

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

**LEGAL DESCRIPTION  
0.0882 ACRE PARCEL**

SITUATED IN THE CITY OF CLEVELAND, COUNTY OF CUYAHOGA, AND STATE OF OHIO, KNOWN AS BEING PART OF SUBLLOT 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 SUBLLOT 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 A PIN SET AT THE NORTHEAST CORNER OF SAID SUBLLOT 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) AND BEING THE PRINCIPAL PLACE OF BEGINNING;

**COURSE 1:** THENCE **NORTH 89°08'46" WEST**, ALONG THE NORTHERLY LINE OF SAID SUBLLOT 68 AND THE NORTHERLY LINE OF SUBLLOT 69 OF SAID MATHEWS & GILBERT SUBDIVISION NO. 2, ALSO KNOWN AS THE NORTHERLY LINE OF LAND CONVEYED TO LT APARTMENT BUILDING, LLC, AS RECORDED IN A.F.N. 20150320464 (P.P.N. 313-21-022), **108.00** TO A PIN SET AT THE NORTHWEST CORNER OF SAID SUBLLOT 69;

**COURSE 2:** THENCE **NORTH 0°51'14" EAST**, ALONG THE EASTERLY LINE OF SUBLLOT 386 OF THE MATHEW & GILBERT SUBDIVISION NO. 3 AS RECORDED IN VOLUME 3, PAGE 5, 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), **12.00 FEET** TO A PIN SET;

**COURSE 3:** THENCE **SOUTH 89°08'46" EAST**, **17.00 FEET** TO A PIN SET;

**COURSE 4:** THENCE **NORTH 0°51'14" EAST**, **28.00 FEET** TO A PIN SET IN THE SOUTHERLY LINE OF SUBLLOT 71 OF SAID MATHEWS & GILBERT SUBDIVISION NO. 2, 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);

**COURSE 5:** THENCE **SOUTH 89°08'46" EAST**, ALONG THE SOUTHERLY LINE OF SAID SUBLLOT 71, **91.00 FEET** TO A PIN SET IN THE WESTERLY LINE OF SAID LAUDERDALE AVENUE, ALSO BEING THE SOUTHEAST CORNER OF SAID SUBLLOT 71;

**COURSE 6:** THENCE **SOUTH 0°51'14" WEST**, ALONG THE WESTERLY LINE OF SAID LAUDERDALE AVENUE, **40.00 FEET** TO THE PRINCIPAL PLACE OF BEGINNING AND CONTAINING **0.0882** 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 **0.0882 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  
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