



LEGAL DESCRIPTION OF RIGHT-OF-WAY PARCEL NO. 2  
CITY OF PARMA, CUYAHOGA COUNTY, OHIO  
NOVEMBER 26, 2019

SITUATED IN THE CITY OF PARMA, COUNTY OF CUYAHOGA, AND STATE OF OHIO; AND KNOWN AS BEING PART OF ORIGINAL PARMA TOWNSHIP LOT 45 ELY TRACT, AS DESCRIBED IN THE SURVIVORSHIP DEED RECORDED IN THE CUYAHOGA COUNTY RECORDER'S OFFICE IN VOLUME 91-0091 PAGE 6, KNOWN AS CUYAHOGA COUNTY AUDITOR'S PARCEL NUMBER 453-20-009 AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING A PARCEL OF LAND LYING ON THE RIGHT SIDE OF THE CENTERLINE OF RIGHT OF WAY OF S.R. 176 AND BEING LOCATED WITHIN THE FOLLOWING DESCRIBED POINTS IN THE BOUNDARY THEREOF;

COMMENCING FOR REFERENCE AT THE CENTERLINE INTERSECTION OF PLEASANT VALLEY ROAD AND BROADVIEW ROAD (S.R. 176), SAID INTERSECTION BEING CENTERLINE STATION 263 + 23.33;

THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS EAST, ALONG THE CENTERLINE OF BROADVIEW ROAD, A DISTANCE OF 1821.99 FEET TO CENTERLINE STATION 281 + 45.32, SAID POINT BEING ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID PARCEL;

THENCE ALONG SAID EASTERLY EXTENSION, SOUTH 88 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 40.00 FEET TO A POINT ON THE SOUTH LINE OF SAID PARCEL. SAID POINT BEING AN IRON PIN SET 40.00 FEET RIGHT OF AND AT RIGHT ANGLES TO THE EXISTING CENTERLINE OF RIGHT OF WAY OF S.R. 176 STA. 281 + 45.77 AND BEING THE **TRUE POINT OF BEGINNING** OF THE PARCEL DESCRIBED HEREIN;

THENCE CONTINUING ALONG THE SOUTH LINE OF SAID PARCEL, SOUTH 88 DEGREES 49 MINUTES 59 SECONDS WEST, A DISTANCE OF 12.00 FEET TO AN IRON PIN SET 52.00 FEET RIGHT OF AND AT RIGHT ANGLES TO CENTERLINE STA. 281 + 45.90;

THENCE NORTH 00 DEGREES 31 MINUTES 31 SECONDS WEST, A DISTANCE OF 111.90 FEET TO A POINT ON THE NORTH LINE OF SAID PARCEL. SAID POINT BEING AN IRON PIN SET 52.00 FEET RIGHT OF AND AT RIGHT ANGLES TO CENTERLINE STA. 280 + 34.00;

THENCE ALONG THE NORTH LINE OF SAID PARCEL, NORTH 88 DEGREES 49 MINUTES 59 SECONDS EAST, A DISTANCE OF 12.00 FEET TO AN IRON PIN SET 40.00 FEET RIGHT OF AND AT RIGHT ANGLES TO CENTERLINE STA. 280 + 33.87;

THENCE SOUTH 00 DEGREES 31 MINUTES 31 SECONDS EAST, A DISTANCE OF 111.90 FEET TO THE **TRUE POINT OF BEGINNING**

SUBJECT TO ALL EASEMENTS AND COVENANTS OF LEGAL RECORD.

THE ABOVE DESCRIBED AREA CONTAINS 0.031 ACRES.

THIS DESCRIPTION WAS PREPARED FROM A FIELD SURVEY PERFORMED BY WOOLPERT IN JULY 2018 UNDER THE DIRECTION AND SUPERVISION OF DARIUS D. HENSLEY, REGISTERED SURVEYOR NO. 7916. BEARINGS ARE BASED UPON THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF

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City of Parma, Cuyahoga County, Ohio

November 26, 2019

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SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE  
STATION (NGS CORS) NETWORK.

ALL IRON PINS DESCRIBED AS SET SHALL BE  $\frac{3}{4}$ " X 30" REINFORCING BARS WITH A 2  $\frac{1}{2}$ " ALUMINUM CAP.

**WOOLPERT**

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DARIUS D. HENSLEY  
OHIO REGISTERED SURVEYOR NO. 7916

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