

ALTA / ACSM
LAND TITLE SURVEY

OF
TAYLOR COMMONS
1901-1925 TAYLOR ROAD
CLEVELAND HEIGHTS, OHIO
(P.P.N. 683-21-013)
(P.P.N. 683-21-014)
(P.P.N. 683-21-015)
(P.P.N. 683-21-016)

SURVEYS OF REFERENCE

- Map of Ownership, Volume 228, Page 108 of Cuyahoga County Map Records.
- Lot Split & Consolidation, Volume 283, Page 36 of Cuyahoga County Map Records.
- Lot Consolidation, Volume 278, Page 93 of Cuyahoga County Map Records.
- The Rapid Transit Land Company Subdivision No. 17D, Volume 101, Page 19 of Cuyahoga County Map Records.
- Wildwood Heights Subdivision, Volume 33, Page 16 of Cuyahoga County Map Records.

Line	Length	Bearing
L1	60.00'	N89°24'30"W
L2	25.00'	N00°01'00"E

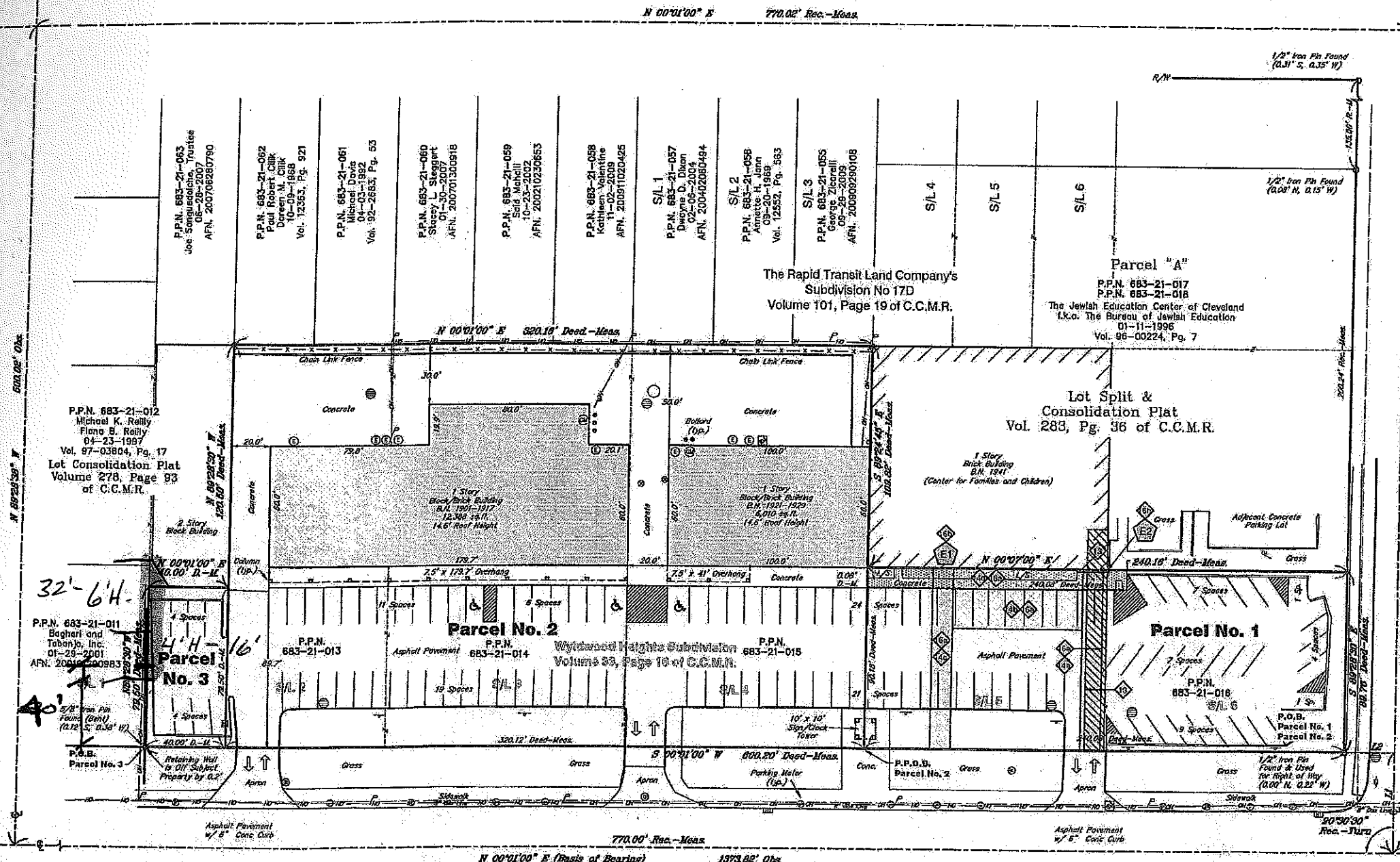
APPARENT ENCROACHMENTS

- Westerly Wall of Center for Families and Children Encroaches by 0.3'
- The "Bell Tower" of Center for Families and Children Encroaches by 1.1'

POWELL ROAD 50'
(DEDICATED VOL. 101, PG. 19)
(A PUBLIC RIGHT-OF-WAY)

BLANCHE AVENUE 50'
(A PUBLIC RIGHT-OF-WAY)

ANTISDALE AVENUE 50'
(A PUBLIC RIGHT-OF-WAY)

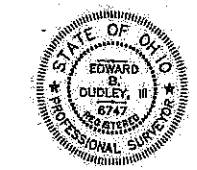


LEGEND

⊠ = Monument Box Found	⊙ = Hydrant
⊙ = Iron Pin or Pipe Found	⊖ = Stand Pipe
⊙ = 5/8"x30" Iron Pin Set	⊖ = Water Service Valve
⊙ = Drill Hole Set / Found	⊖ = Water Valve
⊙ = Concrete Not Set / Found	⊖ = Water Meters
⊙ = Gas Meter	⊖ = Sanitary Manhole
⊙ = Gas Manhole	⊖ = Clean Out
⊙ = Gas Valve / Shut Off	⊖ = Unsewn Manhole
⊙ = Utility Pole with ID Number	⊖ = Storm Manhole
⊙ = Light Pole with ID Number	⊖ = Catch Basin
⊙ = Electric Meter	⊖ = Yard Bench
⊙ = Electric Manhole	⊖ = Curb Inlet
⊙ = Electric Box	⊖ = Traffic Flow/Access
⊙ = Transformer	⊖ = Sign Post
⊙ = Air Conditioning Unit	⊖ = Bollard
⊙ = Telephone Box / Manhole	⊖ = Handicap Parking
⊙ = Traffic Flow/Access	⊖ = Centerline
⊙ = Property Line	⊖ = Property Line

Parcel Line
Original Sublot Line
Original Lot / Section Line
Centerline
Property Line
Right-of-way Line
Easement Line
Waterline
Gas Line
Overhead Utility Line
Electric Line
Sanitary Sewer
Storm Sewer
Chain Link Fence

A.F.N.	Auditor's File Number	N.	North
Ac.	Acres	O.L.	Original Lot
Adj.	Adjacent	Obs.	Observed
Asph.	Asphalt Paving	P.O.B.	Place of Beginning
Bldg.	Building	P.P.N.	Permanent Parcel Number
C.C.M.R.	Cuyahoga County Map Records	P.R.O.B.	Principled Place of Beginning
C.L.F.	Chain Link Fence	Plat	Filed of Record
Calc.	Calculated	Plot	Plot
Conc.	Concrete	Por.	Porch
D.H.	Drill Hole	R/W	Right-of-Way
D.V.	Dead Volume	Recd.	Record
E.	East	S.	South
Enc.	Encroachment	S/L	Sanitary
L/S	Landscape	S.P.	Sanitary Parking Spaces
Mech./M.	Measured	Sq.Ft.	Square Feet
		Shm.	Storm
		Typ.	Typical
		Vol.	Volume
		W.	West



OWNERSHIP TABLE

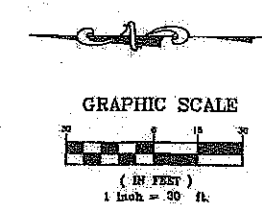
Parcel No. 1	Taylor Commons Associates, LTD.	02-10-1983	Vol. 83
Parcel No. 2	Taylor Commons Associates, LTD.	10-25-1984	Vol. 84
Parcel No. 3	Taylor Commons Associates, LTD.	02-08-1989	Vol. 89

TAYLOR ROAD 100'
(FORMERLY MONOR ROAD)
(A PUBLIC RIGHT-OF-WAY)

1131.08(c)
no ABR > 25' from ROW
42" max ht.

SCHEDULE B, SECTION II ITEMS

Item # 13	Item # 14b
Item # 14a and 14c	Item # 14d



DRAWN BY
PJG

SURVEYORS
BS
JP

APPROVED
EDB

EDWARD B. DUDLEY, III
P.S. No. 6747

Date
February 14, 2012

Note: ⊙ Denotes 5/8"x30" Iron pins set and capped (Riverstone Company-Dudley P55742) and/or Drill Hole to be set.

RIVERSTONE
LAND SURVEYING - ENGINEERING - DESIGN
2910 SUPERIOR AVENUE - SUITE 110
CLEVELAND - OHIO - 44114
PHONE: (216) 491-2000 FAX: (216) 491-9640
WWW.RIVERSTONE-SURVEY.COM

BLANCHE AVENUE (A PUBLIC RIGHT-OF-WAY)

N 89°28'39" W 500.02' Obs

P.P.N. 883-21-012
 Michael K. Reilly
 Fiona B. Reilly
 04-23-1997
 Vol. 97-03604, Pg. 17
 Lot Consolidation Plat
 Volume 275, Page 93
 of C.C.M.R.

N 89°28'30" W
 120.60' Dead-End

2 Story
 Block Building

Concrete

Concrete

1 Stor
 Block/Brick
 B.N. 1901
 12,388 s
 14.6' Roof

N 00°01'00" E
 10.00' D-M
 Column
 (top)

32'-6"H

P.P.N. 883-21-011
 Bagheri and
 Tabanjo, Inc.
 01-29-2001
 AFN: 2001000983

4 Spaces
 4'H - 16'
**Parcel
 No. 3**
 4 Spaces

P.P.N.
 883-21-013

Asphalt Pavement

40'
 5/8" Iron Pin
 Found (Bent)
 (0.12' S, 0.38' W)

P.O.B.
 Parcel No. 3

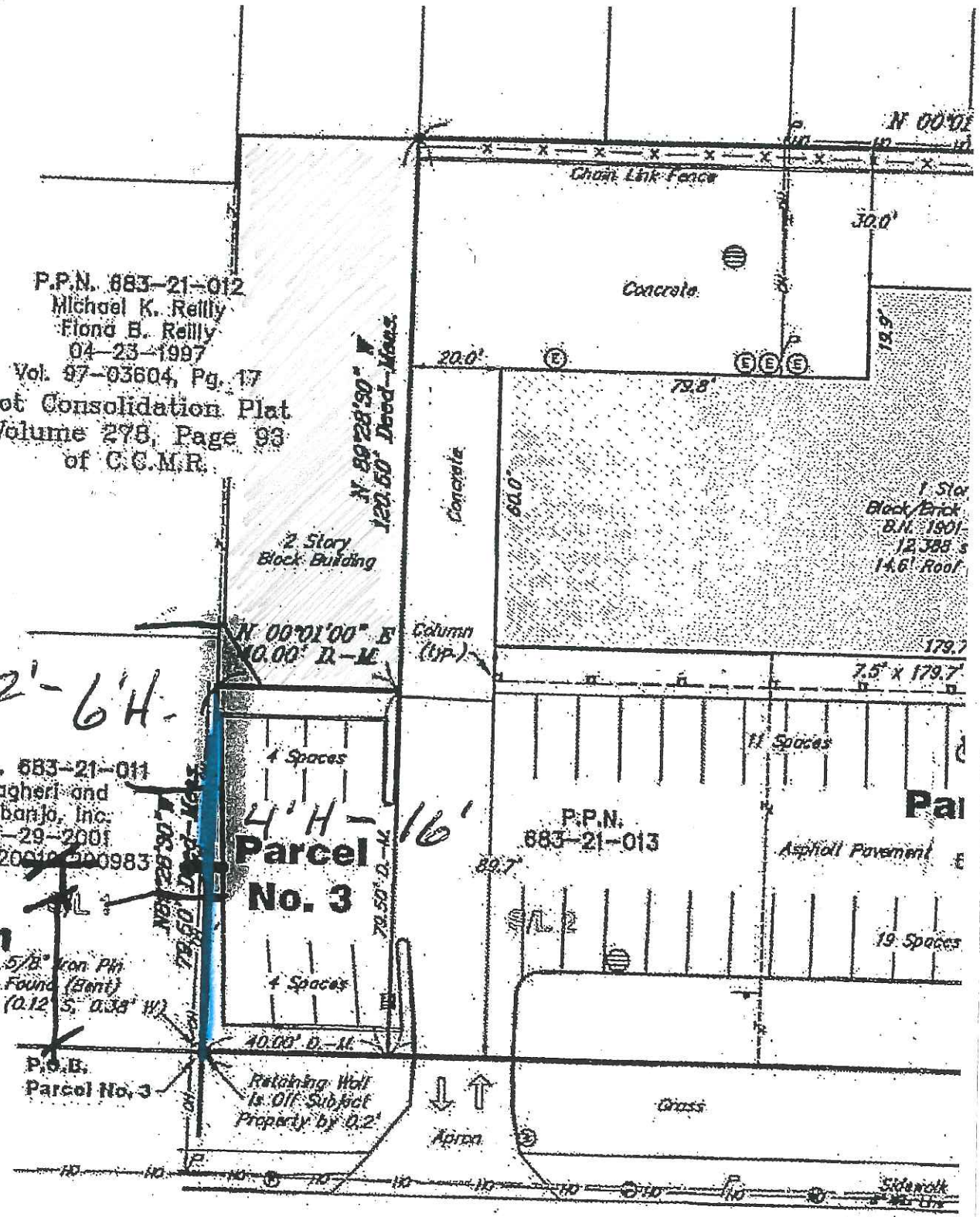
Retaining Wall
 Is Off Subject
 Property by 0.2'

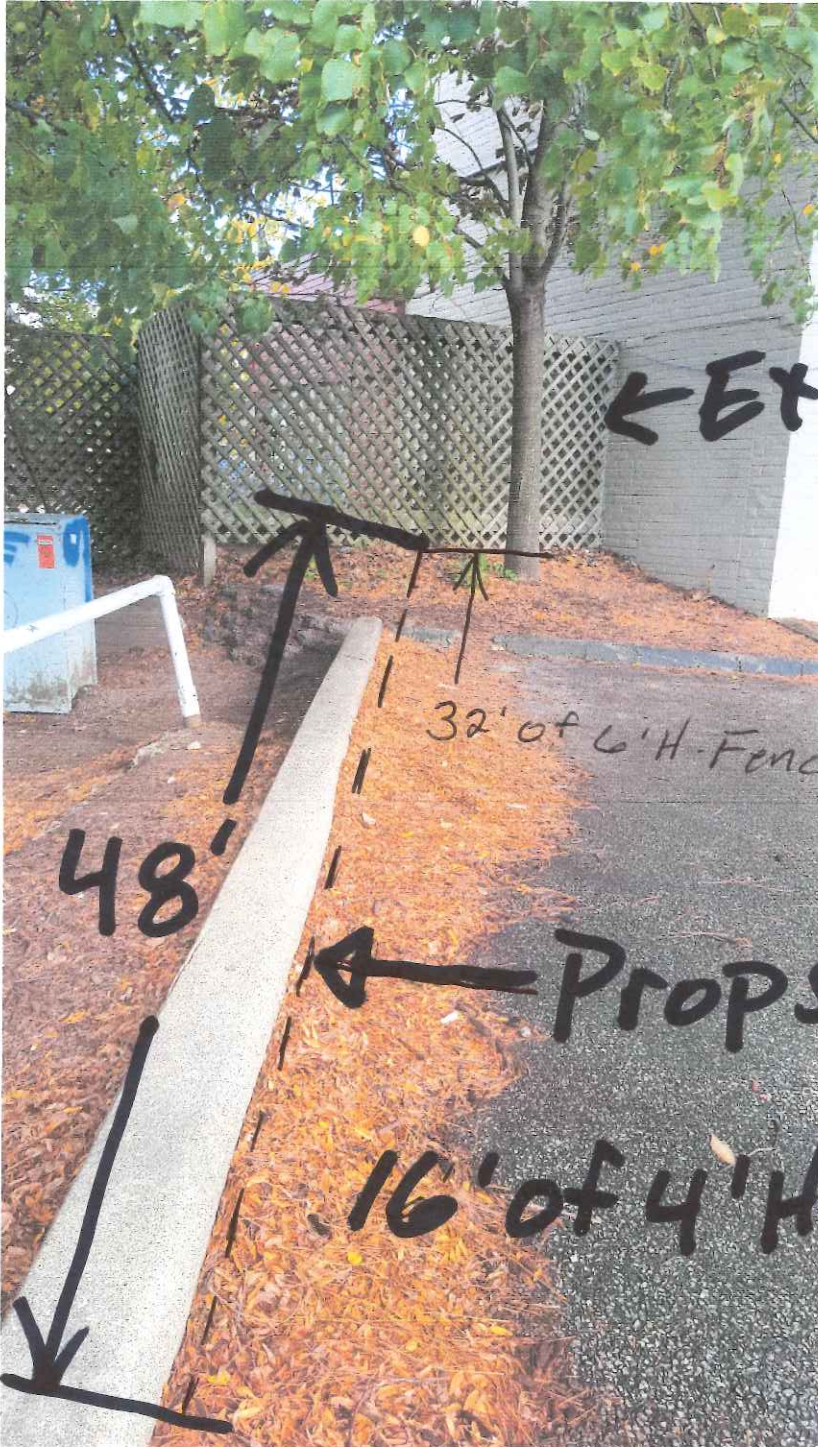
Apron

Grass

Sidewalk

CAL No 3443





← Existing 6'H. Fence

32' of 6'H. Fence

48'

← Proposal Fence Location.

16' of 4'H. Fence