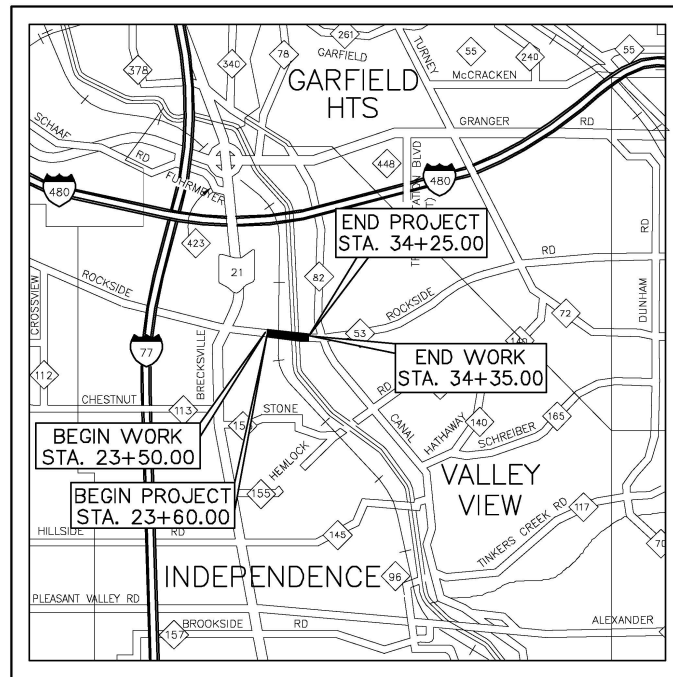


RIGHT OF WAY LEGEND SHEET CUY-ROCKSIDE ROAD (C.R. 53) M-5024

REHABILITATION OF EXISTING BRIDGE 03.23
OVER THE CUYAHOGA VALLEY SCENIC RAILROAD
AND REPLACEMENT OF EXISTING BRIDGE 03.32
OVER THE CUYAHOGA RIVER

CUYAHOGA COUNTY
CITY OF INDEPENDENCE
VILLAGE OF VALLEY VIEW
PART OF ORIGINAL INDEPENDENCE TOWNSHIP
LOT #11, TRACT #3,
WEST & EAST OF THE RIVER



LOCATION MAP

LATITUDE: N 41°23'40" LONGITUDE: W 81°37'50"



UTILITIES

LISTED BELOW ARE ALL UTILITIES LOCATED WITHIN THE PROJECT CONSTRUCTION LIMITS TOGETHER WITH THEIR RESPECTIVE OWNERS:

CITY OF CLEVELAND
DIVISION OF WATER
1201 LAKESIDE AVENUE
2nd FLOOR
CLEVELAND, OH. 44114
TEL: (216) 664-2444 EXT. 75556
FAX: (216) 664-2378
CONTACT: FRED ROBERTS
fred_roberts@clevelandwater.com

NORTHEAST OHIO REGIONAL
SEWER DISTRICT (NEORS)
3900 EUCLID AVE.
CLEVELAND, OHIO 44115-2504
TEL: (216) 881-6600 EXT. 6466
CONTACT: MARY MACIEJOWSKI
maciejowski@neorsd.org

SUNOCO PIPELINES
524 FRITZTOWN ROAD
SINKING SPRINGS, PA 19608
TEL: (610) 670-3258
CONTACT: DEB SCHNECK

LEVEL 3 COMMUNICATIONS, LLC
100 S. CINCINNATI AVENUE,
SUITE 1200
TULSA, OK 74103
TEL: (918) 547-0547
CONTACT: ZELINA KENDALL WILLIAMS
relo@level3.com

DOMINION EAST OHIO
320 SPRINGSIDE DR.
AKRON, OHIO 44333
TEL: (330) 664-2409
CONTACT: BRYAN DAYTON,
EVAN DEMPSEY

AT&T OHIO
13630 LORAIN AVE.
2nd FLOOR
CLEVELAND, OH. 44111
TEL: (216) 476-6057
FAX: (216) 476-6013
CONTACT: JAMES JANIS
pj8191@att.com

WINDSTREAM (CAVALIER)
205 S. HAMB DEN STREET
CHARDON, OHIO 44024
TEL: (440) 285-5528
CONTACT: THOMAS KUKLA

VILLAGE OF VALLEY VIEW
DGB & ASSOCIATES, INC
7979 HUB PARKWAY
VALLEY VIEW, OHIO 44125
TEL: (440) 642-1130 EXT. 104
FAX: (440) 642-1132
CONTACT: PAUL DEY
pdey@dgbassoc.com

STRUCTURE KEY

- RESIDENTIAL
- COMMERCIAL
- OUT-BUILDING

NATIONAL PARK SERVICE
CUYAHOGA VALLEY NATIONAL PARK
15610 VAUGHN ROAD
BRECKSVILLE, OHIO 44141
TEL: (440) 546-5930
CONTACT: ERIC SEMPLE

MCI-WORLDCOM (VERIZON)
120 RAVINE ST.
AKRON, OHIO 44303
TEL: (330) 253-8267
CONTACT: AL GUEST

FIRST ENERGY - CEI
6896 MILLER ROAD, SUITE 104
BRECKSVILLE, OH. 44141
TEL: (440) 546-8738
FAX: (440) 546-8780
CONTACT: TED RADER, JOHN ZASSICK
radert@firstenergycorp.com

CITY OF INDEPENDENCE
6335 SELIG DRIVE
INDEPENDENCE, OHIO 44131
TEL: (216) 524-1374
FAX: (216) 573-1592
CONTACT: DONALD J. RAMM, PE
engineering@independenceohio.org

INDEX OF SHEETS

LEGEND SHEET-----	1
CENTERLINE PLAT-----	2
PROPERTY MAP-----	3
SUMMARY OF ADDITIONAL R/W-----	4
R/W TOPOGRAPHY SHEET-----	5, 7
R/W BOUNDARY SHEET-----	6, 8



CONVENTIONAL SYMBOLS

County Line -----	Edge of Shoulder (Pr) -----
Township Line -----	Ditch / Creek (Ex) -----
Section Line -----	Ditch / Creek (Pr) -----
Corporation Line -----	Tree Line (Ex) -----
Fence Line (Ex) - x - x - (Pr) -----	Ownership Hook Symbol Z, Example Z
Center Line -----	Property Line Symbol P, Example P
Right of Way (Ex) -----	Break Line Symbol A, Example A
Right of Way (Pr) -----	Tree (Pr) T, Tree (Ex) T, Shrub (Ex) S
Standard Slope Ease.(Ex) -----	Tree (Remove) X, Shrub (Remove) X
Temporary Right of Way -----	Evergreen (Ex) E, Stump S
Channel Ease. (Ex) -----	Evergreen (Remove) E, Stump (Remove) S
Utility Ease. (Ex) -----	Wetland (Pr) W, Grass (Pr) G, Aerial Target A
Railroad ----- or -----	Post (Ex) P, Mailbox (Ex) M, Mailbox (Pr) M
Guardrail (Ex) ----- (Pr) -----	Light (Ex) L, Telephone Marker (Ex) T
Construction Limits -----	Fire Hydrant (Ex) F, Water Meter (Ex) W
Edge of Pavement (Ex) -----	Water Valve (Ex) V, Utility Valve Unknown (Ex.) U
Edge of Pavement (Pr) -----	Telephone Pole (Ex) P, Power Pole (Ex) P
Edge of Shoulder (Ex) -----	Light Pole (Ex) L

I, Donald F. Sheehy, P.S., have conducted a survey of the existing conditions for the County of Cuyahoga in December, 2012. The results of that survey are contained herein. The horizontal coordinates expressed herein are based on the Ohio State Plane Coordinate System, NAD 83, North Zone by ties to the O.D.O.T. Network using Station GARF and are to indicate angles only. As a part of this project I have reestablished the locations of the existing property lines and centerline of existing Right of Way for the property takes herein. As a part of this project I 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. All of my work contained herein was conducted in accordance with the Ohio Administrative Code Chapter 4733-37 Standards for Boundary Surveys unless so noted. The words I and my, as used herein, are to mean that either myself or someone working under my direct supervision.

SURVEYORS SEAL

THE LOCATIONS OF THE UNDERGROUND UTILITIES SHOWN ON THE PLANS AS REQUIRED BY SECTION 153.64 OF THE O.R.C WERE OBTAINED FROM THE OWNERS OF THE UTILITY COMPANIES AND SHOULD BE CONSIDERED APPROXIMATE.

Donald F. Sheehy, P.S., Ohio Lic. #7849

PROJECT DESCRIPTION

THIS PROJECT CONSISTS OF THE REHABILITATION, REPLACEMENT AND WIDENING OF THE BRIDGES OVER THE CUYAHOGA VALLEY SCENIC RAILROAD AND THE CUYAHOGA RIVER, INCLUDING LIGHTING, RECONSTRUCTION OF THE APPROACHES, AND THE INSTALLATION OF A NEW SIDEWALK ON THE NORTH SIDE OF ROCKSIDE ROAD FROM BRECKSVILLE ROAD TO THE PROJECT.

PLANS PREPARED BY:

FIRM NAME: CHAGRIN VALLEY ENGINEERING, LTD.
R/W DESIGNER: JAMES A. WENDORF, P.S.
R/W REVIEWER: DONALD F. SHEEHY, P.S.
FIELD REVIEWER: JAMES A. WENDORF, P.S.
PRELIMINARY FIELD REVIEW DATE: 09-18-15
TRACINGS FIELD REVIEW DATE: 10-13-16
OWNERSHIP UPDATED BY: JAMES A. WENDORF, P.S.
DATE COMPLETED: 04-15-21
PLAN COMPLETION DATE: 07-01-21

LEGEND

ALL EASEMENTS & RIGHT OF WAY ACQUIRED IN THE NAME OF CUYAHOGA COUNTY.

WD = WARRANTY DEED
T = TEMPORARY EASEMENT
SH = STANDARD HIGHWAY EASEMENT

PID No. 95403
STATE JOB NO. 520634
FEDERAL PROJECT NO. E16021
COUNTY I.D. No. 1085
CALCULATED: J.A.W.
CHECKED: D.F.S.
RIGHT OF WAY LEGEND SHEET
CUY - ROCKSIDE ROAD (C.R. 53)
1/8
166
173

M-5024
 CUYAHOGA COUNTY
 CITY OF INDEPENDENCE
 VILLAGE OF VALLEY VIEW
 PART OF ORIGINAL INDEPENDENCE TOWNSHIP
 LOT #11, TRACT #3,
 WEST & EAST OF THE RIVER

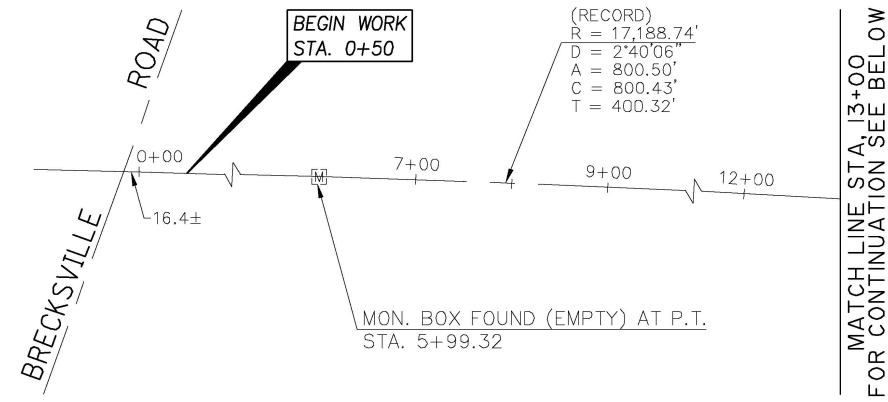
BASIS OF EXISTING RIGHT OF WAY

STATION AND OFFSETS AS SHOWN ARE REFERENCED FROM THE C/L OF RIGHT-OF-WAY & CONSTRUCTION.

THE EXISTING R/W WIDTH AND LOCATION WERE DETERMINED USING:
 *TAX MAPS
 *DEED RECORDS
 *RECORD SURVEYS AND PLATS
 *RECORD VOL: 309 PG: 17
 *RECORD VOL: 289 PG: 76
 *RECORD VOL: 278 PG: 18
 *RECORD M-4557, M-4440 C.C.M.R.

BASIS FOR BEARINGS

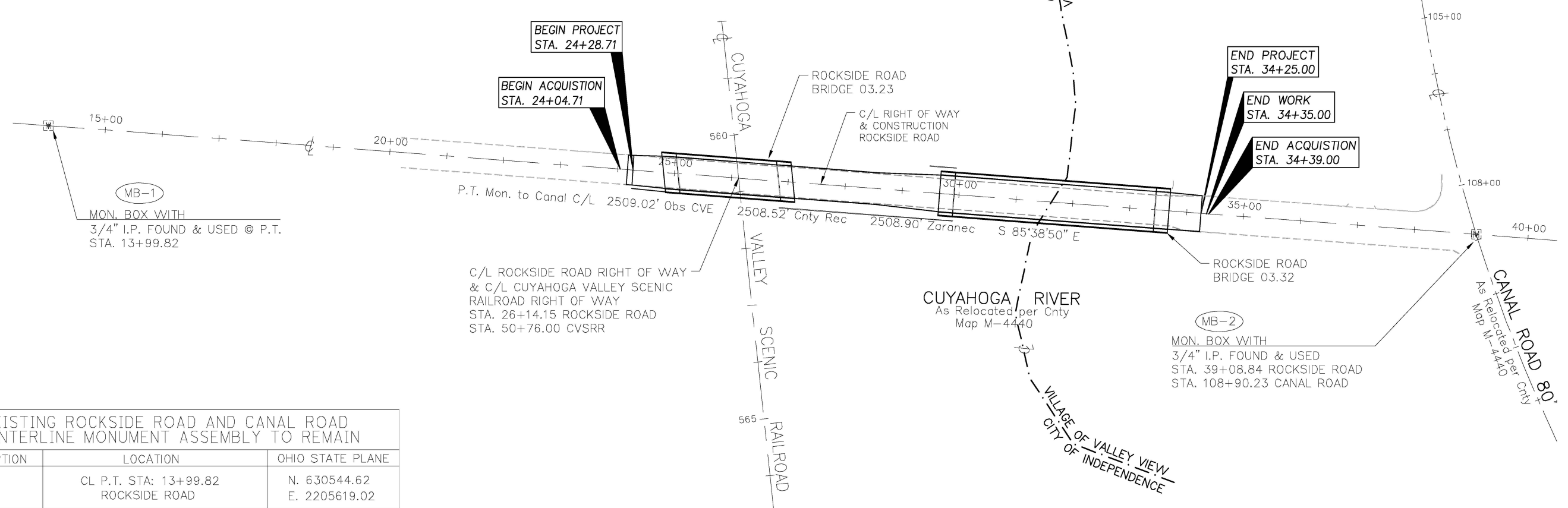
THE PROJECT BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE BY TIES TO THE O.D.O.T. NETWORK USING STATION GARF AND ARE TO INDICATE ANGLES ONLY.



MATCH LINE STA. 13+00
 FOR CONTINUATION SEE BELOW

ROCKSIDE ROAD 80'
 As Relocated per Cnty
 Map M-4440

MATCH LINE STA. 13+00
 FOR CONTINUATION SEE ABOVE



C/L ROCKSIDE ROAD RIGHT OF WAY & C/L CUYAHOGA VALLEY SCENIC RAILROAD RIGHT OF WAY
 STA. 26+14.15 ROCKSIDE ROAD
 STA. 50+76.00 CVSRR

CUYAHOGA RIVER
 As Relocated per Cnty
 Map M-4440

EXISTING ROCKSIDE ROAD AND CANAL ROAD CENTERLINE MONUMENT ASSEMBLY TO REMAIN		
DESCRIPTION	LOCATION	OHIO STATE PLANE
MB - 1	CL P.T. STA: 13+99.82 ROCKSIDE ROAD	N. 630544.62 E. 2205619.02
MB - 2	CL STA: 39+08.84 ROCKSIDE ROAD CL STA: 108+90.23 CANAL ROAD	N. 630354.18 E. 2208120.80

SURVEYOR'S CERTIFICATE:

I, DONALD F. SHEEHY, P.S., HAVE CONDUCTED A SURVEY OF THE EXISTING CONDITIONS FOR THE COUNTY OF CUYAHOGA IN DECEMBER, 2012. THE RESULTS OF THAT SURVEY ARE CONTAINED HEREIN. THE HORIZONTAL COORDINATES EXPRESSED HEREIN ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH ZONE BY TIES TO THE O.D.O.T. NETWORK USING STATION GARF AND ARE TO INDICATE ANGLES ONLY. AS A PART OF THIS PROJECT I HAVE REESTABLISHED THE LOCATIONS OF THE EXISTING PROPERTY LINES AND CENTERLINE OF EXISTING RIGHT OF WAY FOR THE PROPERTY TAKES HEREIN. AS A PART OF THIS PROJECT I 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. ALL OF MY WORK CONTAINED HEREIN WAS CONDUCTED IN ACCORDANCE WITH THE OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 STANDARDS FOR BOUNDARY SURVEYS UNLESS SO NOTED. THE WORDS I AND MY, AS USED HEREIN, ARE TO MEAN THAT EITHER MYSELF OR SOMEONE WORKING UNDER MY DIRECT SUPERVISION.

MONUMENT LEGEND

- EXISTING R/W MONUMENT BOX FOUND AS NOTED
- 5/8" X 30" I.P. SET (W/YELLOW CAP "D.F. SHEEHY, S-7849")

RECEIVED _____, 20 ____	SURVEYORS SEAL
RECORDED _____, 20 ____	
BOOK _____, PAGE ____	
_____ COUNTY RECORDER	

DONALD F. SHEEHY, P.S., OHIO LIC. #7849

DATE _____

N

HORIZONTAL SCALE
IN FEET

PID No. 95403

COUNTY I.D. No. 1085

R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

CENTERLINE PLAT

CUY - ROCKSIDE ROAD
(C.R. 53)

2/8

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173

CUYAHOGA COUNTY
 CITY OF INDEPENDENCE
 VILLAGE OF VALLEY VIEW
 PART OF ORIGINAL INDEPENDENCE TOWNSHIP
 LOT #11, TRACT #3,
 WEST & EAST OF THE RIVER

EXISTING EASEMENTS



PID No.
95403

COUNTY I.D. No.
1085

R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

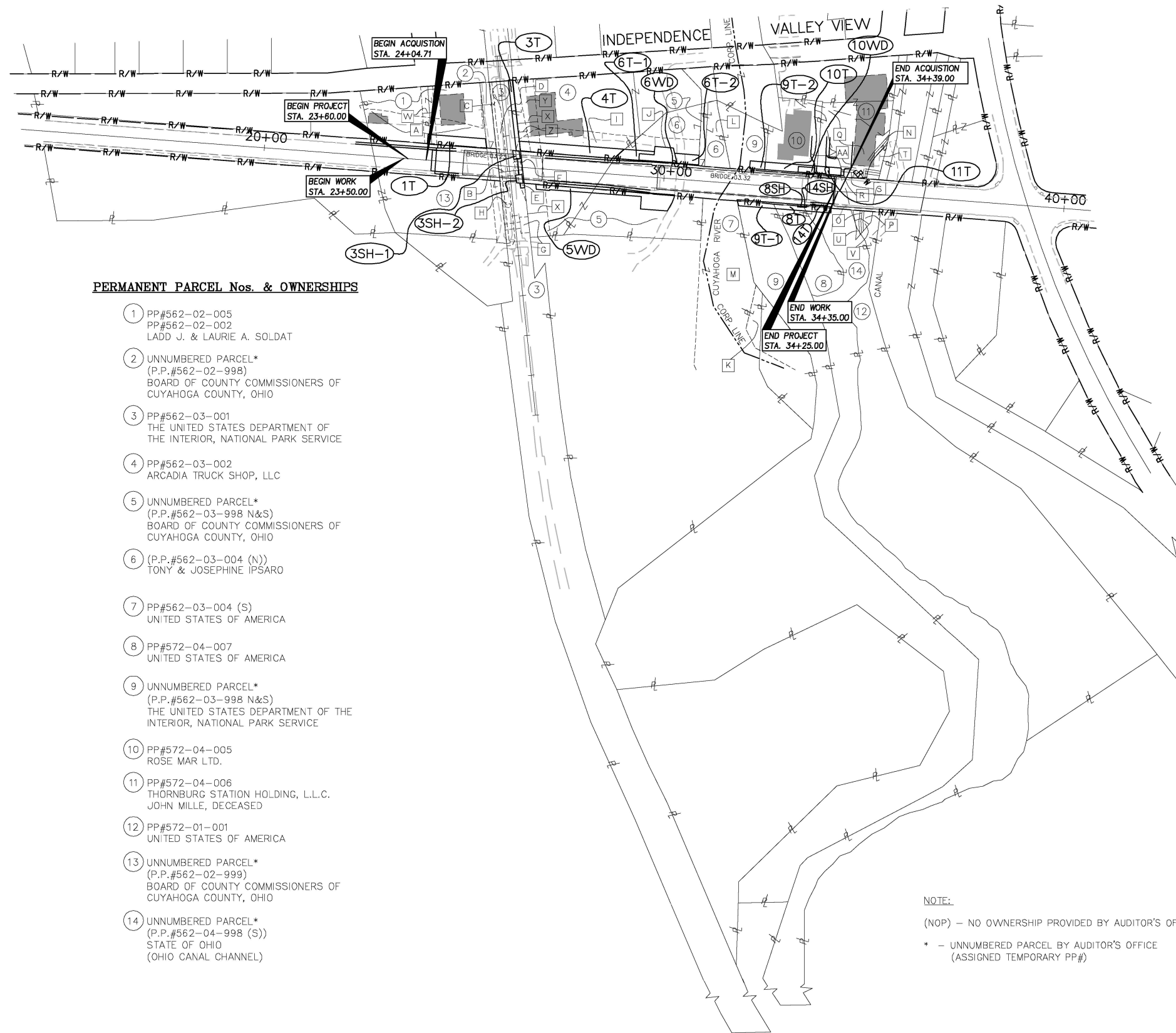
PROPERTY MAP

CUY - ROCKSIDE ROAD
(C.R. 53)

3/8

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173

- A SLOPE & DRAINAGE EASEMENT (RIGHT TO CONSTRUCT A SLOPE EMBANKMENT)
VOL. 10388, PG. 665 06/14/1962
VOL. 10601, PG. 339 07/18/1962
- B PERPETUAL EASEMENT (FOR HIGHWAY PURPOSES-AERIAL)
PARCEL #8
VOL. 10621, PG. 501 09/07/1962
- C PART 30' ACCESS ROAD (EASTERLY 6.91') (RIGHT TO CONSTRUCT A PART OF A ACCESS ROAD & ROADWAY BARRICADE)
PARCEL #8A
VOL. 10621, PG. 501 09/07/1962
- D WESTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962
- E EASTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962
- F FOOTERS EASEMENT (RIGHT TO CONSTRUCT THE FOOTING FOR THE EASTERLY PIER)
VOL. 10621, PG. 501 09/07/1962
- G ELLIPTICAL CULVERT EASEMENT (RIGHT TO CONSTRUCT PART OF AN ELLIPTICAL CULVERT, AN ATTACHED HEADWALL & PART OF A DRAINAGE DITCH EXTENDING EASTERLY)
VOL. 10621, PG. 501 09/07/1962
- H DRAINAGE CULVERT EASEMENT (RIGHT TO INSTALL A DRAINAGE CULVERT AND A PART OF A 12" PIPE CULVERT)
VOL. 10621, PG. 501 09/07/1962
- I PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN AND OPERATE A SLOPE EMBANKMENT)
VOL. 10369, PG. 71 04/18/1962
- J PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'A'
VOL. 10357, PG. 215 03/13/1962
- K PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'B'
VOL. 10357, PG. 215 03/13/1962
- L PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A RELOCATION OF THE CUYAHOGA RIVER CHANNEL)
PARCEL 'C'
VOL. 10357, PG. 215 03/13/1962
- M PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A RELOCATION OF THE CUYAHOGA RIVER CHANNEL)
PARCEL 'D'
VOL. 10357, PG. 215 03/13/1962
- N ACCESS DRIVE
PARCEL #2
VOL. 10375, PG. 605 05/08/1962
- O ACCESS DRIVE
PARCEL #3
VOL. 10375, PG. 605 05/08/1962
- P PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'A'
VOL. 10375, PG. 605 05/08/1962
- Q PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'B'
VOL. 10375, PG. 605 05/08/1962
- R PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A 30" DRAINAGE PIPE & STRUCTURE)
PARCEL 'C'
VOL. 10375, PG. 605 05/08/1962
- S PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A 12" DRAINAGE PIPE & STRUCTURE)
PARCEL 'C'
VOL. 10375, PG. 605 05/08/1962
- T PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'E'
VOL. 10375, PG. 605 05/08/1962
- U PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'F'
VOL. 10375, PG. 605 05/08/1962
- V PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'G'
VOL. 10375, PG. 605 05/08/1962
- W PERPETUAL EASEMENT (FOR THE INSTALLATION & MAINTENANCE OF SANITARY SEWERS)
VOL. 14211, PG. 901 01/22/1976
- X RIGHT-OF-WAY EASEMENT (TO CONSTRUCT, & MAINTAIN PIPE LINE FOR LAUREL PIPE LINE CO.)
VOL. 9412, PG. 442 08/20/1958
- Y TELECOMMUNICATIONS EASEMENT
AFN 201310010979
10' ON EACH SIDE OF TELECOMMUNICATIONS CABLE SYSTEM AS IT EXISTED ON OCTOBER 11, 2002 - **NOT MAPPED**
- Z RIGHT-OF-WAY EASEMENT TO THE CLEVELAND ELECTRIC ILLUMINATION COMPANY - V. 13314, Pg.845 - NORTHERLY PARCEL
- AA RIGHT-OF-WAY EASEMENT (TO ROSE-MAR, LTD)
DOC#200011240133 11/21/2000
EXISTING DRIVES
- AA RECIPROCAL PARKING EASEMENT (TO/FROM ROSE-MAR, LTD/THORNBURG STATION RETAIL, LTD)
DOC#200011240133 11/21/2000
PARKING AREA/COVERED PARKING AREA BELOW BUILDING
- AA UTILITIES (NON EXCLUSIVE, PERPETUAL EASEMENT) (TO/FROM ROSE-MAR, LTD/THORNBURG STATION RETAIL, LTD)
NOT MAPPED



PERMANENT PARCEL Nos. & OWNERSHIPS

- 1 PP#562-02-005
PP#562-02-002
LADD J. & LAURIE A. SOLDAT
- 2 UNNUMBERED PARCEL*
(P.P.#562-02-998)
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
- 3 PP#562-03-001
THE UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE
- 4 PP#562-03-002
ARCADIA TRUCK SHOP, LLC
- 5 UNNUMBERED PARCEL*
(P.P.#562-03-998 N&S)
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
- 6 (P.P.#562-03-004 (N))
TONY & JOSEPHINE IPSARO
- 7 PP#562-03-004 (S)
UNITED STATES OF AMERICA
- 8 PP#572-04-007
UNITED STATES OF AMERICA
- 9 UNNUMBERED PARCEL*
(P.P.#562-03-998 N&S)
THE UNITED STATES DEPARTMENT OF THE INTERIOR, NATIONAL PARK SERVICE
- 10 PP#572-04-005
ROSE MAR LTD.
- 11 PP#572-04-006
THORNBURG STATION HOLDING, L.L.C.
JOHN MILLE, DECEASED
- 12 PP#572-01-001
UNITED STATES OF AMERICA
- 13 UNNUMBERED PARCEL*
(P.P.#562-02-999)
BOARD OF COUNTY COMMISSIONERS OF CUYAHOGA COUNTY, OHIO
- 14 UNNUMBERED PARCEL*
(P.P.#562-04-998 (S))
STATE OF OHIO
(OHIO CANAL CHANNEL)

NOTE:
 (NOP) - NO OWNERSHIP PROVIDED BY AUDITOR'S OFFICE
 * - UNNUMBERED PARCEL BY AUDITOR'S OFFICE (ASSIGNED TEMPORARY PP#)

TOTAL NUMBER OF:

10 OWNERSHIPS
18 PARCELS
0 TOTAL TAKES
0 OWNERSHIPS WITH STRUCTURES INVOLVED

SUMMARY OF ADDITIONAL RIGHT OF WAY

GRANTEE:

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

NET TAKE = GROSS TAKE - PRO IN TAKE
NET RESIDUE = RECORD AREA - TOTAL P.R.O. - NET TAKE
ALL AREAS ARE IN ACRES

PID No.
95403

STATE JOB NO. 520634
FEDERAL PROJECT NO. E160211
COUNTY I.D. No. 1085

CALCULATED:
J.A.W.
CHECKED:
D.F.S.

SUMMARY OF ADDITIONAL RW

CUY - ROCKSIDE ROAD
(C.R. 53)

4/8

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173

PARCEL NO.	OWNER	SHEET NO.	OWNERS RECORD		AUDITOR'S PARCEL	RECORD AREA (AC.)	TOTAL P.R.O.	GROSS TAKE	P.R.O. IN TAKE	NET TAKE	STRUC-TURE	NET RESIDUE		TYPE FUND	REMARKS AND PERSONALTY	AS ACQUIRED	
			BOOK	PAGE								LEFT	RIGHT			BOOK	PAGE
1T	LADD J. & LAURIE A. SOLDAT	3, 5-6	96-00344	56	562-02-005	0.4898	0	0.0804	0	0.0804	NO			LOCAL	TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
		3, 5-6			562-02-002	0.5044											
2	BD. OF CTY. COMMISSIONER OF CUYAHOGA COUNTY, O.	3, 5-6	10388	665	UNNUMBERED (562-02-998)	*0.0896	0	0	0	0	NO				NO TAKE		
3SH-1	THE UNITED STATES DEPARTMENT OF INTERIOR,	3, 5-6	87-6499	9	562-03-001	7.6100	0	0.0076	0	0.0076	NO				FOOTER EASEMENT FOR PIERS		
3SH-2	NATIONAL PARK SERVICE	3, 5-6					0	0.0076	0	0.0076	NO				FOOTER EASEMENT FOR PIERS		
	TOTAL							0.0152	0	0.0152			7.5948 Ac.				
3T		3, 5-6						0.0554	0	0.0554	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS		
4T	ARCADIA TRUCK SHOP, L.L.C.	3, 5-6	AFN 200402200829		562-03-002	*1.4957	0.1722	0.1368	0	0.1368	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
5WD	BD. OF CTY. COMMISSIONER OF CUYAHOGA COUNTY, O.	3, 5-8	10369	71	UNNUMBERED (562-03-999)	*1.3071	0	0.1338	0	0.1338	NO		⊗ 1.1733		WARRANTY DEED IN FEE SIMPLE FOR CONSTRUCTION OF ABUTMENT, MSE WALL, CONCRETE SLOPE PROTECTION & LIGHTING		
			10357	215													
6WD	TONY & JOSEPHINE IPSARO	3, 5-8	13389	205	562-03-004 (N)	*0.6201	0	0.0749	0	0.0749	NO		⊗ 0.5452		WARRANTY DEED IN FEE SIMPLE FOR CONSTRUCTION OF ABUTMENT, MSE WALL, CONCRETE SLOPE PROTECTION & LIGHTING		
6T-1		3, 5-8						0.0340	0	0.0340	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
6T-2		3, 7-8						0.0248	0	0.0248	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
7	UNITED STATES OF AMERICA	3, 7-8	15444	581	562-03-004 (S)	*9.3498	0	0	0	0	NO				NO TAKE		
8SH	UNITED STATES OF AMERICA	3, 7-8	15002	463	572-04-007	*0.4347	0		0		NO				FOOTER EASEMENT FOR WINGWALL		
8T		3, 7-8							0		NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
9T-1	THE UNITED STATES DEPARTMENT OF INTERIOR,	3, 7-8	87-6499	9	562-03-998 (N&S)	* (NAP)	0		0		NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
9T-2	NATIONAL PARK SERVICE	3, 7-8			UNNUMBERED	*0.3446	0	0.0163	0	0.0163	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		
10WD	ROSE MAR. LTD.	3, 7-8	AFN 200011	141359	572-04-005	0.5090	0	0.0134	0	0.0134	NO		0.4956		WARRANTY DEED IN FEE SIMPLE FOR CONSTRUCTION OF ABUTMENT		
10T		3, 7-8						0.0428	0	0.0428	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS, GRADING & REMOVAL OF 12 EXISTING TREES		
11T	THORNBURG STATION HOLDING, L.L.C. JOHN MILLE, DECEASED	3, 7-8	AFN 201510210847		572-04-006	1.4768	0	0.0269	0	0.0269	NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS, GRADING AND APRON REPLACEMENT		
			14680	773	(INCLUDES 015/018)												
			12765	647													
12	UNITED STATES OF AMERICA	3, 7-8	15277	277	572-01-001	51.6100	0	0	0	0	NO				NO TAKE		
13	BD. OF CTY. COMMISSIONER OF CUYAHOGA COUNTY, O.	3, 5-6	10388	665	UNNUMBERED (562-02-999)	* (NAP)	0	0	0	0	NO				NO TAKE		
14SH	STATE OF OHIO (OHIO CANAL CHANNEL)	3, 7-8		(NDP)	UNNUMBERED	* (NAP)	0		0		NO				FOOTER EASEMENT FOR WINGWALL		
14T		3, 7-8			562-04-998 (S)						NO				TEMPORARY EASEMENT FOR CONSTRUCTION ACCESS & GRADING		

**** NET TAKES OVERLAPS EXISTING EASEMENTS**

**** 1T** (3,503 S.F. = 0.0804 ACRES)
EX. SLOPE & DRAINAGE EASEMENT (A)
3,001 S.F. = 0.0689 ACRES
EX. SLOPE & DRAINAGE EASEMENT (A)
& EX. 30FT SEWER EASEMENT (W)
502 S.F. = 0.0115 ACRES
TOTAL OVERLAP AREA
3,503 S.F. = 0.0804 ACRES

**** 3SH-1** (332 S.F. = 0.0076 ACRES)
EX. RIGHT TO CONSTRUCT SLOPE EMBANKMENT
EASTERLY PARCEL (E) & EX. PERPETUAL
EASEMENT-HIGHWAY PURPOSES (B)
197 S.F. = 0.0045 ACRES
EX. PERPETUAL EASEMENT-HIGHWAY PURPOSES (B)
135 S.F. = 0.0031 ACRES
TOTAL OVERLAP AREA
332 S.F. = 0.0076 ACRES

**** 3SH-2** (332 S.F. = 0.0076 ACRES)
EX. RIGHT TO CONSTRUCT SLOPE EMBANKMENT
EASTERLY PARCEL (E) & EX. PERPETUAL
EASEMENT-HIGHWAY PURPOSES (B)
209 S.F. = 0.0048 ACRES
EX. PERPETUAL EASEMENT-HIGHWAY PURPOSES (B)
123 S.F. = 0.0028 ACRES
TOTAL OVERLAP AREA
332 S.F. = 0.0076 ACRES

**** 3T** (2,412 S.F. = 0.0554 ACRES)
EX. RIGHT TO CONSTRUCT SLOPE EMBANKMENT
EASTERLY PARCEL (E) & EX. PERPETUAL
EASEMENT-HIGHWAY PURPOSES (B) & FOOTER
EASEMENT (F)
280 S.F. = 0.0064 ACRES
EX. RIGHT TO CONSTRUCT SLOPE EMBANKMENT
EASTERLY PARCEL (E) & EX. PERPETUAL
EASEMENT-HIGHWAY EASEMENT (B)
245 S.F. = 0.0056 ACRES
EX. RIGHT TO CONSTRUCT SLOPE EMBANKMENT
EASTERLY PARCEL (E)
186 S.F. = 0.0043 ACRES-NORTH END
109 S.F. = 0.0025 ACRES-SOUTH END
TOTAL OVERLAP AREA
820 S.F. = 0.0188 ACRES

**** 4T** (5,958 S.F. = 0.1368 ACRES)
EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (I)
EX. 50FT. LAUREL PIPE LINE EASEMENT (X)
EX. 20' TELECOMMUNICATIONS EASEMENT (Y)
EX. R/W EASEMENT TO THE CEI CO. (Z)

OVERLAP AREAS
EX. (I) (X) (Z) - 904 S.F. = 0.0208 ACRES
EX. (Y) (I) (X) - 318 S.F. = 0.0073 ACRES
EX. (I) - 4736 S.F. = 0.1087 ACRES

TOTAL OVERLAP AREA - 5,958 S.F. = 0.1368 ACRES

**** 5WD** (5,830 S.F. = 0.1338 ACRES)
EX. 50FT. LAUREL PIPE LINE EASEMENT (X)
265 S.F. = 0.0061 ACRES

**** 6WD** (2,527 S.F. = 0.0580 ACRES)
EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (J)
2,527 S.F. = 0.0580 ACRES

**** 6T-1** (1,479 S.F. = 0.0340 ACRES)
EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (J)
1,479 S.F. = 0.0340 ACRES

**** 6T-2** (1,378 S.F. = 0.0316 ACRES)
EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (J)
1,378 S.F. = 0.0316 ACRES

**** 10T** (1,866 S.F. = 0.0428 ACRES)
EX. RIGHT-OF-WAY EASEMENT (AA)
EX. UTILITY EASEMENT (AA)
92 S.F. = 0.0021 ACRES

**** 11T**

EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (Q)
EX. PERPETUAL EASEMENT-DRAINAGE PIPE (R)
EX. PARKING EASEMENT (AA)
EX. UTILITY EASEMENT (AA)
1 S.F. = 0.00002 ACRES

EX. PERPETUAL EASEMENT-SLOPE EMBANKMENT (Q)
EX. PARKING EASEMENT (AA)
EX. UTILITY EASEMENT (AA)
17 S.F. = 0.0004 ACRES

EX. PARKING EASEMENT (AA)
EX. UTILITY EASEMENT (AA)
553 S.F. = 0.0127 ACRES

TOTAL OVERLAP AREA
571 S.F. = 0.0131 ACRES

NOTE: ALL TEMPORARY PARCELS TO BE OF 24 MONTH DURATION

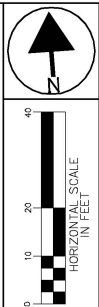
LEGEND:

WD = WARRANTY DEED
T = TEMPORARY EASEMENT
SH = STANDARD HIGHWAY EASEMENT

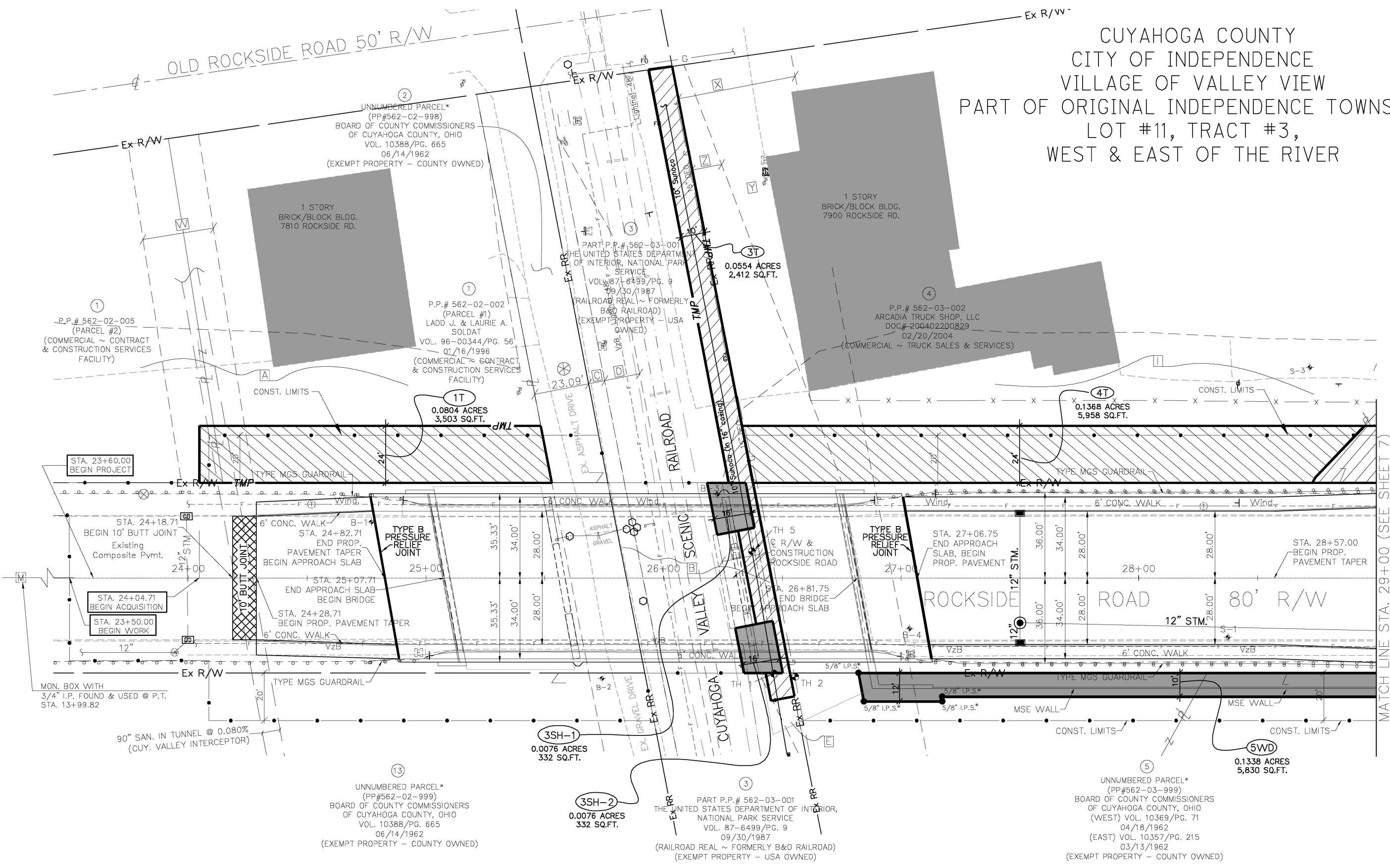
NOTES:

* (NAP) - NO ACREAGES PROVIDED BY COUNTY AUDITOR/RECORDER'S OFFICE/CALCULATED FROM COUNTY GIS MAPPING.
(NDP) - NO DEED PROVIDED BY COUNTY RECORDER'S OFFICE.
(NOP) - NO OWNERSHIP PROVIDED BY AUDITOR'S OFFICE.
⊗ NET ACREAGE CALCULATED USING COUNTY GIS MAPPING ACREAGE.
** NET TAKES OVERLAPS EXISTING EASEMENTS.
△ UNNUMBERED PARCELS BY AUDITOR'S OFFICE. (ASSIGNED TEMPORARY PP#)

NOTE: UNDER NO CIRCUMSTANCES ARE TEMPORARY EASEMENTS TO BE USED FOR STORAGE OF MATERIAL OR EQUIPMENT BY THE CONTRACTOR UNLESS NOTED OTHERWISE.



CUYAHOGA COUNTY
CITY OF INDEPENDENCE
VILLAGE OF VALLEY VIEW
PART OF ORIGINAL INDEPENDENCE TOWNSHIP
LOT #11, TRACT #3,
WEST & EAST OF THE RIVER



PID No.
95403

COUNTY I.D. No.
1085

R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

RIGHT OF WAY TOPOGRAPHY SHEET

CUY - ROCKSIDE ROAD
(C.R. 53)

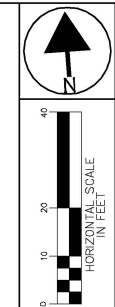
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EXISTING EASEMENTS

- | | | | | | |
|---|---|---|---|---|--|
| <p>A SLOPE & DRAINAGE EASEMENT (RIGHT TO CONSTRUCT A SLOPE EMBANKMENT)
VOL. 10388, PG. 665 06/14/1962
VOL. 10601, PG. 339 07/18/1962</p> <p>B PERPETUAL EASEMENT (FOR HIGHWAY PURPOSES-AERIAL)
PARCEL #8
VOL. 10621, PG. 501 09/07/1962</p> | <p>C PART 30' ACCESS ROAD (EASTERLY 6.91') (RIGHT TO CONSTRUCT A PART OF A ACCESS ROAD & ROADWAY BARRICADE)
PARCEL #8A
VOL. 10621, PG. 501 09/07/1962</p> <p>D WESTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962</p> | <p>E EASTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962</p> <p>F FOOTERS EASEMENT (RIGHT TO CONSTRUCT THE FOOTING FOR THE EASTERLY PIER)
VOL. 10621, PG. 501 09/07/1962</p> | <p>I PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
VOL. 10369, PG. 71 04/18/1962</p> <p>W PERPETUAL EASEMENT (FOR THE INSTALLATION & MAINTENANCE OF SANITARY SEWERS)
VOL. 14211, PG. 901 01/22/1976</p> | <p>X RIGHT-OF-WAY EASEMENT (TO CONSTRUCT, & MAINTAIN PIPE LINE FOR LAUREL PIPE LINE CO.)
VOL. 9412, PG. 442 08/20/1958</p> <p>Z 23.09' ACCESS ROAD COUNTY OF CUYAHOGA TOM R. WALKER, INC. SUBDIVISION
VOL. 212, PG. 42 06/27/1973</p> | <p>Y TELECOMMUNICATIONS EASEMENT AFN 201310010979
10' ON EACH SIDE OF TELECOMMUNICATIONS CABLE SYSTEM AS IT EXISTED ON OCTOBER 11, 2002 - **NOT MAPPED**</p> <p>Z RIGHT-OF-WAY EASEMENT TO THE CLEVELAND ELECTRIC ILLUMINATION COMPANY - V. 13314, Pg.845 - NORTHERLY PARCEL</p> |
|---|---|---|---|---|--|

* - UNNUMBERED PARCEL BY AUDITOR'S OFFICE (ASSIGNED TEMPORARY PP#)
● 5/8"x30" IRON PIN SET (W/YELLOW CAP "D.F.SHEEHY, S-7849")



PID No. 95403

COUNTY I.D. No. 1085

R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

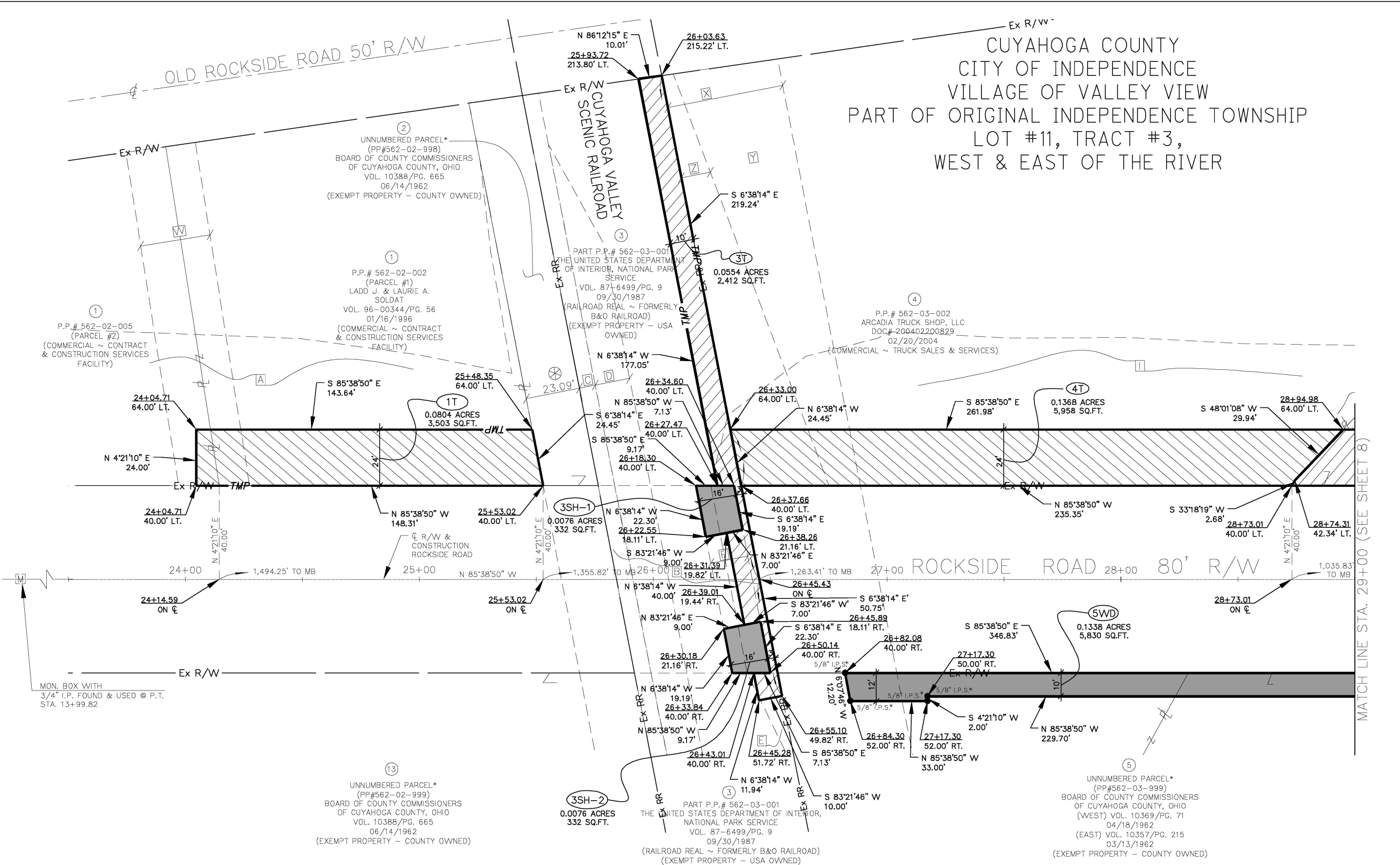
RIGHT OF WAY BOUNDARY SHEET

CUY - ROCKSIDE ROAD (C.R. 53)

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CUYAHOGA COUNTY
CITY OF INDEPENDENCE
VILLAGE OF VALLEY VIEW
PART OF ORIGINAL INDEPENDENCE TOWNSHIP
LOT #11, TRACT #3,
WEST & EAST OF THE RIVER

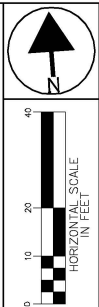


EXISTING EASEMENTS

- [A] SLOPE & DRAINAGE EASEMENT (RIGHT TO CONSTRUCT A SLOPE EMBANKMENT)
VOL. 10388, PG. 665 06/14/1962
VOL. 10601, PG. 339 07/18/1962
- [B] PERPETUAL EASEMENT (FOR HIGHWAY PURPOSES-AERIAL)
PARCEL #B
VOL. 10621, PG. 501 09/07/1962
- [C] PART 30' ACCESS ROAD (EASTERLY 6.91') (RIGHT TO CONSTRUCT A PART OF A ACCESS ROAD & ROADWAY BARRICADE)
PARCEL #8A
VOL. 10621, PG. 501 09/07/1962
- [D] WESTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962
- [E] EASTERLY PARCEL (RIGHT TO CONSTRUCT SLOPE EMBANKMENT)
VOL. 10621, PG. 501 09/07/1962
- [F] FOOTERS EASEMENT (RIGHT TO CONSTRUCT THE FOOTING FOR THE EASTERLY PIER)
VOL. 10621, PG. 501 09/07/1962
- [G] PERPETUAL EASEMENT (FOR THE INSTALLATION & MAINTENANCE OF SANITARY SEWERS)
VOL. 14211, PG. 901 01/22/1976
- [H] PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
VOL. 10369, PG. 71 04/18/1962
- [I] PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
VOL. 10369, PG. 71 04/18/1962
- [J] RIGHT-OF-WAY EASEMENT (TO CONSTRUCT, & MAINTAIN PIPE LINE FOR LAUREL PIPE LINE CO.)
VOL. 9412, PG. 442 08/20/1958
- [K] TELECOMMUNICATIONS EASEMENT
AFN 201310010979
10' ON EACH SIDE OF TELECOMMUNICATIONS CABLE SYSTEM AS IT EXISTED ON OCTOBER 11, 2002 - **NOT MAPPED**
- [L] RIGHT-OF-WAY EASEMENT TO THE CLEVELAND ELECTRIC ILLUMINATION COMPANY - V. 13314, PG.845 - NORTHERLY PARCEL

* - UNNUMBERED PARCEL BY AUDITOR'S OFFICE (ASSIGNED TEMPORARY PP#)
● 5/8"x30" IRON PIN SET (W/YELLOW CAP "D.F.SHEEHY, S-7849")

CUYAHOGA COUNTY
 CITY OF INDEPENDENCE
 VILLAGE OF VALLEY VIEW
 PART OF ORIGINAL INDEPENDENCE TOWNSHIP
 LOT #11, TRACT #3,
 WEST & EAST OF THE RIVER



PID No.
95403

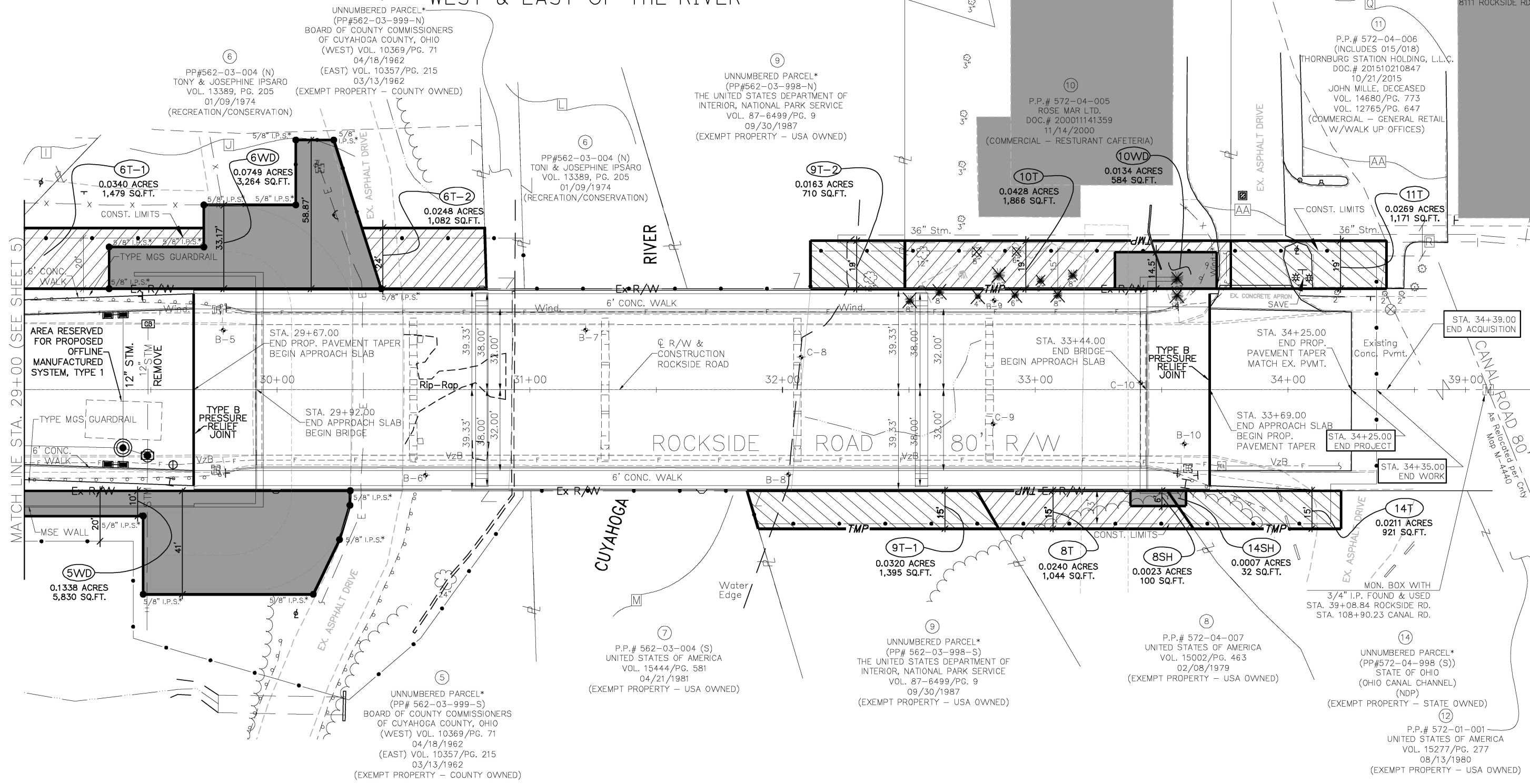
COUNTY I.D. No.
1085

R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

RIGHT OF WAY TOPOGRAPHY SHEET

CUY - ROCKSIDE ROAD
(C.R. 53)

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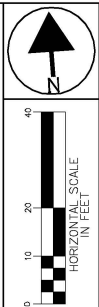


MATCH LINE STA. 29+00 (SEE SHEET 5)

EXISTING EASEMENTS			
<p>L PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT) VOL. 10369, PG. 71 04/18/1962</p>	<p>L PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT) VOL. 10357, PG. 215 03/13/1962</p>	<p>Q PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT) PARCEL 'B' VOL. 10375, PG. 605 05/08/1962</p>	<p>AA RIGHT-OF-WAY EASEMENT (TO ROSE-MAR, LTD) DOC#200011240133 11/21/2000 EXISTING DRIVES</p>
<p>U PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT) PARCEL 'A' VOL. 10357, PG. 215 03/13/1962</p>	<p>M PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A RELOCATION OF THE CUYAHOGA RIVER CHANNEL) PARCEL 'D' VOL. 10357, PG. 215 03/13/1962</p>	<p>R PERPETUAL EASEMENT (TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A 30" DRAINAGE PIPE & STRUCTURE) PARCEL 'C' VOL. 10375, PG. 605 05/08/1962</p>	<p>AA RECIPROCAL PARKING EASEMENT (TO/FROM ROSE-MAR, LTD/THORNBURG STATION RETAIL, LTD) DOC#200011240133 11/21/2000 PARKING AREA/COVERED PARKING AREA BELOW BUILDING</p>

* - UNNUMBERED PARCEL BY AUDITOR'S OFFICE (ASSIGNED TEMPORARY PP#)
 ● 5/8"x30" IRON PIN SET (W/YELLOW CAP "D.F.SHEEHY, S-7849")

CUYAHOGA COUNTY
CITY OF INDEPENDENCE
VILLAGE OF VALLEY VIEW
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LOT #11, TRACT #3,
WEST & EAST OF THE RIVER



PID No.
95403

COUNTY I.D. No.
1085

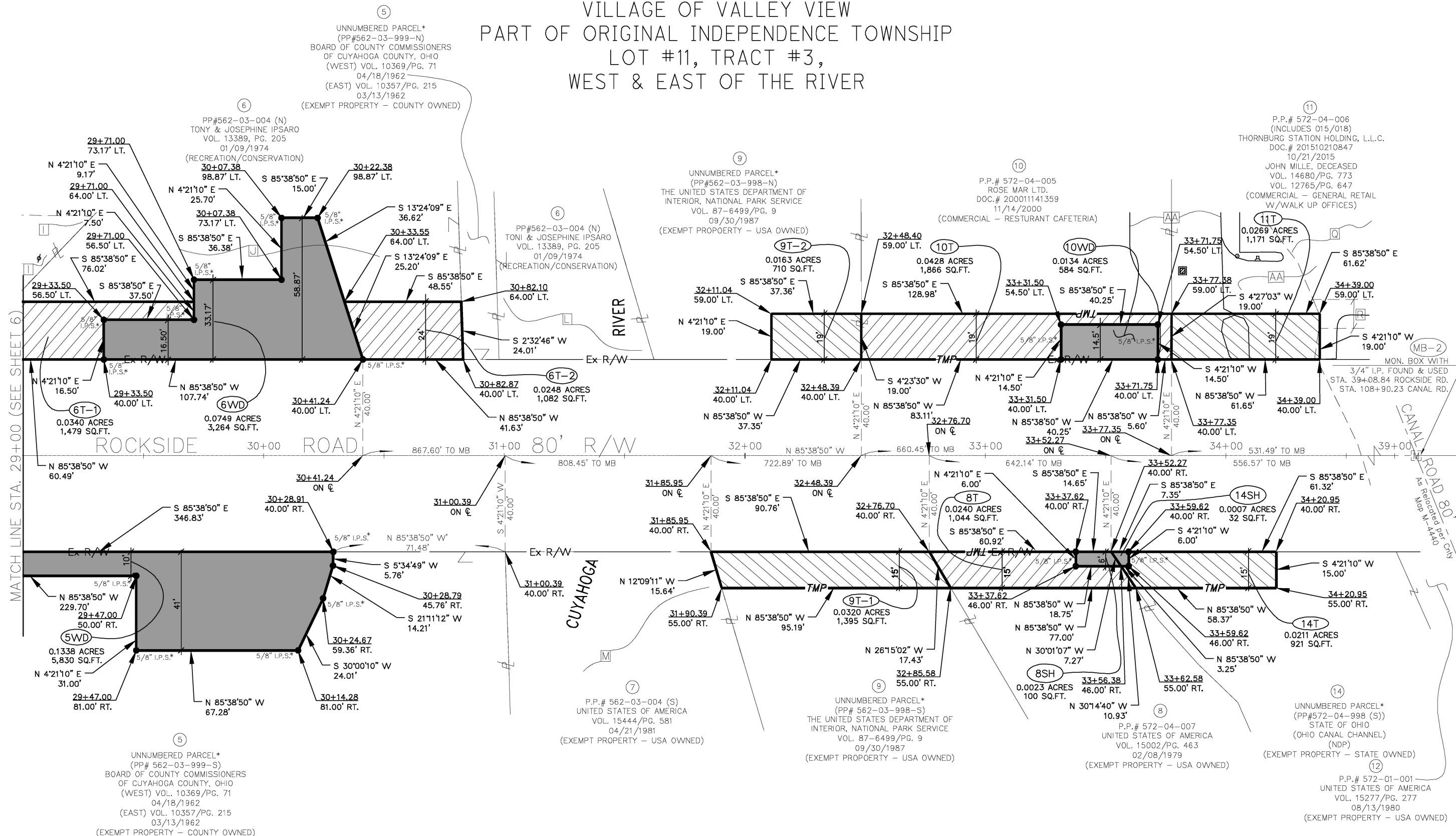
R/W DESIGN: J.A.W.
R/W REVIEW: D.F.S.

RIGHT OF WAY BOUNDARY SHEET

CUY - ROCKSIDE ROAD
(C.R. 53)

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MATCH LINE STA. 29+00 (SEE SHEET 6)

EXISTING EASEMENTS

- | | | | | |
|---|---|--|---|---|
| <p>I PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
VOL. 10369, PG. 71 04/18/1962</p> <p>J PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'A' VOL. 10357, PG. 215 03/13/1962</p> | <p>L PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A RELOCATION OF THE CUYAHOGA RIVER CHANNEL)
PARCEL 'C' VOL. 10357, PG. 215 03/13/1962</p> <p>M PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A RELOCATION OF THE CUYAHOGA RIVER CHANNEL)
PARCEL 'D' VOL. 10357, PG. 215 03/13/1962</p> | <p>Q PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A SLOPE EMBANKMENT)
PARCEL 'B' VOL. 10375, PG. 605 05/08/1962</p> <p>R PERPETUAL EASEMENT
(TO CONSTRUCT, RECONSTRUCT, MAINTAIN & OPERATE A 30" DRAINAGE PIPE & STRUCTURE)
PARCEL 'C' VOL. 10375, PG. 605 05/08/1962</p> | <p>AA RIGHT-OF-WAY EASEMENT
(TO ROSE-MAR, LTD)
DOC#200011240133 11/21/2000
EXISTING DRIVES</p> <p>AA RECIPROCAL PARKING EASEMENT
(TO/FROM ROSE-MAR, LTD/THORNBURG STATION RETAIL, LTD)
DOC#200011240133 11/21/2000
PARKING AREA/COVERED PARKING AREA BELOW BUILDING</p> | <p>AA UTILITIES (NON EXCLUSIVE, PERPETUAL EASEMENT) (TO/FROM ROSE-MAR, LTD/THORNBURG STATION RETAIL, LTD)
NOT MAPPED</p> |
|---|---|--|---|---|

● 5/8"x30" IRON PIN SET
(W/YELLOW CAP "D.F.SHEEHY, S-7849")