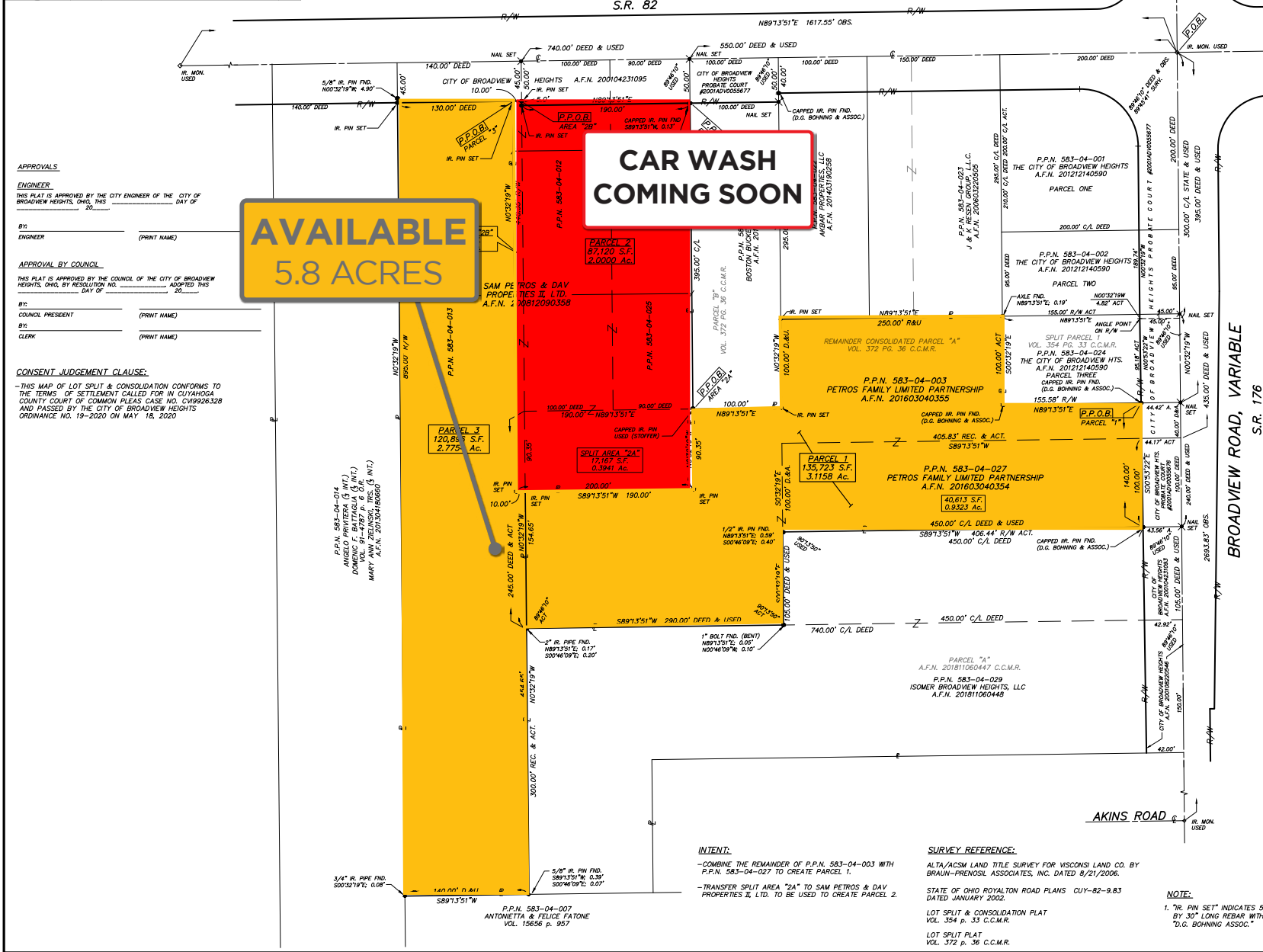


DATE	REVISIONS	BY



LOT SPLIT & CONSOLIDATION PLAT MADE FOR & AT THE INSTANCE OF PETROS FAMILY LIMITED PARTNERSHIP; SAM PETROS; & DAV PROPERTIES II, LTD.

BEING PART OF ORIGINAL ROYALTON TOWNSHIP LOT 23 & THE REMAINDER CONSOLIDATED PARCEL "A" IN A LOT SPLIT AND CONSOLIDATION PLAT AS RECORDED IN VOLUME 372 PAGE 38 OF CUYAHOGA COUNTY MAP RECORDS NOW IN THE CITY OF BROADVIEW HEIGHTS CUYAHOGA COUNTY, OHIO

DISTANCES ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO INDICATE ANGLES ONLY, ALL OF WHICH IS CORRECT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION, AND BELIEF.



APPROVALS

ENGINEER
THIS PLAT IS APPROVED BY THE CITY ENGINEER OF THE CITY OF BROADVIEW HEIGHTS, OHIO, THIS _____ DAY OF _____ 20____.

BY: _____
CITY ENGINEER (PRINT NAME)

APPROVAL BY COUNCIL
THIS PLAT IS APPROVED BY THE COUNCIL OF THE CITY OF BROADVIEW HEIGHTS, OHIO, BY RESOLUTION NO. _____ ADOPTED THIS _____ DAY OF _____ 20____.

BY: _____
COUNCIL PRESIDENT (PRINT NAME)

BY: _____
CLERK (PRINT NAME)

CONSENT JUDGEMENT CLAUSE
-THIS MAP OF LOT SPLIT & CONSOLIDATION CONFORMS TO THE TERMS OF SETTLEMENT CALLED FOR IN CUYAHOGA COUNTY COURT OF COMMON PLEAS CASE NO. CV9826328 AND PASSED BY THE CITY OF BROADVIEW HEIGHTS ORDINANCE NO. 19-2020 ON MAY 18, 2020

**AVAILABLE
5.8 ACRES**

**CAR WASH
COMING SOON**

MICHAEL A. ACKERMAN
REGISTERED SURVEYOR NO. 8196

DATE _____

ACCEPTANCE
WE, THE UNDERSIGNED, DAV PROPERTIES II, LTD., OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ASSENT TO AND ADOPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

BY: _____
DONNING A. VISCOSI, JR.
CO-MANAGER OF VISCOSI HOLDING COMPANY, LTD., AN OHIO LLC.
SOLE MEMBER OF DAV PROPERTIES II, LTD.

ACKNOWLEDGMENT
STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID CORPORATION, AND BY THE AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY, AND AS SUCH OFFICER THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE
I, THE UNDERSIGNED, SAM PETROS, OWNER OF THE LAND SHOWN HEREON, DO HEREBY ASSENT TO AND ACCEPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT MY REQUEST.

BY: _____
SAM PETROS

ACKNOWLEDGMENT
STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT, AND WHO ACKNOWLEDGED THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

ACCEPTANCE
WE, THE UNDERSIGNED, PETROS FAMILY LIMITED PARTNERSHIP, OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, HEREBY ASSENT TO AND ADOPT THIS PLAT, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST.

PETROS FAMILY LIMITED PARTNERSHIP
BY: _____
ITS: GENERAL PARTNER

ACKNOWLEDGMENT
STATE OF OHIO)
COUNTY OF CUYAHOGA) SS

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE AFORESAID INDIVIDUAL WHO EXECUTED THE FOREGOING INSTRUMENT IN BEHALF OF SAID CORPORATION, AND BY THE AUTHORITY OF SUCH ENTITY, AND THAT SUCH INSTRUMENT IS HIS FREE ACT AND DEED INDIVIDUALLY, AND AS SUCH OFFICER THE FREE ACT AND DEED OF SAID ENTITY.

IN WITNESS WHEREOF, I HAVE HERETO SET MY HAND AND OFFICIAL SEAL AT _____ OHIO, THIS _____ DAY OF _____ 20____.

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____

INTENT:
-COMBINE THE REMAINDER OF P.P.N. 583-04-003 WITH P.P.N. 583-04-027 TO CREATE PARCEL 1.
-TRANSFER SPLIT AREA "2A" TO SAM PETROS & DAV PROPERTIES II, LTD. TO BE USED TO CREATE PARCEL 2.

SURVEY REFERENCE:
ALTA/ACSM LAND TITLE SURVEY FOR VISCOSI LAND CO. BY BRAUN-FRENZIL ASSOCIATES, INC. DATED 8/21/2006.
STATE OF OHIO ROYALTON ROAD PLANS CUY-82-83 DATED JANUARY 2002.
LOT SPLIT & CONSOLIDATION PLAT VOL. 354 P. 33 C.C.M.R.
LOT SPLIT PLAT VOL. 372 P. 36 C.C.M.R.

NOTE:
1. "R. PIN SET" INDICATES 5/8" DIAMETER BY 30" LONG REBAR WITH IDENTIFICATION "D.G. BOHNING ASSOC."

DONALD G. BOHNING & ASSOCIATES, INC.
CIVIL ENGINEERING & SURVEYING
7979 HUB PARKWAY • VALLEY VIEW, OHIO 44125
PHONE: (216) 642-1130 FAX: (216) 642-1132

DATE: **M.A. JUNE, 2020**

FILE NO: **506205-LS** RECORD NO: **5062**

SCALE: **1"=50'**