

# JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

---

1924 MENTOR AVE., PAINESVILLE, OHIO 44077    PHONE (440) 357-1811    FACSIMILE (440) 357-9173

December 5, 2017

## LEGAL DESCRIPTION OF LOT SPLIT 'A' FOR SKODA CONSTRUCTION INC.

Situated in the City of Mayfield Village, County of Cuyahoga and State of Ohio and known as being part Lot No 35 and being further bounded and described as follow:

Beginning at a 5/8" iron pin found in a monument box at the intersection of the centerlines of Highland Road (80 feet wide) and S.R. 91 (R/W Varies);

Thence North 88°28'00" West along the centerline of Highland Road a distance of 1,638.18 feet to the northwesterly corner of land conveyed to Skoda Construction Inc. by AFN201707200662, Parcel No. 831-10-007;

Thence South 1°00'00" West along the westerly line of Skoda Construction Inc. a distance of 40.00 feet to a 1" iron pipe found on the southerly right-of-way line of Highland Drive, said point being the principal place of beginning; ;

COURSE I:                    Thence South 1°00'00" West along the westerly line and to the southwesterly corner of Skoda Construction Inc. a distance of 669.80 feet to a 5/8" iron pin found;

COURSE II:                    Thence North 88°28'15" West a distance of 235.70 feet to a 5/8" iron pin set, capped H.Jones, PLS6343 on the easterly line of land conveyed to Marsha & Lawrence Picuch by deed recorded in Volume 85-4982, Page 7 of Cuyahoga Deed Records, Parcel No. 831-10-005;

COURSE III:                    Thence North 1°00'00" East along the easterly line of Marsha & Lawrence Picuch a distance of 339.79 feet to a 5/8" iron pin found at the southwesterly corner of land conveyed to Marsha & Lawrence Picuch by AFN 201305210020, Permanent Parcel No. 831-10-006;

COURSE IV:                    Thence South 88°28'00" East along the southerly line and to the southeasterly corner of Marsha & Lawrence Picuch a distance of 117.85 feet to a 5/8" iron pin found;

COURSE V:                    Thence North 1°00'00" East along the easterly line and to the northeasterly corner of Marsha & Lawrence Picuch a distance of 330.00 feet to a 5/8" iron pin found on the southerly right-of-way line of Highland Road;

COURSE VI:

Thence South 88°28'00" East along the southerly right-of-way line of Highland Road a distance of 117.85 feet to the principal place of beginning and containing 2.731 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in December 2017.

Bearings are based upon the centerline of Highland Road being North 88°28'00" West and are used to describe angles only.

Part of Permanent Parcel No. 831-10-019.

Previous AFN 201507140257.

\_\_\_\_\_  
Harry S. Jones, P.S. #6343

\_\_\_\_\_  
Date

# JONES SURVEYING, LLC

CIVIL ENGINEERS AND SURVEYORS

---

1924 MENTOR AVE., PAINESVILLE, OHIO 44077    PHONE (440) 357-1811    FACSIMILE (440) 357-9173

December 5, 2017

## LEGAL DESCRIPTION OF BALANCE FOR MF REAL ESTATE PARTNERS LLC

Situated in the City of Mayfield Village, County of Cuyahoga and State of Ohio and known as being part Lot No 35 and being further bounded and described as follow:

Beginning at a 5/8" iron pin found in a monument box at the intersection of the centerlines of Highland Road (80 feet wide) and S.R. 91 (R/W Varies);

Thence North 88°28'00" West along the centerline of Highland Road a distance of 1,638.18 feet to the northwesterly corner of land conveyed to Skoda Construction Inc. by AFN201707200662, Parcel No. 831-10-007;

Thence South 1°00'00" West along the westerly line and to the southwesterly corner of Skoda Construction Inc. a distance of 709.80 feet to a 5/8" iron pin found at the northwesterly corner of land conveyed to 6660 Beta LLC by AFN201212270367, Parcel No. 831-12-003, said point being the principal place of beginning; ;

- COURSE I:                    Thence South 1°00'00" West along the westerly line of 6660 Beta LLC a distance of 440.40 feet to a 1" iron pipe found;
- COURSE II:                    Thence South 88°30'22" East along the westerly line of 6660 Beta LLC a distance of 88.33 feet to a 5/8" iron pin found;
- COURSE III:                    Thence South 1°31'53" West along the westerly line of 6660 Beta LLC a distance of 653.01 feet to a 5/8" iron pin found;
- COURSE IV:                    Thence South 21°07'36" East along the westerly line of 6660 Beta LLC a distance of 150.60 feet to a 5/8" iron pin found on the westerly right-of-way line of Beta Drive (60 feet wide);
- COURSE V:                    Thence along the arc of the westerly right-of-way line of Beta Drive deflecting to the left a distance of 61.89 feet, with a radius of 279.11 feet and a chord of 61.77 feet which bears South 43°39'53" West to a 5/8" iron pin found at the northeasterly corner of land conveyed to 600 Beta LLC by AFN201402250611, Parcel No. 831-12-005;
- COURSE VI:                    Thence North 21°07'36" West along the northerly line of 600 Beta LLC a distance of 184.34 feet to a 5/8" iron pin found;
- COURSE VII:                    Thence North 89°46'45" West along the northerly line and to the northwesterly corner of 600 Beta LLC a distance of 753.40 feet to a 5/8" iron pin found on the easterly right-of-way line of Interstate 271 (R/W Varies);

COURSE VIII: Thence North  $3^{\circ}57'27''$  East along the easterly right-of-way line of Interstate 271 a distance of 685.03 feet to a  $5/8''$  iron pin found at the southwesterly corner of land conveyed to Cleveland Electric Illuminating Co. by AFN201711060392, Parcel No. 831-10-002;

COURSE IX: Thence South  $88^{\circ}30'32''$  East along the southerly lines of Cleveland Electric Illuminating Co., Village of Mayfield by AFN200505230649, Parcel No. 831-10-003, Michael & Diane Monaco by AFN00042578, Parcel No. 831-10-004 and the southerly line and to the southeasterly corner of land conveyed to Marsha & Lawrence Picuch by deed recorded in Volume 831-10-005 in Cuyahoga Deed Records, Parcel No. 831-10-005 a distance of 454.61 feet to a  $5/8''$  iron pin found;

COURSE X: Thence North  $1^{\circ}00'00''$  East along the easterly line of Marsha & Lawrence Picuch a distance of 400.51 feet to a  $5/8''$  iron pin set, capped H.Jones PLS6343;

COURSE XI: Thence South  $88^{\circ}28'15''$  East a distance of 235.70 feet to the principal place of beginning and containing 14.667 acres of land as surveyed and described by Harry S. Jones, Professional Surveyor No. 6343, in December 2017.

Bearings are based upon the centerline of Highland Road being North  $88^{\circ}28'00''$  West and are used to describe angles only.

Balance of Permanent Parcel No. 831-10-019.

Previous AFN 201507140257.

---

Harry S. Jones, P.S. #6343

---

Date

**Lot Split Plat**  
for  
**Skoda Construction Inc.**  
6492 Highland Road  
Part of Lot No. 35  
Mayfield Village - Cuyahoga County - Ohio  
December 2017 Scale 1"= 80'

**APPROVAL**  
This Lot Split Plat is accepted and approved by the Planning Commission of the Village of Mayfield, Cleveland, Ohio, this \_\_\_ day of \_\_\_, 201\_\_.

Secretary of Planning Commission

**OWNERS ACCEPTANCE**  
I, the owner of the lands shown heron, do hereby acknowledge this plat to be my free act and deed, and do hereby approve and accept this lot split as shown hereon.

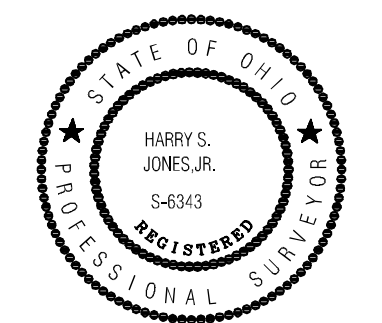
**NOTARY PUBLIC**  
COUNTY OF CUYAHOGA, STATE OF OHIO  
Before me, a Notary Public in and for said County and State, personally appeared MF Real Estate Partners LLC, who represented that he is duly authorized in the premises, who acknowledged that he did sign the foregoing, and that it is her free act and deed. In testimony whereof, I have hereunto set my hand and official seal at

Notary Public

My Comission Expires

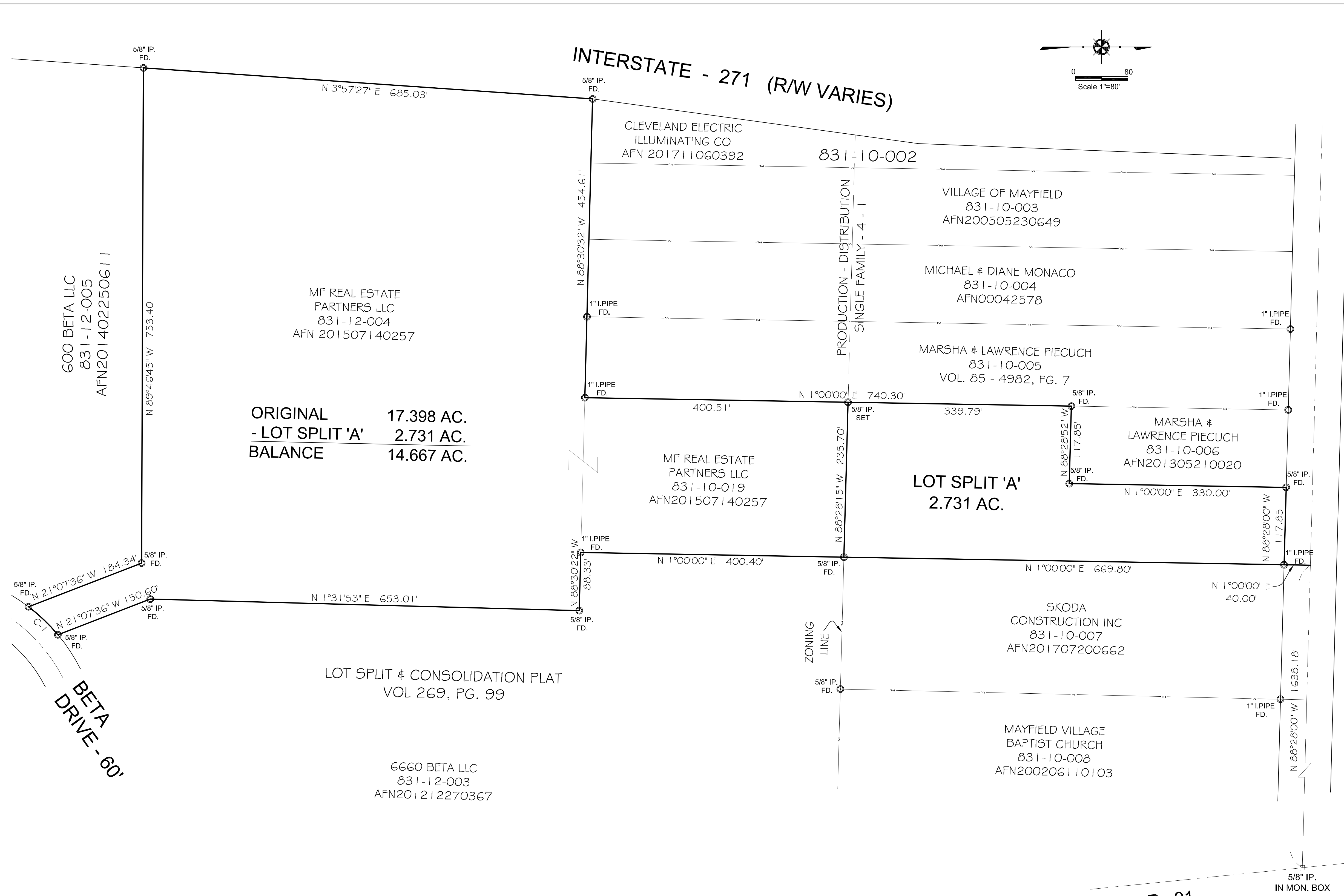
**SURVEYOR'S CERTIFICATION**  
The undersigned hereby certifies that this plat and the survey on which it was based were made in accordance with and satisfy the minimum standards for boundary surveys in the State of Ohio, as codified in Chapter 4733 of the Ohio Administrative code in effect at the time. Distances are shown in feet and decimal parts thereof. Bearings shown hereon are used to indicate angles only and are based on the centerline of Highland Road being N 88°28'00" W. The term certify, as used in this statement, is understood to be the professional opinion of the surveyor, which is formulated on his best knowledge, information and belief, and as such, it does not constitute a guarantee or warranty, either expressed or implied; furthermore, the surveyor does not assume responsibility and shall not be liable for claims arising from erroneous or incorrect information furnished by others, which is used as a basis to formulate the surveyor's opinion.

Jones Surveying, LLC  
Harry S. Jones Jr.  
Professional Surveyor 6343



**Jones Surveying, LLC**  
ENGINEERS - SURVEYORS - PLANNERS  
1924 MENTOR AVE., PAINESVILLE, OHIO  
(PH.) 440-357-1811 (FAX) 440-357-9173  
(E-MAIL) hjonesurveying@yahoo.com

Sheet	Of
1	1
Contract No.	
17-271	



**ORIGINAL** 17.398 AC.  
**- LOT SPLIT 'A'** 2.731 AC.  
**BALANCE** 14.667 AC.

**LOT SPLIT & CONSOLIDATION PLAT**  
VOL 269, PG. 99

6660 BETA LLC  
831-12-003  
AFN201212270367

**LEGEND**

P.K. NAIL	+	DRILL HOLE	○
MONUMENT BOX	□	IRON PIN FOUND	●
5/8" x 30" IRON PIN SET & CAPPED H.JONES PL56343			
CENTERLINE	---		
PROPERTY LINE	---		
RIGHT-OF-WAY LINE	---		
EASEMENT LINE	---		
ORIGINAL PROP. LINE	---		
WOOD FENCE CHAIN	○-○-○		
LINK FENCE	○-○-○		

REC./R.	RECORD	VOL.	VOLUME
MEAS./M	MEASURED	PG.	PAGE
CALC./C.	CALCULATED	AC.	ACRES
OBS.	OBSERVED	S.F.	SQUARE FEET
ENGR.	ENCROACHES	C.C.M.R.	CUYAHOGA COUNTY MAP RECORDS
CLR.	CLEAR	P.P.N.	PERMANENT PARCEL NUMBER
ADJ.	ADJACENT		
L.C.A.	LIMITED COMMON AREA	R/W	RIGHT-OF-WAY
D.H.	DRILL HOLE	CL.	CENTERLINE
C.S.R.	CITY SURVEY RECORDS	PL.	PROPERTY LINE
P.P.O.B.	PRINCIPAL PLACE OF BEGINNING	APN.	AUDITORS FILE NUMBER

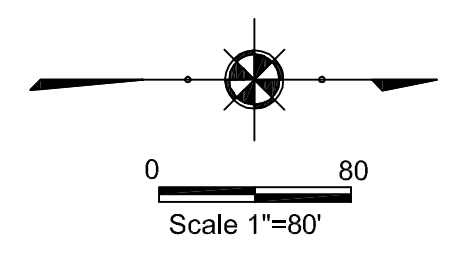
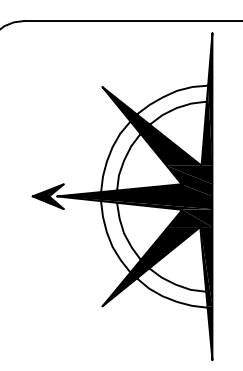
**CURVE TABLE**

Curve	Length	Radius	Chord	Bearing	Delta
C-1	61.89'	279.11'	61.77'	N43°39'53"E	12°42'19"

Revisions


**LOT SPLIT PLAT**  
**SKODA CONSTRUCTION INC.**  
MAYFIELD VILL. - CUYAHOGA COUNTY - OHIO

Date: 12/05/2017  
Scale: Hor. 1"=80'  
Vert. \_\_\_\_\_  
Filename: 17-271  
Tab Name: \_\_\_\_\_  
Computer: \_\_\_\_\_



HIGHLAND ROAD - 80'

S.R. 91  
(R/W VARIES)

5/8" IP.  
IN MON. BOX