

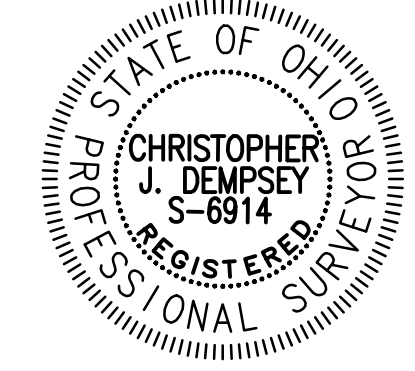
SCALE: 1" = 30'

● DENOTES 5/8" IRON PIN SET WITH DEMPSEY SURVEY #6914 CAP (UNLESS OTHERWISE NOTED)

# THE COLLEGE CLUB

SITUATED IN THE CITY OF CLEVELAND HEIGHTS, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ONE HUNDRED ACRE LOT No. 405, FURTHER KNOWN AS BEING ALL OF PARCEL A IN THE LOT SPLIT FOR THE COLLEGE CLUB OF CLEVELAND, AN OHIO NON-PROFIT CORPORATION, AS SHOWN BY THE RECORDED PLAT IN AFN 201709200311 OF CUYAHOGA COUNTY RECORDS

I HEREBY STATE THAT THIS MAP IS BASED ON AN ACTUAL FIELD SURVEY PREPARED BY ME. THE SURVEY IS CORRECT TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF. ALL DIMENSIONS GIVEN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.



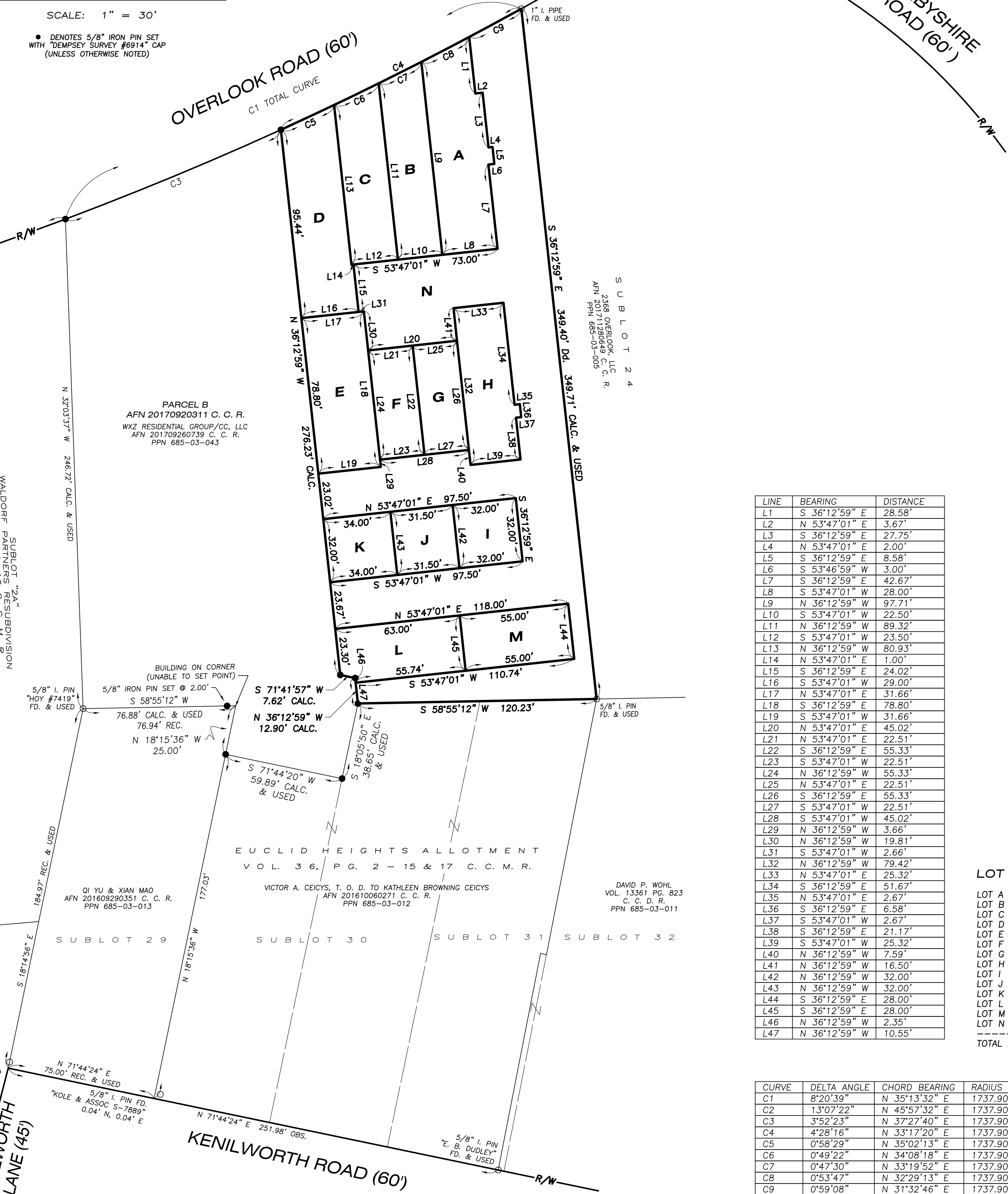
*Christopher J. Dempsey*  
 CHRISTOPHER J. DEMPSEY  
 PROFESSIONAL SURVEYOR NO. 6914  
 DATE OF SURVEY: AUGUST 16, 2017



- ABBREVIATIONS**
- Dd. - DEED
  - MSD. - MEASURED
  - ACT. - ACTUAL
  - CALC. - CALCULATED
  - OBS. - OBSERVED
  - TD. - TURNED
  - FD. - FOUND
  - ENCR. - ENCROACHES
  - CLRS. - CLEARS
  - ASPH. - ASPHALT
  - CONC. - CONCRETE
  - SUBJ. - SUBJECT
  - CONT. - CONTIGUOUS
  - U.G. - UNDERGROUND
  - O.H. - OVERHEAD

PARCEL B  
 AFN 20170920311 C. C. R.  
 WXZ RESIDENTIAL GROUP/CC, LLC  
 AFN 201709260739 C. C. R.  
 PPN 685-03-043

SUBLOT 29A  
 WALDORF PARTNERS RESUBDIVISION  
 VOL 324, PG. 18 C. C. R.  
 WALDORF PARTNERS LIMITED PARTNERSHIP  
 VOL 66-4586, PG. 60 C. C. R.  
 PPN 685-03-002



LINE	BEARING	DISTANCE
L1	S 36°12'59" E	28.58'
L2	N 53°47'01" E	3.67'
L3	S 36°12'59" E	27.75'
L4	N 53°47'01" E	2.00'
L5	S 36°12'59" E	8.58'
L6	S 53°46'59" W	3.00'
L7	S 36°12'59" E	42.67'
L8	S 53°47'01" W	28.00'
L9	N 36°12'59" W	97.71'
L10	S 53°47'01" W	22.50'
L11	N 36°12'59" W	89.32'
L12	S 53°47'01" W	23.50'
L13	N 36°12'59" W	80.93'
L14	N 53°47'01" E	1.00'
L15	S 36°12'59" E	24.02'
L16	S 53°47'01" W	29.00'
L17	N 53°47'01" E	31.66'
L18	S 36°12'59" E	78.80'
L19	S 53°47'01" W	31.66'
L20	N 53°47'01" E	45.02'
L21	N 53°47'01" E	22.51'
L22	S 36°12'59" E	55.33'
L23	S 53°47'01" W	22.51'
L24	N 36°12'59" W	55.33'
L25	N 53°47'01" E	22.51'
L26	S 36°12'59" E	55.33'
L27	S 53°47'01" W	22.51'
L28	S 53°47'01" W	45.02'
L29	N 36°12'59" W	3.66'
L30	N 36°12'59" W	19.81'
L31	S 53°47'01" W	2.66'
L32	N 36°12'59" W	79.42'
L33	N 53°47'01" E	25.32'
L34	S 36°12'59" E	51.67'
L35	N 53°47'01" E	2.67'
L36	S 36°12'59" E	6.58'
L37	S 53°47'01" W	2.67'
L38	S 36°12'59" E	21.17'
L39	S 53°47'01" W	25.32'
L40	N 36°12'59" W	7.59'
L41	N 36°12'59" W	16.50'
L42	N 36°12'59" W	32.00'
L43	N 36°12'59" W	32.00'
L44	S 36°12'59" E	28.00'
L45	S 36°12'59" E	28.00'
L46	N 36°12'59" W	2.35'
L47	N 36°12'59" W	10.55'

**SUBJECT PREMISES OWNERSHIP DATA**

PARCEL A  
 AFN 20170920311 C. C. R.  
 WXZ RESIDENTIAL GROUP/CC, LLC  
 AFN 201709260739 C. C. R.  
 PPN 685-03-042

**LOT AREA TABULATION**

LOT A	2,864 SQUARE FEET	0.0657 ACRE
LOT B	2,103 SQUARE FEET	0.0483 ACRE
LOT C	2,000 SQUARE FEET	0.0459 ACRE
LOT D	2,828 SQUARE FEET	0.0649 ACRE
LOT E	2,495 SQUARE FEET	0.0573 ACRE
LOT F	1,246 SQUARE FEET	0.0286 ACRE
LOT G	1,246 SQUARE FEET	0.0286 ACRE
LOT H	2,029 SQUARE FEET	0.0466 ACRE
LOT I	1,024 SQUARE FEET	0.0235 ACRE
LOT J	1,008 SQUARE FEET	0.0231 ACRE
LOT K	1,088 SQUARE FEET	0.0250 ACRE
LOT L	1,738 SQUARE FEET	0.0399 ACRE
LOT M	1,540 SQUARE FEET	0.0354 ACRE
LOT N	17,245 SQUARE FEET	0.3959 ACRE
<b>TOTAL AREA</b>	<b>40,454 SQUARE FEET</b>	<b>0.9287 ACRE</b>

CURVE	DELTA ANGLE	CHORD BEARING	RADIUS	ARC LENGTH	TANGENT	CHORD LENGTH
C1	8°20'39"	N 35°13'32" E	1737.90'	253.10'	126.77'	252.87'
C2	13°07'22"	N 45°57'32" E	1737.90'	398.04'	199.90'	397.17'
C3	3°52'23"	N 37°27'40" E	1737.90'	117.48'	58.76'	117.46'
C4	4°28'16"	N 33°17'20" E	1737.90'	135.62'	67.84'	135.58'
C5	0°58'29"	N 35°02'13" E	1737.90'	29.57'	14.78'	29.57'
C6	0°49'22"	N 34°08'18" E	1737.90'	24.95'	12.48'	24.95'
C7	0°47'30"	N 33°19'52" E	1737.90'	24.02'	12.01'	24.01'
C8	0°53'47"	N 32°29'13" E	1737.90'	27.19'	13.60'	27.19'
C9	0°59'08"	N 31°32'46" E	1737.90'	29.89'	14.95'	29.89'

I, THE UNDERSIGNED REPRESENTATIVE OF WXZ RESIDENTIAL GROUP/CC, LLC, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ACCEPT THIS LOT SPLIT OF THE SAME AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST BOTH INDIVIDUALLY AND ON BEHALF WXZ RESIDENTIAL GROUP/CC, LLC.

WXZ RESIDENTIAL GROUP/CC, LLC  
 BY: \_\_\_\_\_

SIGNATURE \_\_\_\_\_ PRINTED NAME \_\_\_\_\_

TITLE \_\_\_\_\_

STATE OF OHIO } s. s.  
 COUNTY OF CUYAHOGA

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DID PERSONALLY APPEAR THE ABOVE SIGNED REPRESENTATIVE OF WXZ RESIDENTIAL GROUP/CC, LLC WHO ACKNOWLEDGED THAT HE DID SIGN THE FOREGOING INSTRUMENT AND THAT SAID INSTRUMENT IS HIS FREE ACT AND DEED BOTH INDIVIDUALLY AND ON BEHALF OF WXZ RESIDENTIAL GROUP/CC, LLC. IN WITNESS THEREOF I HAVE HEREON SET MY HAND AND OFFICIAL SEAL AT \_\_\_\_\_ THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

NOTARY PUBLIC \_\_\_\_\_ MY COMMISSION EXPIRES \_\_\_\_\_

THIS MAP OF LOT SPLIT APPROVED BY THE PLANNING COMMISSION OF THE CITY OF CLEVELAND HEIGHTS, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

SECRETARY OF PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP OF LOT SPLIT APPROVED BY THE DIRECTOR OF PLANNING AND DEVELOPMENT OF THE CITY OF CLEVELAND HEIGHTS, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DIRECTOR OF PLANNING AND DEVELOPMENT \_\_\_\_\_ DATE \_\_\_\_\_

THIS MAP OF LOT SPLIT APPROVED BY THE DIRECTOR OF LAW OF THE CITY OF CLEVELAND HEIGHTS, OHIO THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2018.

DIRECTOR OF LAW \_\_\_\_\_ DATE \_\_\_\_\_