

PRELIMINARY DEVELOPMENT PLAN SUBMISSION

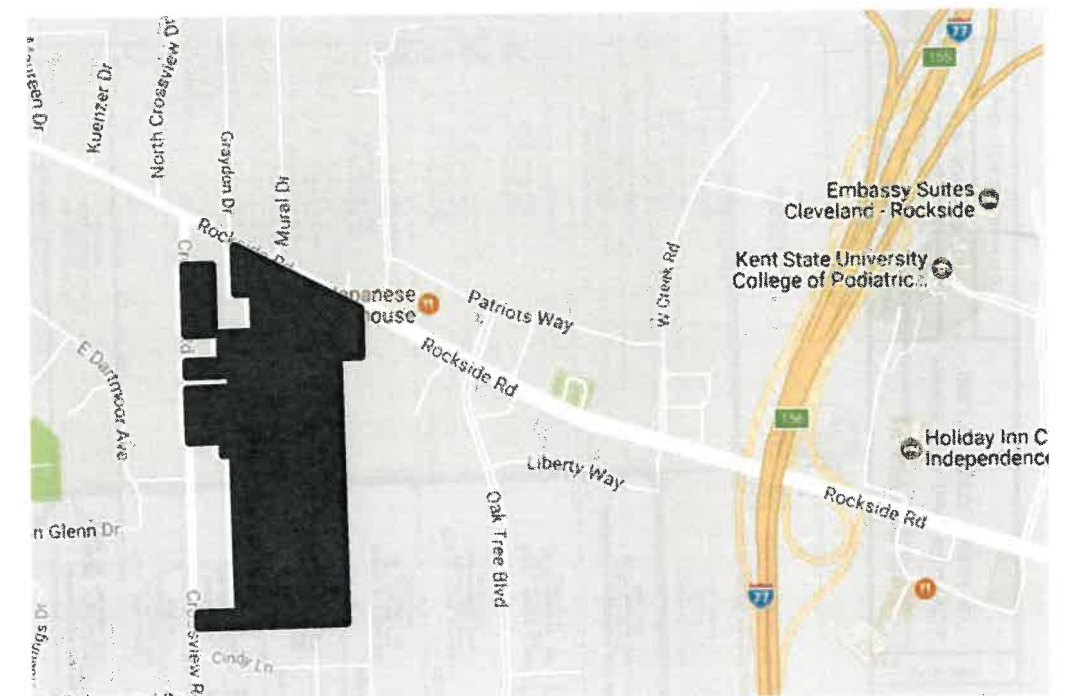
APRIL 5, 2022



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ORGANIZED BASED ON SECTION 979.07 - PRELIMINARY DEVELOPMENT PLAN SUBMITTAL REQUIREMENTS

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VICINITY MAP



IRG
Industrial Realty Group, LLC

DIMIT
ARCHITECTS
architectural • interiors • urban design

NEFF
& ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors

The Distinctive Quality and Style Of...
Carrington
Homes

ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE CITY OF SEVEN HILLS
PART OF ORIGINAL INDEPENDENCE LOT NO'S 17 AND 24
TRACT NO. 2, WEST OF THE CUYAHOGA RIVER
COUNTY OF CUYAHOGA
STATE OF OHIO

PRELIMINARY DEVELOPMENT PLAN AREA (53.5 ACRES)



THE LOCATIONS OF EXISTING UTILITIES SHOWN ON THIS MAP ARE SHOWN IN AN APPROXIMATE MANNER AND ARE NOT TO BE CONSIDERED AS A GUARANTEE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND DEPTH OF ALL UTILITIES BEFORE ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY BE OCCURRED BY THE CONTRACTOR'S FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

NOTICE: CONSTRUCTION SITE SAFETY IS THE SOLE RESPONSIBILITY OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL EXISTING UTILITIES.

ATWELL
866.850.4200 www.atwell-group.com
7100 E. Pleasant Valley Road, Suite 220
Independence, OH 44131
440.348.2000

ORIGINAL INDEPENDENCE LOT 17 AND 24
TRACT 2, WEST OF THE CUYAHOGA
CITY OF SEVEN HILLS
CUYAHOGA COUNTY, OHIO

LSB SEVEN HILLS, LLC
ALTA/ACSM LAND TITLE SURVEY
OF 49.0963 ACRES OF LAND

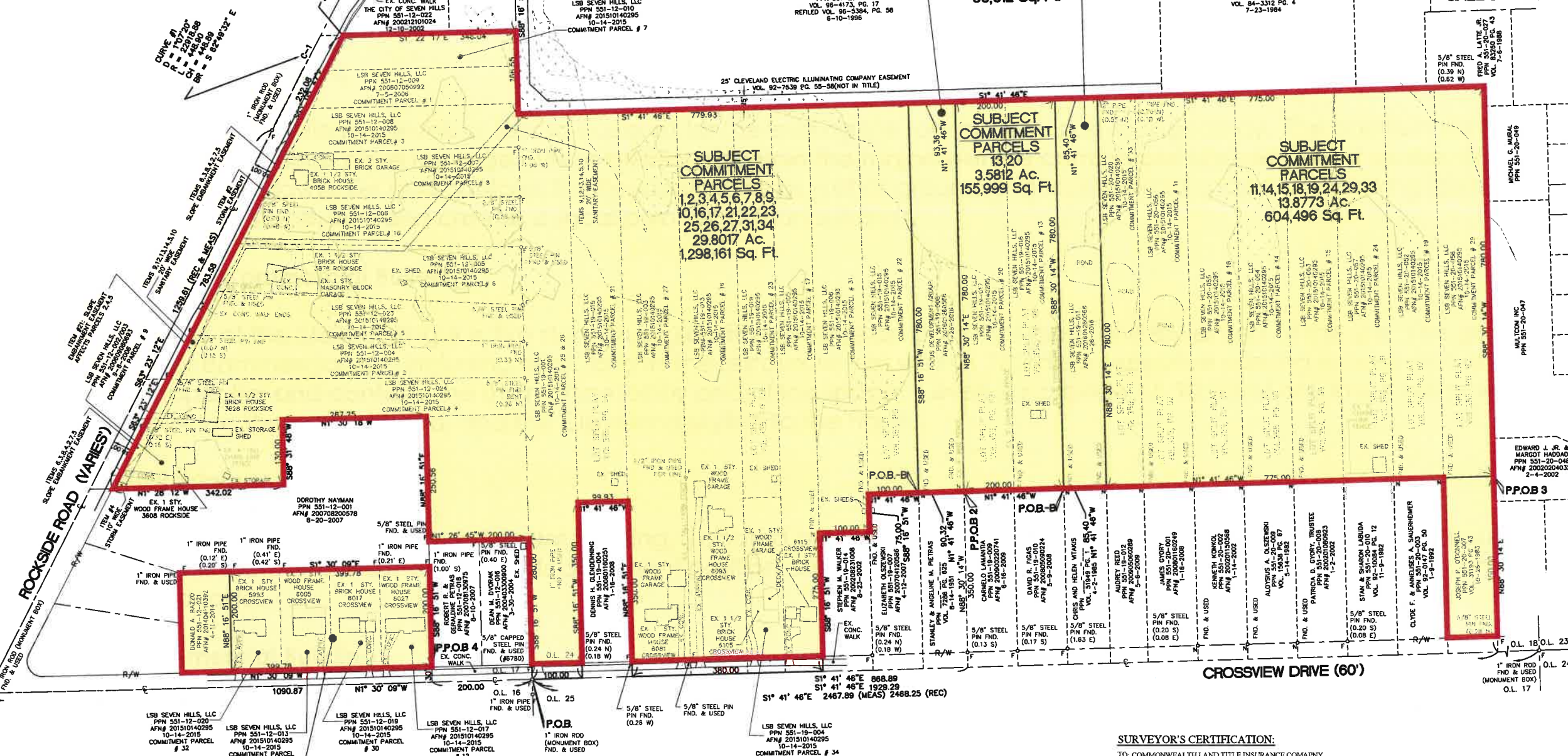
DATE: 2-16-2016

| REVISIONS |
|--|
| SCALE 0 50 100 1" = 100 FEET DR. PE CH. -- P.M. A. MARKS BOOK -- JOB 12000647 SHEET NO. 01 |

CAD FILE: 12000647AS-01.DWG



VICINITY MAP
(NOT TO SCALE)



**SUBJECT COMMITMENT
PARCELS**
12, 28, 30, 32
1,8355 Ac.
79,954 Sq. Ft.

**TOTAL ACREAGE FOR
ALL PARCELS = 52.2694**

SURVEY NOTES:
ROCKSIDE ROAD RIGHT OF WAY EXPANSION FROM 60' TO 80'
PROVIDED IN TITLE. NOTHING FOUND OR PROVIDED GRANTING
ORIGINAL 60' RIGHT OF WAY.

LEGEND

| | |
|------|-----------------------------|
| OF | FOUND MONUMENT AS NOTED |
| ON | FOUND CAPPED 5/8" STEEL PIN |
| MEA | MEASURED |
| REC | RECORD |
| DL | ORIGINAL LOT |
| AFN | AUDITOR FILE NUMBER |
| VOL. | VOLUME |
| PG. | PAGE |
| PPN | PERMANENT PARCEL NUMBER |

SURVEYOR'S CERTIFICATION:
TO: COMMONWEALTH LAND TITLE INSURANCE COMPANY
FIRST AMERICAN TITLE INSURANCE COMPANY
LSB SEVEN HILLS, LLC, AN OHIO LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS. THE FIELD WORK WAS COMPLETED ON 5/11-24/2012 AND ON 02/09/2016

Alex E. Marks
Professional Surveyor No. 8616
ATWELL, LLC
7100 E. Pleasant Valley Road Suite 220
Independence, Ohio 44131

SURVEY OF PDP AREA: ALTA SURVEY - 2016 PDP SUBMISSION ITEM NUMBER (1)