

POLARIS ENGINEERING & SURVEYING INC. – 34600 CHARDON ROAD – WILLOUGHBY HILLS - OHIO

**LEGAL DESCRIPTION
0.0109 ACRE PARCEL**

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PART OF SUBLOT 70 OF THE MATHEWS & GILBERT SUBDIVISION NO. 2, AS RECORDED IN VOLUME 28 OF MAPS, PAGE 29 OF CUYAHOGA COUNTY RECORDS AND FURTHER KNOWN AS BEING PART OF SECTION 23, ORIGINAL ROCKPORT TOWNSHIP, BEING TOWNSHIP NUMBER 7 IN THE 14TH RANGE OF TOWNSHIPS IN THE CONNECTICUT WESTERN RESERVE;

BEGINNING AT A 1 INCH IRON PIN FOUND IN A MONUMENT BOX ASSEMBLY FOUND AT THE INTERSECTION OF THE CENTERLINE OF LAUDERDALE AVENUE (44 FEET WIDE) AND THE NORTHERLY LINE OF MADISON AVENUE (80 FEET WIDE);

THENCE **NORTH 88°50'16" WEST**, ALONG THE NORTHERLY LINE OF SAID MADISON AVENUE, **22.00 FEET** TO THE INTERSECTION OF THE WESTERLY LINE OF SAID LAUDERDALE AVENUE WITH THE NORTHERLY LINE OF SAID MADISON, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF SUBLOT 68 OF SAID MATHEWS & GILBERT SUBDIVISION NO. 2;

THENCE **NORTH 0°51'14" EAST**, ALONG THE WESTERLY LINE OF SAID LAUDERDALE AVENUE, **114.77 FEET** TO THE NORTHEAST CORNER OF SAID SUBLOT 68, ALSO KNOWN AS THE NORTHEAST CORNER OF LAND CONVEYED TO 16500 DETROIT AVE, LLC, AS RECORDED IN A.F.N. 201910030214 (P.P.N. 313-21-021);

THENCE **NORTH 89°08'46" WEST**, ALONG THE NORTHERLY LINE OF SAID SUBLOT 68 AND THE NORTHERLY LINE OF SUBLOT 69 OF SAID MATHEWS & GILBERT SUBDIVISION NO. 2, **108.00 FEET** TO THE NORTHWEST CORNER OF SAID SUBLOT 69;

THENCE **NORTH 0°51'14" EAST**, ALONG THE EASTERLY LINE OF SAID SUBLOT 386 OF THE MATHEWS & GILBERT SUBDIVISION NO. 3 AS RECORDED IN VOLUME 29, PAGE 5, **12.00 FEET** TO A PIN SET AT THE PRINCIPAL PLACE OF BEGINNING;

COURSE 1: THENCE **NORTH 0°51'14" EAST**, ALONG THE EASTERLY LINE OF SAID SUBLOT 386, ALSO KNOWN AS THE EASTERLY LINE OF LAND CONVEYED TO DEBRA D. BERNACKI, AS RECORDED IN A.F.N. 00458113 (P.P.N. 313-21-114), **28.00 FEET** TO A PIN SET AT THE NORTHEAST CORNER OF SAID SUBLOT 386, ALSO BEING THE SOUTHWEST CORNER OF SUBLOT 71 OF SAID MATHEWS & GILBERT SUBDIVISION NO. 2;

COURSE 2: THENCE **SOUTH 89°08'46" EAST**, ALONG THE SOUTHERLY LINE OF SAID SUBLOT 71, AS KNOWN AS BEING THE SOUTHERLY LINE OF LAND CONVEYED TO TELLURIDE PROPERTIES, LLC, AS RECORDED IN A.F.N. 201901180378 (P.P.N. 313-21-019), **17.00 FEET** TO A PIN SET;

COURSE 3: THENCE **SOUTH 0°51'14" WEST**, **28.00 FEET** TO A PIN SET;

COURSE 4: THENCE **NORTH 89°08'46" WEST**, **17.00 FEET** TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING **0.0109** ACRES OF LAND, BE THE SAME MORE OR LESS, BUT SUBJECT TO ALL LEGAL HIGHWAYS AND EASEMENTS OF RECORD. CALCULATED AND DESCRIBED BASED ON A FIELD SURVEY MADE UNDER MY SUPERVISION IN MAY 2022 BY RICHARD A. THOMPSON JR., OHIO

REGISTERED PROFESSIONAL LAND SURVEYOR #7388 OF POLARIS ENGINEERING AND SURVEYING INC. THIS DESCRIPTION HAS BEEN MADE IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. ALL DIMENSIONS ARE BASED ON THE U.S. SURVEY FOOT DEFINITION. BEARINGS REFER TO THE OHIO STATE COORDINATE SYSTEM OF 1983 (NORTH ZONE) BASED ON THE ODOT CORS/VRS SYSTEM NAD83(2011) DATUM. ALL IRON PINS SET ARE 5/8 INCH DIAMETER BY 30-INCH-LONG REBAR WITH IDENTIFICATION CAP POLARIS "7388".

THE INTENT OF THIS DESCRIPTION IS TO DESCRIBE **0.0109 ACRES** OF LAND OUT OF LAND CONVEYED TO JOSHUA D. & KRITIKA CERRETA, AS RECORDED IN A.F.N. 201612230490 (P.P.N. 313-21-020)



Richard A. Thompson Jr.

RICHARD A. THOMPSON JR., OHIO REGISTERED
PROFESSIONAL LAND SURVEYOR #7388
06/03/22

S:\2019 PROJECTS\19184- JOSHUA CERRETA - 1664 LAUDERDALE AVENUE - LAKEWOOD (CWS-RAT)\2-PROJECT SURVEYING
INFO\4-LEGAL DESCRIPTIONS\LEGAL DESCRIPTION SPLIT.DOC