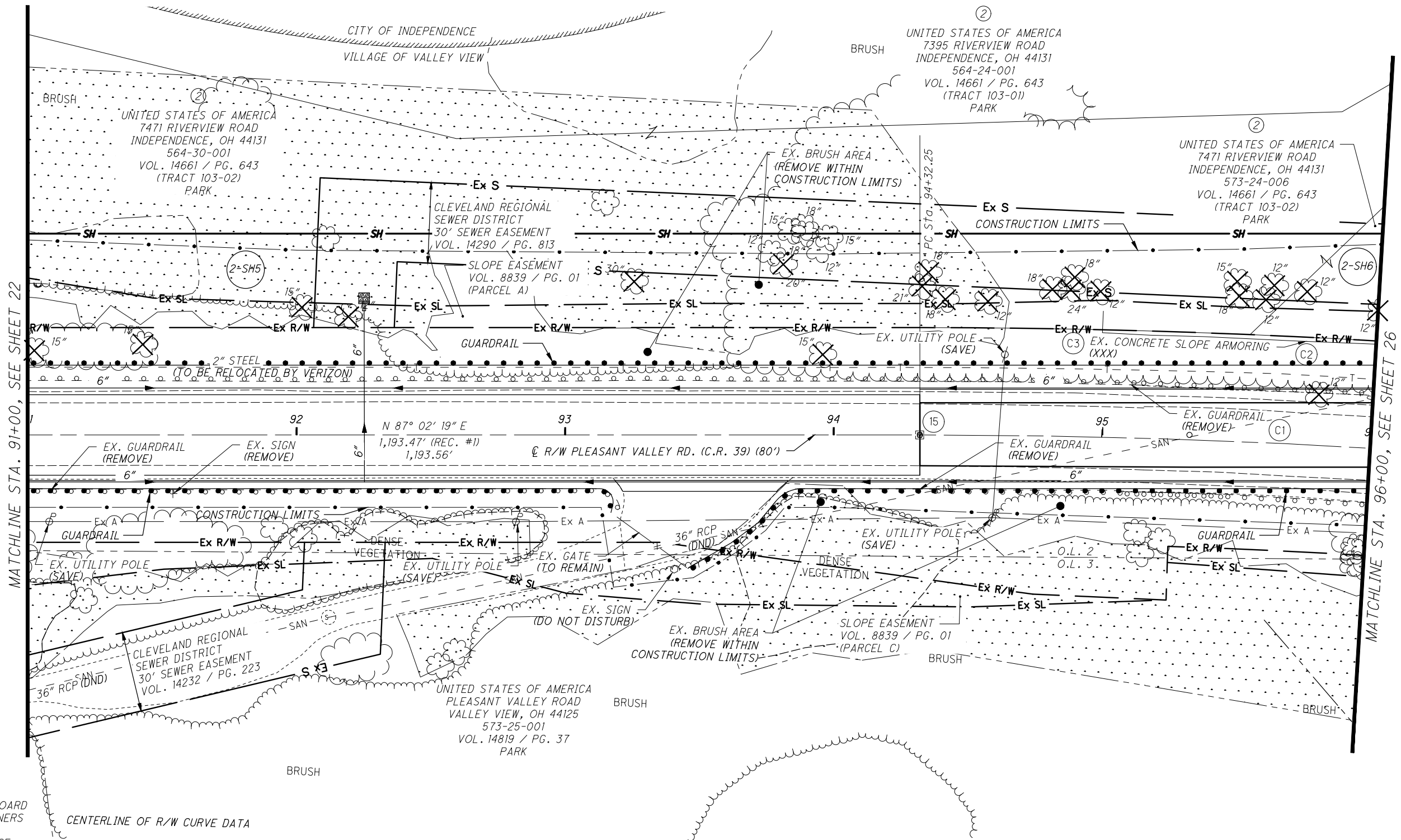
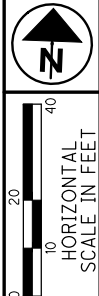
CUY-PLEASANT  
 VALLEY ROAD  
 C.R. 39

23 / 38

365  
380

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RB001.dwg 17-May-21 1:17 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



MATCHLINE STA. 91+00, SEE SHEET 22

MATCHLINE STA. 96+00, SEE SHEET 26

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

15 MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR  $\odot$  PLEASANT VALLEY RD.

<p>(C1) P.I. STA. = 101+47.22 <math>\Delta</math> = 28° 01' 34" R = 2,864.79' (REC. #1) L = 1,401.31' T = 714.97' CH = S 78° 56' 53" W 1,387.38'</p>	<p>(C2) <math>\Delta</math> = 5° 11' 51" R = 2,904.79' L = 263.51' CH = S 87° 56' 11" E 263.41'</p>	<p>(C3) <math>\Delta</math> = 2° 25' 34" R = 2,904.79' L = 123.00' CH = N 88° 15' 07" E 122.99'</p>
--	---	---

\* DENOTES RIGHT OF WAY ENCROACHMENT

FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

- WETLAND

REV. BY	DATE	DESCRIPTION

PID NO. 104504

R/W DESIGNER: SAH/MEK  
APP: SAH/MEK  
R/W REVIEWER: SAH/MEK

CNTY. I.D.:

RIGHT OF WAY TOPO SHEET  
STA. 91+00 TO STA. 96+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

24/38

366  
380

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER: SAH / MEK  
APP: SAH / MEK  
R/W REVIEWER: SAH / MEK

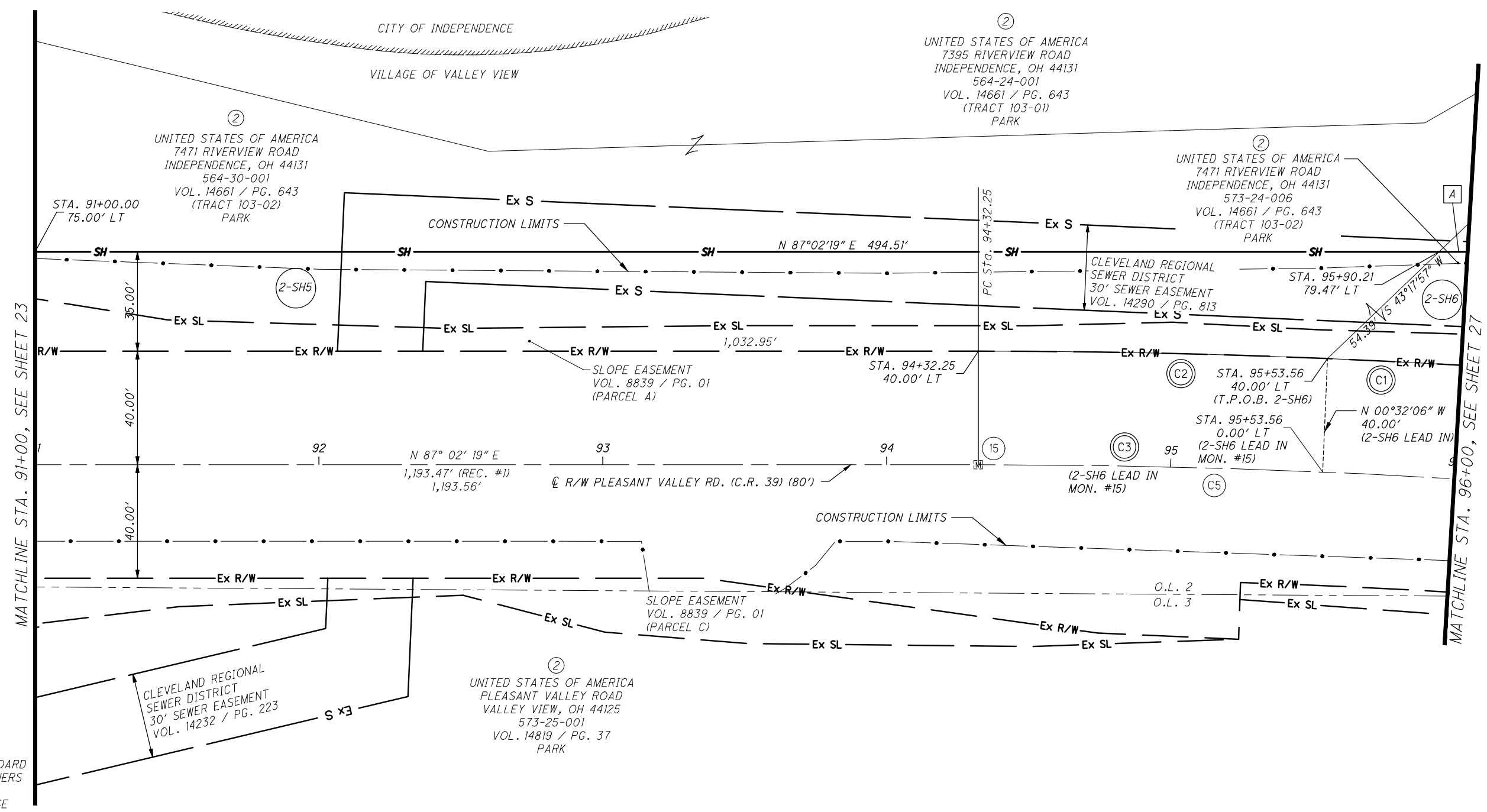
CNTY. I.D.

RIGHT OF WAY BOUNDARY SHEET  
STA. 91+00 TO STA. 96+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

25/38

367  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

Curve	P.I. STA.	Δ	R	L	T	CH
(C5)	101+47.22	28° 01' 34"	2,864.79' (REC. #1)	1,401.31'	714.97'	S 78° 56' 53" W 1,387.38'
(C1)		5° 11' 51"	2,904.79'	263.51'		S 87° 56' 11" E 263.41'
(C2)		2° 25' 34"	2,904.79'	123.00'		N 88° 15' 07" E 122.99'
(C3)		2° 25' 38"	2,864.79'	121.37'		N 88° 15' 05" E 121.36'

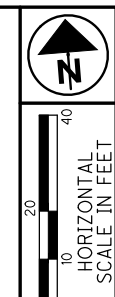
(A) N 87° 02' 19" E 193.88'

(15) MONUMENT BOX W/ A 5/8" IRON PIN FOUND AND USED FOR C/P PLEASANT VALLEY RD.

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RB001.dwg 17-May-21 1:18 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER APP SAH/MEK  
R/W REVIEWER SAH/MEK

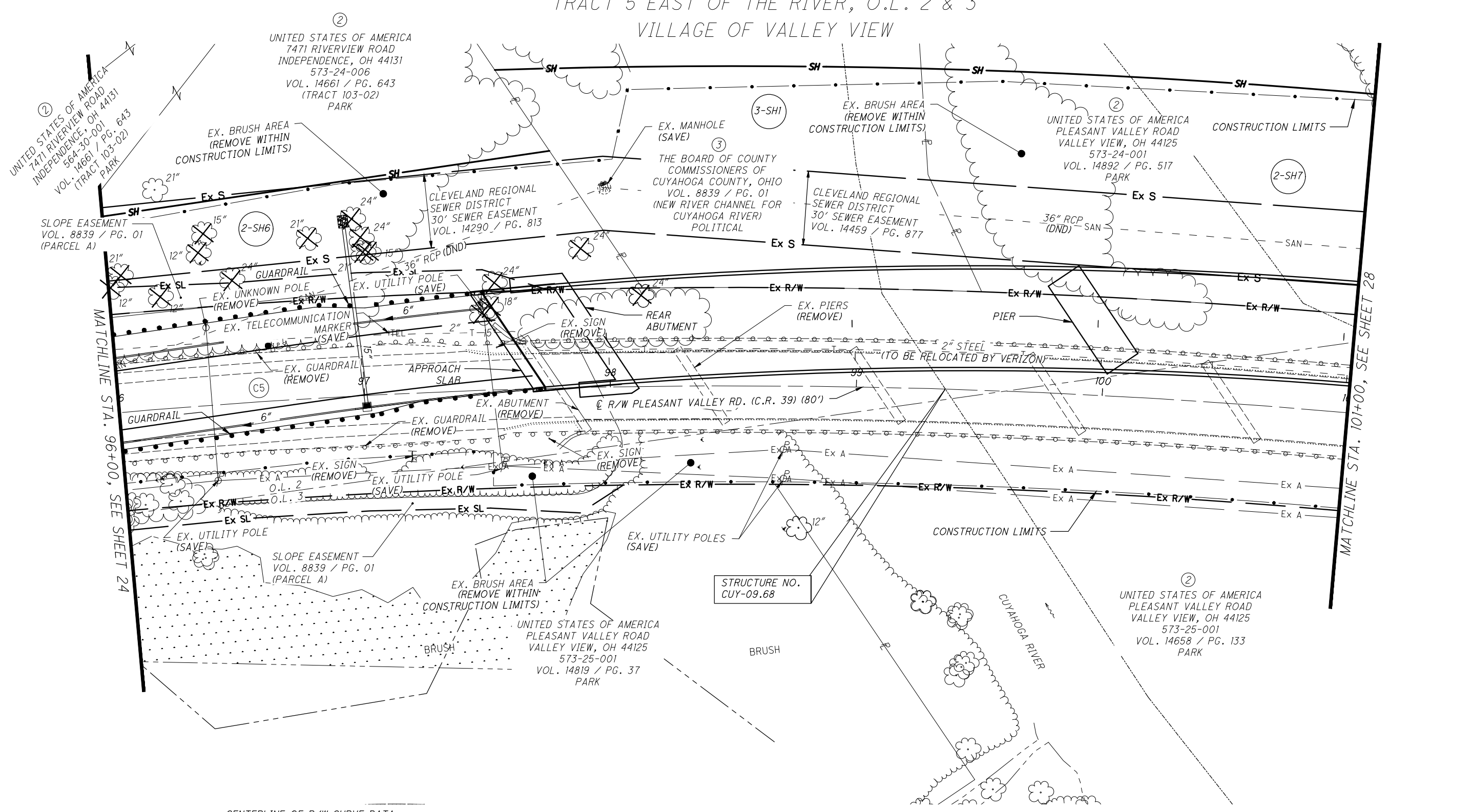
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 96+00 TO STA. 101+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

26/38

368  
380



MATCHLINE STA. 96+00, SEE SHEET 24

MATCHLINE STA. 101+00, SEE SHEET 28

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

C5  
 $\Delta = 28^\circ 01' 34''$   
 $R = 2,864.79'$  (REC. #1)  
 $L = 1,401.31'$   
 $T = 714.97'$   
 $CH = S 78^\circ 56' 53'' W 1,387.38'$

\* DENOTES RIGHT OF WAY ENCROACHMENT  
 FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

☼ - WETLAND

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RTO01.dwg 17-May-21 1:18 PM



PID NO. 104504

R/W DESIGNER: SAH / MEK  
R/W REVIEWER: SAH / MEK

ARIP  
CNTY. I.D.

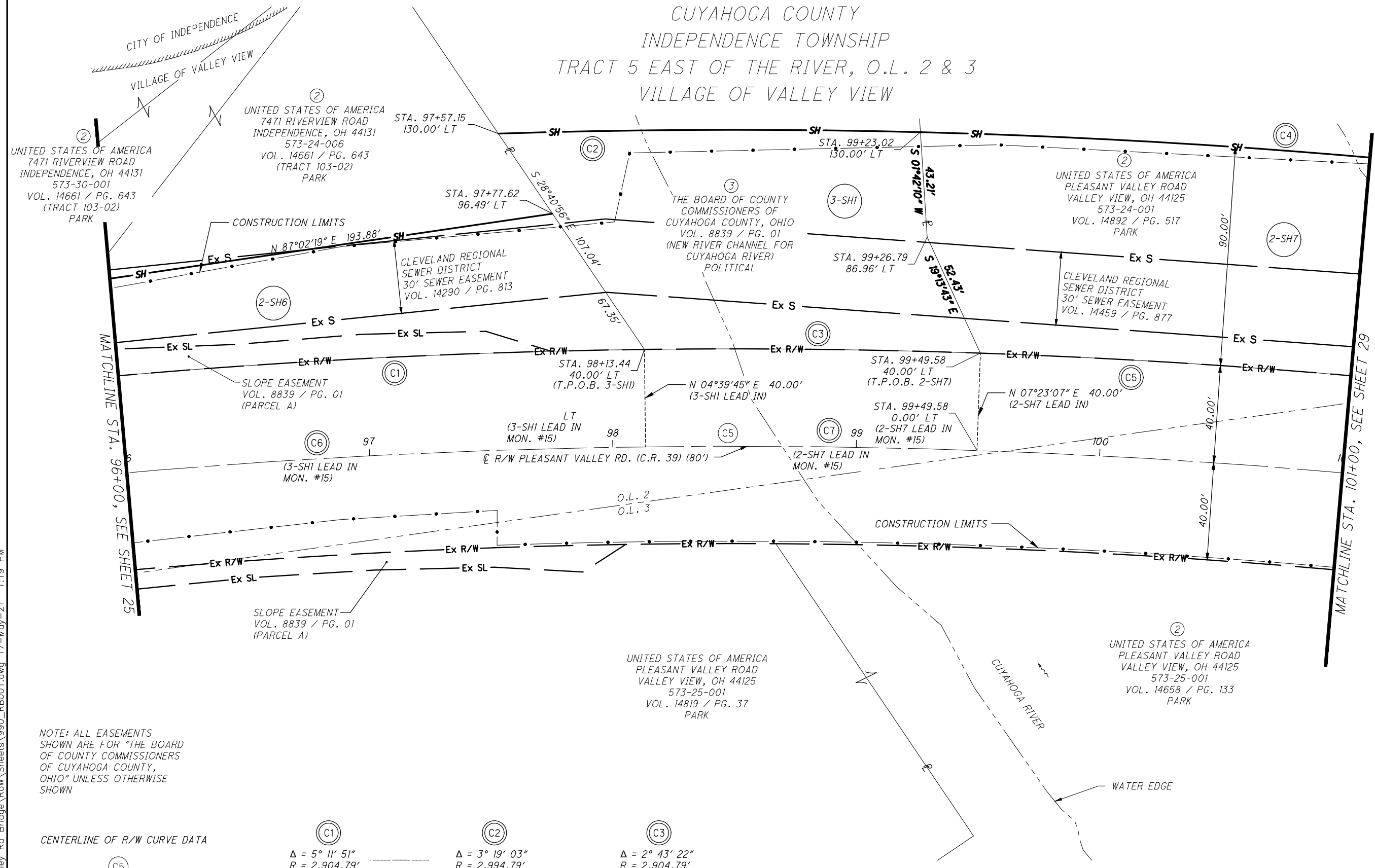
RIGHT OF WAY BOUNDARY SHEET  
STA. 96+00 TO STA. 101+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

27 / 38

369  
380

# CUYAHOGA COUNTY INDEPENDENCE TOWNSHIP TRACT 5 EAST OF THE RIVER, O.L. 2 & 3 VILLAGE OF VALLEY VIEW



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

### CENTERLINE OF R/W CURVE DATA

(C5)  
P.I. STA. = 101+47.22  
 $\Delta = 28^\circ 01' 34''$   
 $R = 2,864.79'$  (REC. #1)  
 $L = 1,401.31'$   
 $T = 714.97'$   
 $CH = S 78^\circ 56' 53'' W 1,387.38'$

(C1)  
 $\Delta = 5^\circ 11' 51''$   
 $R = 2,904.79'$   
 $L = 263.51'$   
 $CH = N 87^\circ 56' 11'' W 263.41'$

(C2)  
 $\Delta = 3^\circ 19' 03''$   
 $R = 2,994.79'$   
 $L = 173.40'$   
 $CH = S 84^\circ 48' 17'' E 173.37'$

(C3)  
 $\Delta = 2^\circ 43' 22''$   
 $R = 2,904.79'$   
 $L = 132.04'$   
 $CH = N 83^\circ 58' 34'' W 138.03'$

(C4)  
 $\Delta = 4^\circ 25' 17''$   
 $R = 2,994.79'$   
 $L = 231.10'$   
 $CH = S 80^\circ 56' 07'' E 231.05'$

(C5)  
 $\Delta = 3^\circ 56' 27''$   
 $R = 2,904.79'$   
 $L = 199.79'$   
 $CH = N 80^\circ 38' 40'' W 199.75'$

(C6)  
 $\Delta = 7^\circ 37' 29''$   
 $R = 2,864.79'$   
 $L = 381.24'$   
 $CH = S 89^\circ 09' 00'' E 380.96'$

(C7)  
 $\Delta = 10^\circ 20' 52''$   
 $R = 2,864.79'$   
 $L = 517.38'$   
 $CH = S 87^\circ 47' 19'' E 516.68'$

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RB001.dwg 17-May-21 1:19 PM

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER APP SAH/MEK

CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 101+00 TO STA. 106+00

CUY-PLEASANT  
VALLEY ROAD  
C.R. 39

28/38

370  
380

② UNITED STATES OF AMERICA  
PLEASANT VALLEY ROAD  
VALLEY VIEW, OH 44125  
573-25-006  
VOL. 14658 / PG. 133  
(OHIO CANAL LANDS)  
573-28-900 (NO RECORDING DATA)  
PARK

⑤ ROBERT L. & LISA G. FROELICH  
12207 ALEXANDER RD.  
VALLEY VIEW, OH 44125  
573-25-005  
DOC. NO. 201104040319  
RESIDENTIAL

NATIONAL PARK SERVICE  
PRESERVE EASEMENT  
VOL. 15282 / PG. 799

EX. CATCH BASIN (SAVE)

⑥ DIANE C. FOVOZZO  
12307 INDIAN MOUND DR.  
VALLEY VIEW, OH 44125  
573-25-007  
DOC. NO. 201710110205  
RESIDENTIAL

EX. BRUSH AREA (REMOVE WITHIN CONSTRUCTION LIMITS)

② UNITED STATES OF AMERICA  
PLEASANT VALLEY ROAD  
VALLEY VIEW, OH 44125  
573-24-001  
VOL. 14892 / PG. 517  
PARK

③ THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO  
VOL. 8839 / PG. 01  
(NEW RIVER CHANNEL FOR CUYAHOGA RIVER)  
POLITICAL

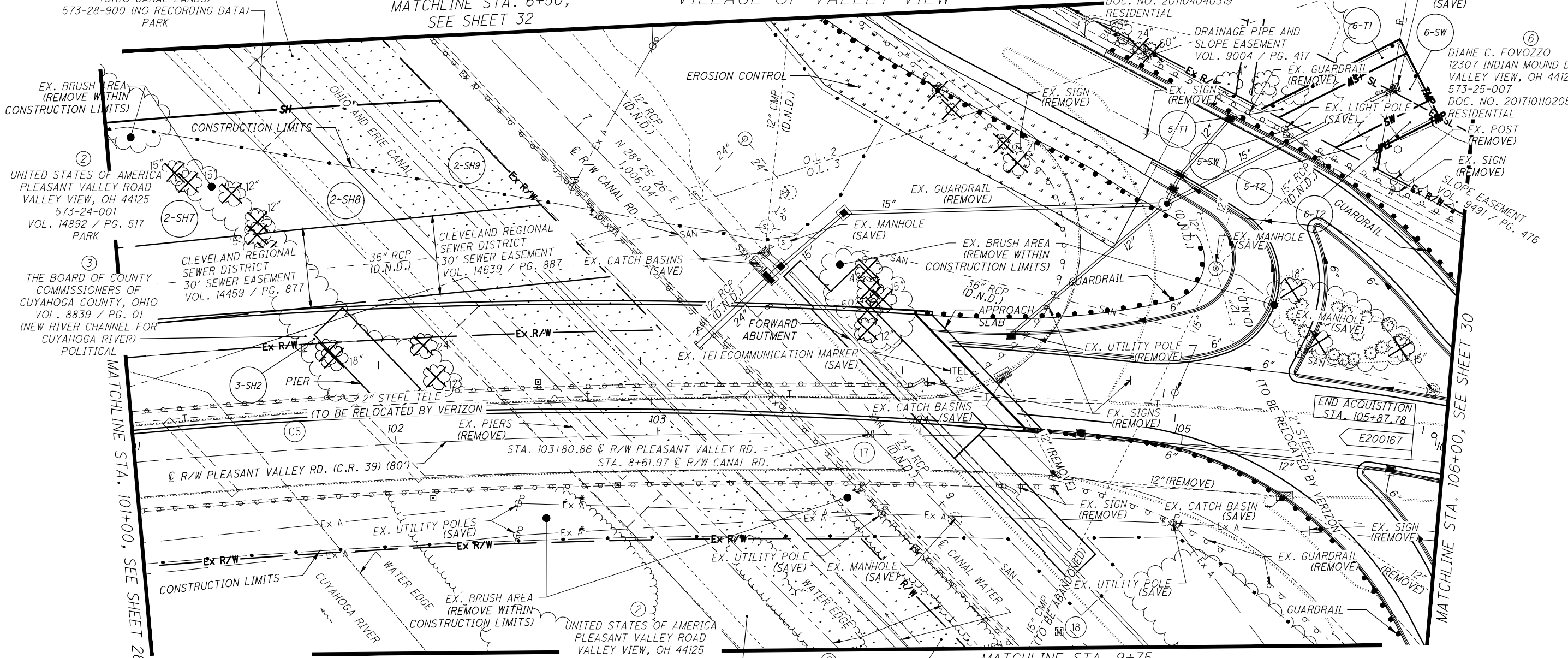
CLEVELAND REGIONAL SEWER DISTRICT  
30' SEWER EASEMENT  
VOL. 14459 / PG. 877

CLEVELAND REGIONAL SEWER DISTRICT  
30' SEWER EASEMENT  
VOL. 14639 / PG. 887

MATCHLINE STA. 101+00, SEE SHEET 26

MATCHLINE STA. 106+00, SEE SHEET 30

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NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

① C5  
Δ = 28° 01' 34"  
R = 2,864.79' (REC. #1)  
L = 1,401.31'  
T = 714.97'  
CH = S 78° 56' 53" W 1,387.38'

- ①7 MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.
- ①8 MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.
- ①9 MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
- WETLAND

REV. BY	DATE	DESCRIPTION

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW

DRAINAGE PIPE AND  
SLOPE EASEMENT  
VOL. 9004 / PG. 417

NATIONAL PARK SERVICE  
PRESERVE EASEMENT  
VOL. 15282 / PG. 799

DIANE C. FOVOZZO  
12307 ALEXANDER RD.  
VALLEY VIEW, OH 44125  
573-25-007  
DOC. NO. 201710110205  
RESIDENTIAL

ROBERT L. & LISA G. FROEHLICH  
12207 ALEXANDER RD.  
VALLEY VIEW, OH 44125  
573-25-005  
DOC. NO. 201104040319  
RESIDENTIAL

UNITED STATES OF AMERICA  
PLEASANT VALLEY ROAD  
VALLEY VIEW, OH 44125  
573-25-006  
VOL. 14658 / PG. 133  
(OHIO CANAL LANDS)  
573-28-900 (NO RECORDING  
DATA)  
573-24-001  
VOL. 14892 / PG. 517  
PARK

THE BOARD OF COUNTY  
COMMISSIONERS OF  
CUYAHOGA COUNTY, OHIO  
VOL. 8839 / PG. 01  
(NEW RIVER CHANNEL FOR  
CUYAHOGA RIVER)  
POLITICAL

MATCHLINE STA. 101+00,  
SEE SHEET 27

MATCHLINE STA. 106+00, SEE SHEET 31

F:\Jobs\990 - Pleasant Valley Rd Bridge\Row\Sheets\990\_RB001.dwg 17-May-21 1:20 PM

P.I. STA. = 101+47.22  
 $\Delta = 28^\circ 01' 34''$   
 $R = 2,864.79'$  (REC. #1)  
 $L = 1,401.31'$   
 $T = 714.97'$   
 $CH = S 78^\circ 56' 53'' W 1,387.38'$

(C1)  
 $\Delta = 3^\circ 56' 27''$   
 $R = 2,904.79'$   
 $L = 199.79'$   
 $CH = S 80^\circ 38' 40'' E 199.75'$

(C2)  
 $\Delta = 1^\circ 58' 21''$   
 $R = 2,904.79'$   
 $L = 72.91'$   
 $CH = S 77^\circ 57' 18'' E 72.91'$

(C3)  
 $\Delta = 1^\circ 13' 03''$   
 $R = 2,904.79'$   
 $L = 61.72'$   
 $CH = S 76^\circ 37' 38'' E 61.72'$

(C4)  
 $\Delta = 4^\circ 25' 17''$   
 $R = 2,994.79'$   
 $L = 231.10'$   
 $CH = S 80^\circ 56' 07'' E 231.05'$

(C5)  
 $\Delta = 0^\circ 27' 36''$   
 $R = 2,994.79'$   
 $L = 24.04'$   
 $CH = S 78^\circ 29' 40'' E 24.04'$

(C6)  
 $\Delta = 1^\circ 07' 00''$   
 $R = 2,994.79'$   
 $L = 58.37'$   
 $CH = S 77^\circ 42' 22'' E 58.37'$

(C7)  
 $\Delta = 0^\circ 26' 53''$   
 $R = 2,904.79'$   
 $L = 22.72'$   
 $CH = S 75^\circ 47' 39'' E 22.72'$

(C8)  
 $\Delta = 15^\circ 43' 32''$   
 $R = 2,864.79'$   
 $L = 786.27'$   
 $CH = S 85^\circ 05' 55'' E 783.81'$

(C9)  
 $\Delta = 17^\circ 23' 32''$   
 $R = 2,864.79'$   
 $L = 869.61'$   
 $CH = S 84^\circ 15' 59'' E 866.27'$

- (A) STA. 105+22.95 129.39'  
STA. 8+76.14 194.01'
- (B) STA. 105+29.21 126.46'  
STA. 8+82.94 196.28'  
(T.P.O.B. 5-T1)
- (C) STA. 105+50.78 116.51'  
STA. 9+06.25 204.09'  
(T.P.O.B. 5-SW)
- (D) STA. 105+66.66 109.33'  
STA. 9+23.33 209.80'  
(T.P.O.B. 5-T2)
- (E) STA. 105+67.43 117.86'  
STA. 9+18.23 216.69'  
(T.P.O.B. 6-T2)
- (F) STA. 105+68.29 127.45'  
STA. 9+12.50 224.44'  
(T.P.O.B. 6-SW)

- (G) STA. 105+71.12 159.52'  
STA. 8+93.35 250.32'
- (H) STA. 105+70.48 152.21'  
STA. 8+97.71 244.42'  
(T.P.O.B. 6-T1)
- (I) STA. 105+74.02 154.47'  
STA. 8+98.99 248.59'
- (J) STA. 105+83.91 137.38'  
STA. 9+18.11 242.72'
- (K) STA. 105+87.78 130.77'  
STA. 9+25.52 240.45'

- (1) N 46°55'40" W 7.17'
- (2) N 78°34'01" E 58.88'
- (3) S 25°04'32" W 4.34'
- (4) N 78°38'14" E 50.35'
- (5) S 11°21'46" E 5.91'
- (6) N 78°38'14" E 4.36'
- (7) S 11°21'46" E 20.00'
- (8) N 78°38'14" E 19.13'

- (9) S 25°04'32" W 24.86'
- (10) S 78°38'14" W 21.29'
- (11) N 46°55'40" W 24.59'
- (12) S 11°21'46" E 7.75'
- (13) S 78°38'14" W 24.85'

- (14) S 25°04'32" W 9.64'
- (15) S 25°04'32" W 18.21'
- (16) N 46°55'40" W 18.01'
- (17) N 28°40'56" W 39.38'
- (18) S 87°24'29" W 30.02'

NOTE: ALL EASEMENTS  
SHOWN ARE FOR "THE BOARD  
OF COUNTY COMMISSIONERS  
OF CUYAHOGA COUNTY,  
OHIO" UNLESS OTHERWISE  
SHOWN

- (17) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR  $\text{\textcircled{C}}$  CANAL RD.
- (18) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR  $\text{\textcircled{C}}$  CANAL RD.

REV. BY	DATE	DESCRIPTION

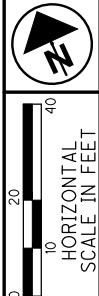
RIGHT OF WAY BOUNDARY SHEET  
STA. 101+00 TO STA. 106+00

CUY-PLEASANT VALLEY ROAD  
C.R. 39

29/38

(371)  
(380)

CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER APP SAH/MEK

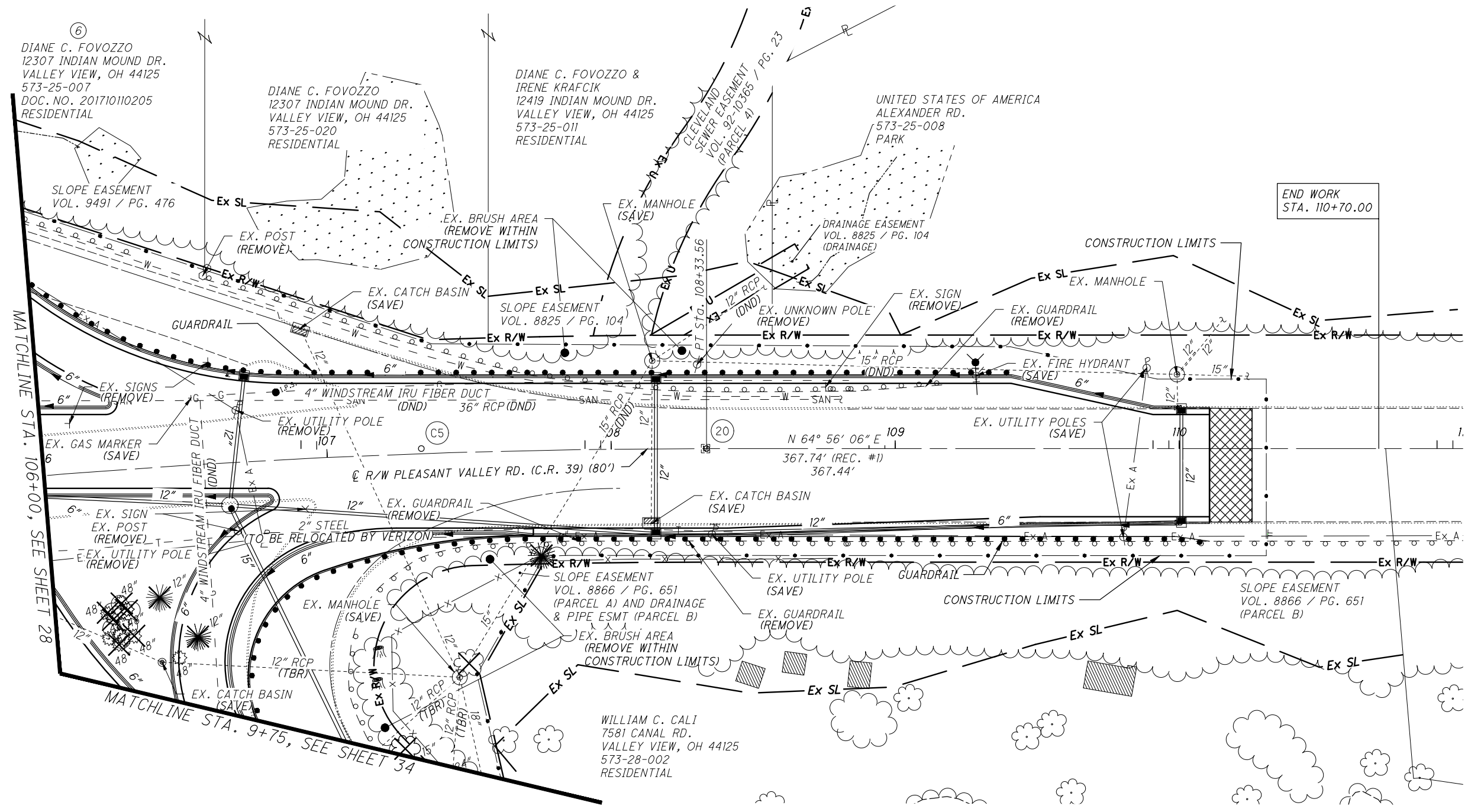
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 106+00 TO STA. 111+00

CUY-PLEASANT  
VALLEY ROAD  
C.R. 39

30/38

372  
380



CENTERLINE OF R/W CURVE DATA

(C5)  
 $\Delta = 28^\circ 01' 34''$   
 $R = 2,864.79'$  (REC. #1)  
 $L = 1,401.31'$   
 $T = 714.97'$   
 $CH = S 78^\circ 56' 53'' W 1,387.38'$

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

(20) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR  $\phi$  PLEASANT VALLEY RD.

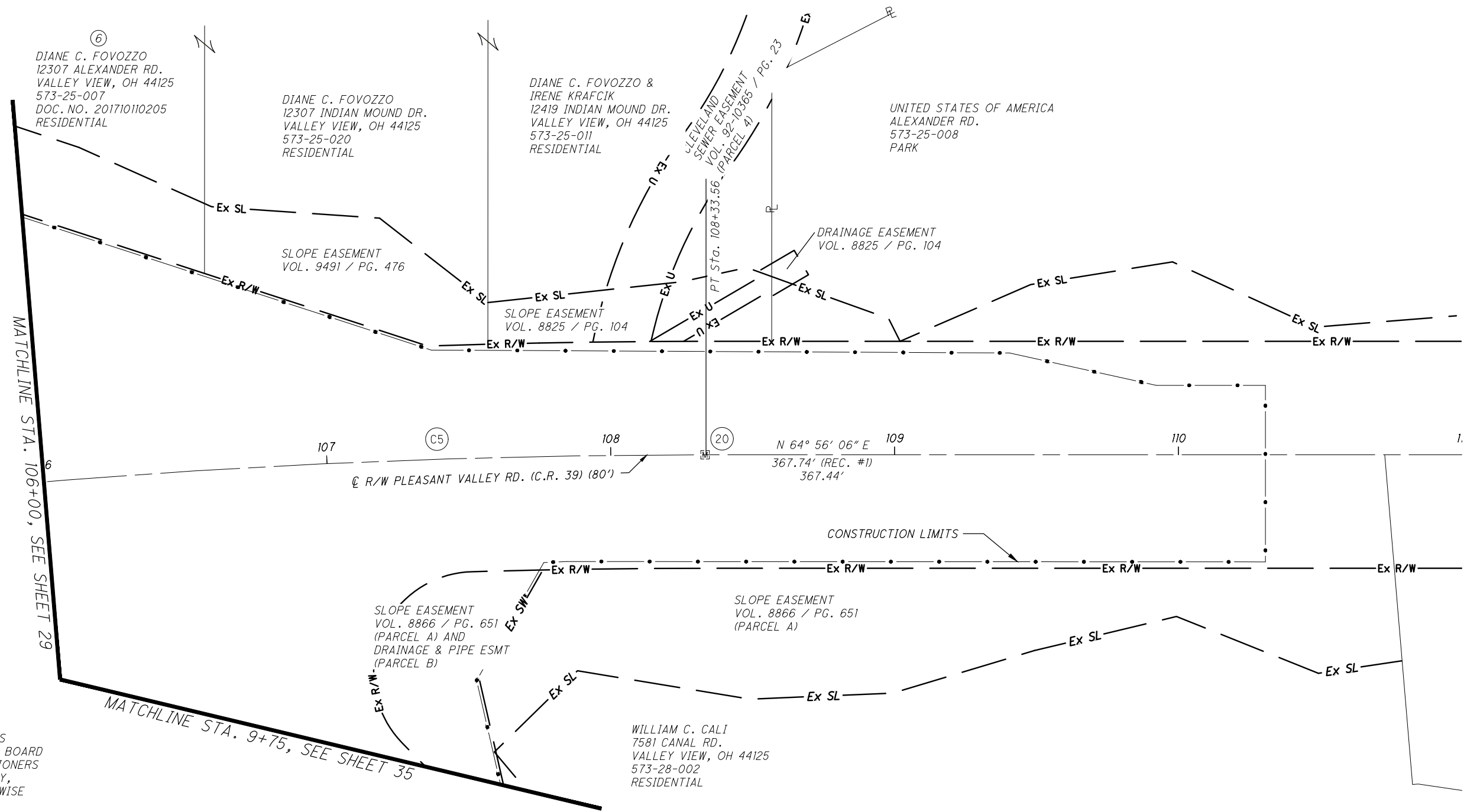
\* DENOTES RIGHT OF WAY ENCROACHMENT  
 FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
 - WETLAND

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

CENTERLINE OF R/W CURVE DATA

(C5)  
 P.I. STA. = 101+47.22  
 $\Delta = 28^\circ 01' 34''$   
 $R = 2,864.79'$  (REC. #1)  
 $L = 1,401.31'$   
 $T = 714.97'$   
 $CH = S 78^\circ 56' 53'' W 1,387.38'$

(20) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C/P PLEASANT VALLEY RD.

REV. BY	DATE	DESCRIPTION



PID NO. 104504

R/W DESIGNER: SAH / MEK  
 R/W REVIEWER: SAH / MEK

ARPP  
 COUNTY I.D.

RIGHT OF WAY BOUNDARY SHEET  
 STA. 106+00 TO STA. 111+00

CUY-PLEASANT VALLEY ROAD  
 C.R. 39

31 / 38

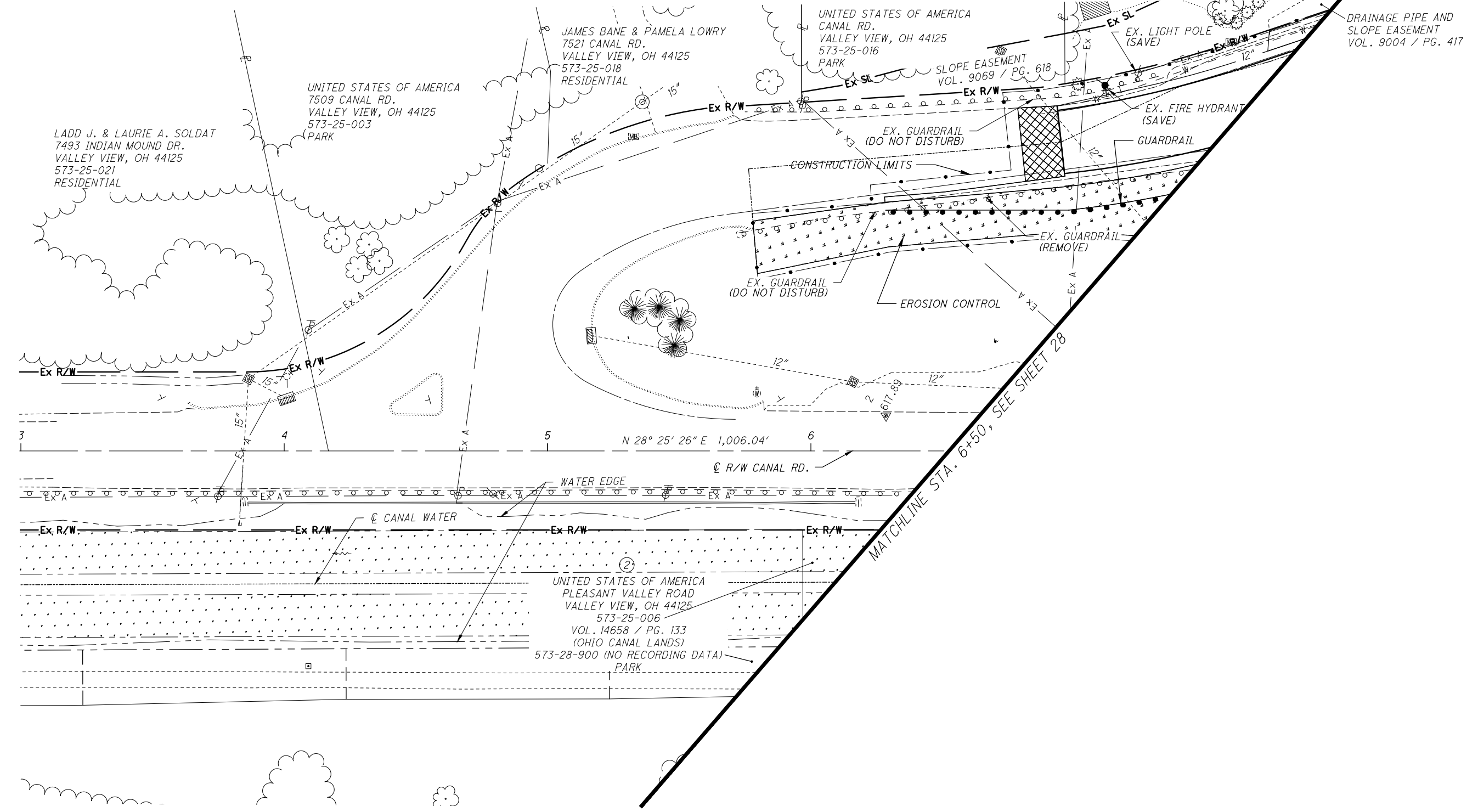
(373)  
 (380)

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CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW

⑤  
ROBERT L. & LISA G. FROELICH  
12207 ALEXANDER RD.  
VALLEY VIEW, OH 44125  
573-25-005  
DOC. NO. 201104040319  
RESIDENTIAL

NATIONAL PARK SERVICE  
PRESERVE EASEMENT  
VOL. 15282 / PG. 799



PID NO. 104504

R/W DESIGNER APP SAH/MEK  
R/W REVIEWER SAH/MEK

CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 3+00 TO STA. 8+00

CUY-PLEASANT  
VALLEY ROAD  
C.R. 39

32/38

374  
380

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
- WETLAND

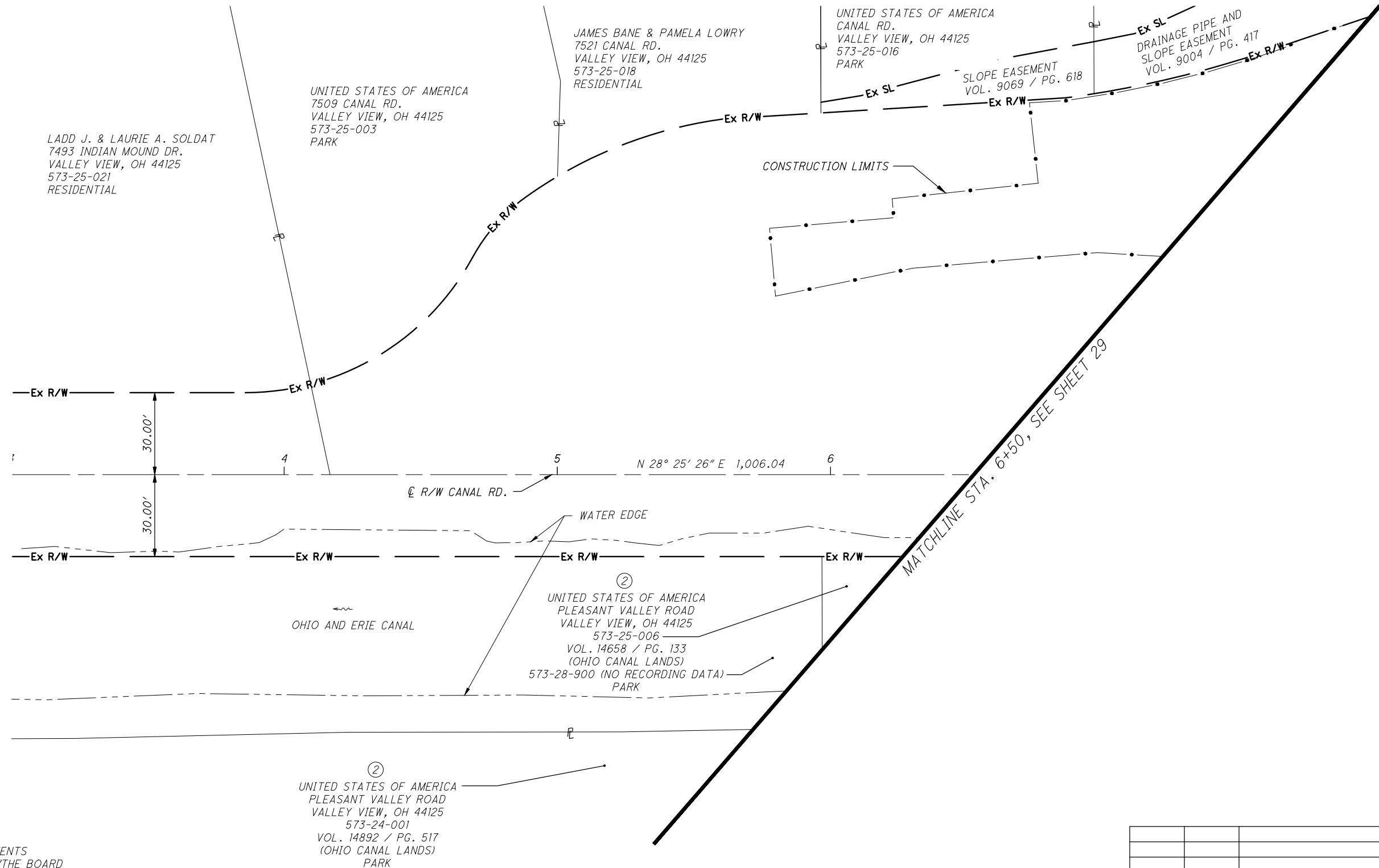
REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RT001.dwg 17-May-21 1:21 PM

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW



NATIONAL PARK SERVICE  
 PRESERVE EASEMENT  
 VOL. 15282 / PG. 799

⑤  
 ROBERT L. & LISA G. FROELICH  
 12207 ALEXANDER RD.  
 VALLEY VIEW, OH 44125  
 573-25-005  
 DOC. NO. 201104040319  
 RESIDENTIAL



NOTE: ALL EASEMENTS  
 SHOWN ARE FOR "THE BOARD  
 OF COUNTY COMMISSIONERS  
 OF CUYAHOGA COUNTY,  
 OHIO" UNLESS OTHERWISE  
 SHOWN

REV. BY	DATE	DESCRIPTION

  
  
 HORIZONTAL SCALE IN FEET

COUNTY I.D.    R/W DESIGNER    P.I.D. NO.    104504  
 ARP    SAH / MEK

CUY-PLEASANT VALLEY ROAD C.R. 39    RIGHT OF WAY BOUNDARY SHEET    STA. 3+00 TO STA. 8+00

33 / 38  
 375 / 380

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW

WILLIAM C. CALI  
 7581 CANAL RD.  
 VALLEY VIEW, OH 44125  
 573-28-002  
 RESIDENTIAL



PID NO.  
 104504

R/W DESIGNER  
 APP  
 R/W REVIEWER  
 SAH/MEK

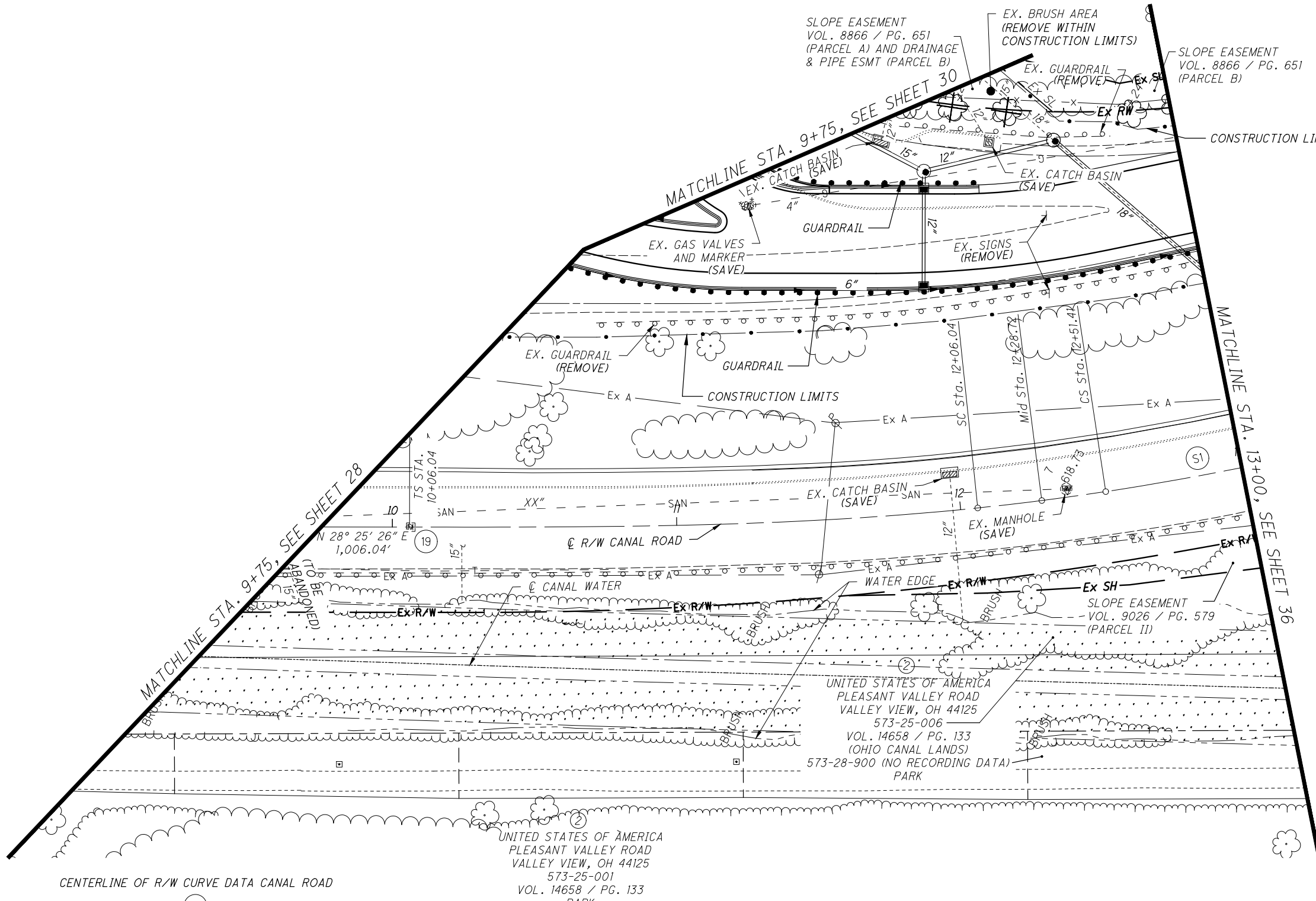
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
 STA. 8+00 TO STA. 13+00

CUY-PLEASANT  
 VALLEY ROAD  
 C.R. 39

34 / 38

376  
 380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

(S1)  
 $\Delta = 14^\circ 43' 21''$   
 $\Theta = 6^\circ 00' 00''$   
 $R = 954.93'$   
 $A = 45.37'$   
 $LS = 200.00'$   
 $TS = 224.33'$   
 $ES = 9.79'$

(19) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.

\* DENOTES RIGHT OF WAY ENCROACHMENT  
 FOR MONUMENT LEGEND, SEE LEGEND SHEET 1  
 - WETLAND

REV. BY	DATE	DESCRIPTION

F:\Jobs\990 - Pleasant Valley Rd Bridge\RoW\Sheets\990\_RTO01.dwg 17-May-21 1:22 PM

CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER: ARP  
 R/W REVIEWER: SAH / MEK

CNTY. I.D.

RIGHT OF WAY BOUNDARY SHEET  
 STA. 8+00 TO STA. 13+00

CUY-PLEASANT VALLEY ROAD  
 C.R. 39

35/38

377  
 380

WILLIAM C. CALI  
 7581 CANAL RD.  
 VALLEY VIEW, OH 44125  
 573-28-002  
 RESIDENTIAL

SLOPE EASEMENT  
 VOL. 8866 / PG. 651  
 (PARCEL A) AND  
 DRAINAGE & PIPE  
 ESMT (PARCEL B)

SLOPE EASEMENT  
 VOL. 8866 / PG. 651  
 (PARCEL A)

MATCHLINE STA. 9+75, SEE SHEET 31

MATCHLINE STA. 13+00, SEE SHEET 37

CONSTRUCTION LIMITS

MATCHLINE STA. 9+75, SEE SHEET 29

TS STA. 10+06.04  
 N 28° 25' 26" E  
 1,006.04'

SC STA. 12+06.04

CS STA. 12+51.41

☉ R/W CANAL RD.

WATER EDGE

OHIO AND ERIE CANAL

CUYAHOGA RIVER

② UNITED STATES OF AMERICA  
 PLEASANT VALLEY ROAD  
 VALLEY VIEW, OH 44125  
 573-25-006  
 573-28-900  
 VOL. 14658 / PG. 133  
 (OHIO CANAL LANDS)  
 PARK

② UNITED STATES OF AMERICA  
 PLEASANT VALLEY ROAD  
 VALLEY VIEW, OH 44125  
 573-25-001  
 VOL. 14658 / PG. 133  
 PARK

CENTERLINE OF R/W CURVE DATA

①	⑤
$\Delta = 14^{\circ} 43' 21''$	P.I. STA. = 101+47.22
$\Theta = 6^{\circ} 00' 00''$	$\Delta = 28^{\circ} 01' 34''$
R = 954.93'	R = 2,864.79' (REC. #1)
A = 45.37'	L = 1,401.31'
Ls = 200.00'	T = 714.97'
Ts = 224.33'	CH = S 78° 56' 53" W 1,387.38'
Es = 9.79'	

① MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR ☉ CANAL RD.

NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
INDEPENDENCE TOWNSHIP  
TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
VILLAGE OF VALLEY VIEW



PID NO. 104504

R/W DESIGNER APP SAH/MEK

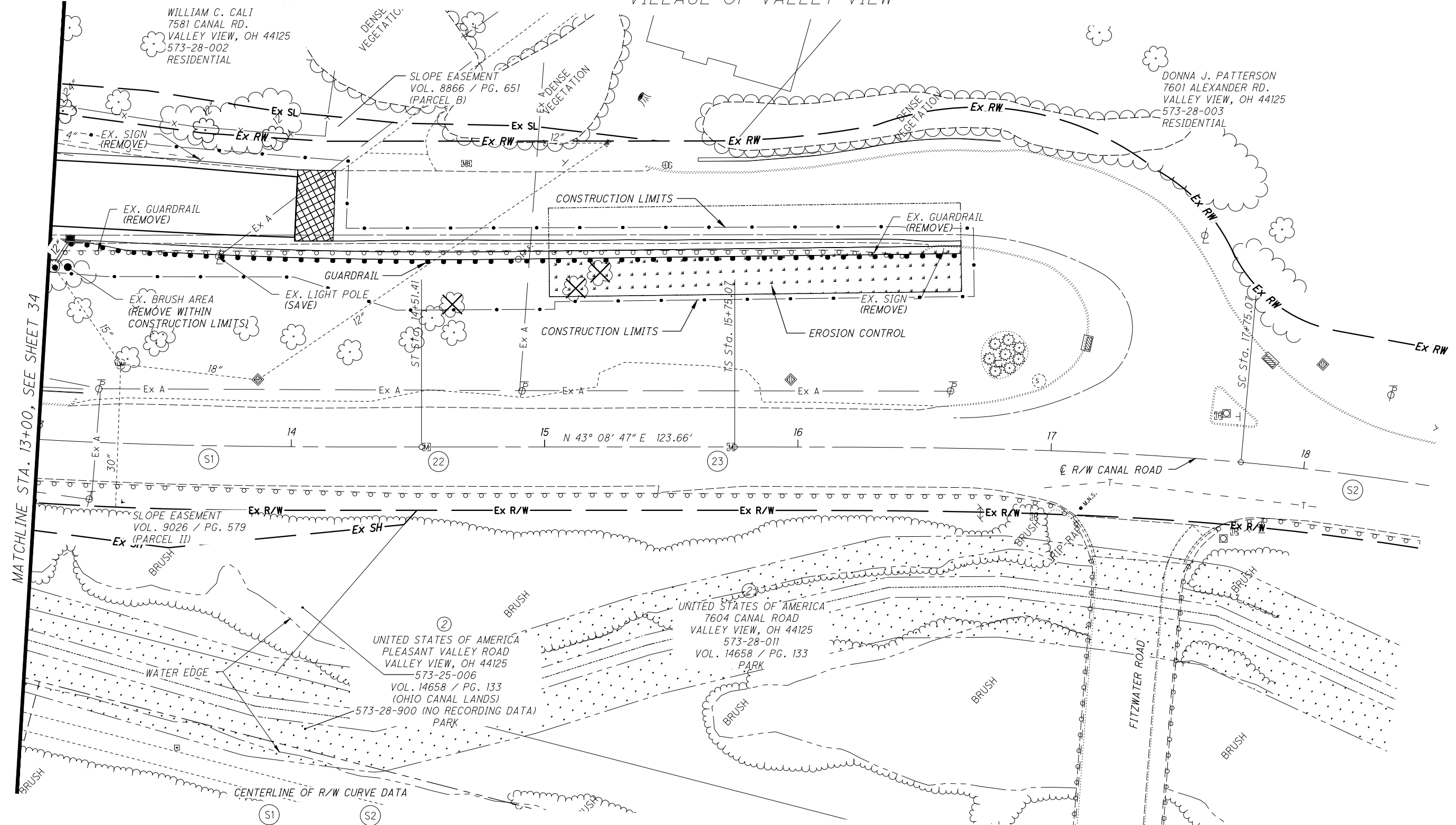
CNTY. I.D.

RIGHT OF WAY TOPO SHEET  
STA. 13+00 TO STA. 18+50

CUY-PLEASANT  
VALLEY ROAD  
C.R. 39

36/38

378  
380



NOTE: ALL EASEMENTS SHOWN ARE FOR "THE BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO" UNLESS OTHERWISE SHOWN

(S1)	$\Delta = 14^{\circ} 43' 21''$	$\Delta = 21^{\circ} 00' 00''$
	$\Theta = 6^{\circ} 00' 00''$	$\Theta = 5^{\circ} 10' 00''$
	$R = 954.93'$	$R = 1,108.95'$
	$A = 45.37'$	$A = 254.84'$
	$Ls = 200.00'$	$Ls = 200.00'$
	$Ts = 224.33'$	$Ts = 330.95'$
	$Es = 9.79'$	$Es = 25.27'$

- (22) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR  $\varnothing$  CANAL RD.
- (23) MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR  $\varnothing$  CANAL RD.

\* DENOTES RIGHT OF WAY ENCROACHMENT  
FOR MONUMENT LEGEND, SEE LEGEND SHEET 1

--- - WETLAND

REV. BY	DATE	DESCRIPTION

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CUYAHOGA COUNTY  
 INDEPENDENCE TOWNSHIP  
 TRACT 5 EAST OF THE RIVER, O.L. 2 & 3  
 VILLAGE OF VALLEY VIEW



PID NO. **104504**

R/W DESIGNER: SAH / MEK  
 R/W REVIEWER: SAH / MEK

CNTY. I.D. ARP

**RIGHT OF WAY BOUNDARY SHEET**  
**STA. 13+00 TO STA. 18+50**

**CUY-PLEASANT VALLEY ROAD C.R. 39**

37/38

379  
380

DONNA J. PATTERSON  
 7601 ALEXANDER RD.  
 VALLEY VIEW, OH 44125  
 573-28-003  
 RESIDENTIAL

WILLIAM C. CALI  
 7581 CANAL RD.  
 VALLEY VIEW, OH 44125  
 573-28-002  
 RESIDENTIAL

SLOPE EASEMENT  
 VOL. 8866 / PG. 651  
 (PARCEL A)

SLOPE EASEMENT  
 VOL. 9026 / PG. 579  
 (PARCEL II)

② UNITED STATES OF AMERICA  
 PLEASANT VALLEY ROAD  
 VALLEY VIEW, OH 44125  
 573-25-006  
 VOL. 14658 / PG. 133  
 (OHIO CANAL LANDS)  
 573-28-900 (NO RECORDING DATA)  
 PARK

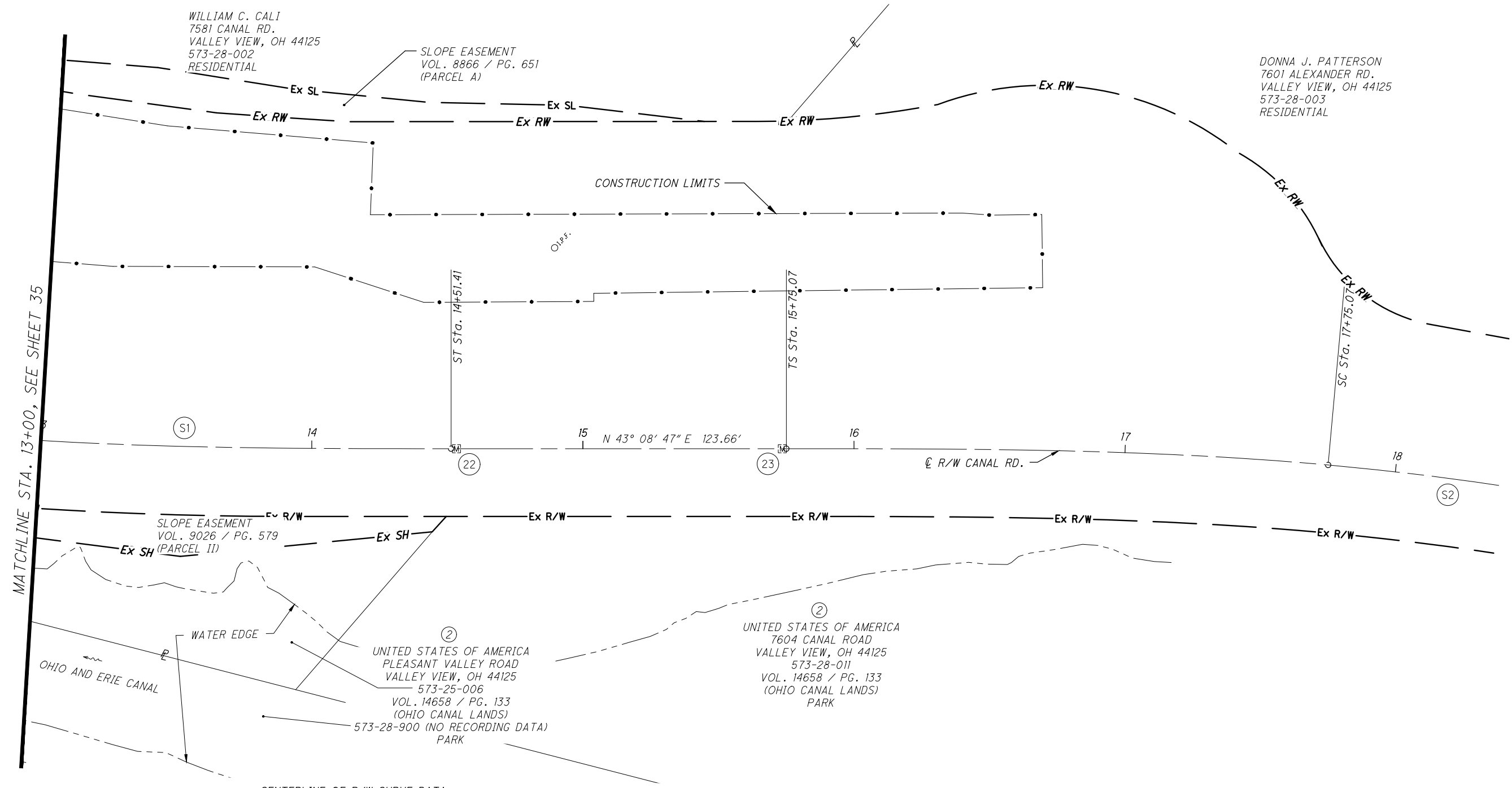
② UNITED STATES OF AMERICA  
 7604 CANAL ROAD  
 VALLEY VIEW, OH 44125  
 573-28-011  
 VOL. 14658 / PG. 133  
 (OHIO CANAL LANDS)  
 PARK

CENTERLINE OF R/W CURVE DATA

Curve	Δ	θ	R	A	Ls	Ts	Es
①	14° 43' 21"	6° 00' 00"	954.93'	45.37'	200.00'	224.33'	9.79'
②	21° 00' 00"	5° 10' 00"	1,108.95'	254.84'	200.00'	330.95'	25.27'

②② MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.

②③ MONUMENT BOX W/ A 3/4" IRON PIN FOUND AND USED FOR C CANAL RD.



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REV. BY	DATE	DESCRIPTION

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