

**Temporary Easement
Across Parcel 455-15-009
0.0465 Acre**

Situated in the City of Parma, County of Cuyahoga and State of Ohio, and known as being part of Block "B" in the R. & O. Pinehurst Subdivision No. 1 of part of Original Parma Township Lot No. 25, Ely Tract as recorded in Volume 207, Page 28 of the Cuyahoga County Map Records. Also being part of the land conveyed to City of Parma as recorded in Volume 13661, Page 725 of the Cuyahoga County Records, being more definitely described as follows;

Commencing at the intersection of the southerly right of way of Royalview Drive (60 feet wide) and the easterly right of way of Pecan Drive (60 feet wide) at the northwesterly corner of said Block "B";

Thence, along the easterly right of way of Pecan Drive, South 00° 02' 44" West, 61.02 feet to the **True Point of Beginning** for the easement herein described;

Thence, leaving the easterly right of way of Pecan Drive, South 89° 57' 16" East, 23.00 feet to the easterly line of said Block "B";

Thence, along the easterly line of said Block "B", South 00° 02' 44" West, 88.00 feet to the southeasterly corner of said Block "B";

Thence, along the southerly line of said Block "B", North 89° 57' 16" West, 23.00 feet to the easterly right of way of Pecan Drive;

Thence, along the easterly right of way of Pecan Drive, North 00° 02' 44" East, 88.00 feet to the point of beginning.

Containing within said bounds 0.0465 acres (2,024 square feet) of land as prepared from record information by KS Associates, Inc. under the supervision of Trevor A. Bixler, Professional Surveyor, No. 7730 in January, 2022.

Bearings are based on R. & O. Pinehurst Subdivision No. 1, Volume 207, Page 28 of the Cuyahoga County Map Records.

Trevor A. Bixler 2-1-22

Trevor A. Bixler, P.S.
Professional Surveyor, Ohio No. 7730

KS ASSOCIATES
Civil Engineers + Surveyors
260 Burns Road, Suite 100
Elyria, OH 44035
440 365 4730



TEMPORARY EASEMENT

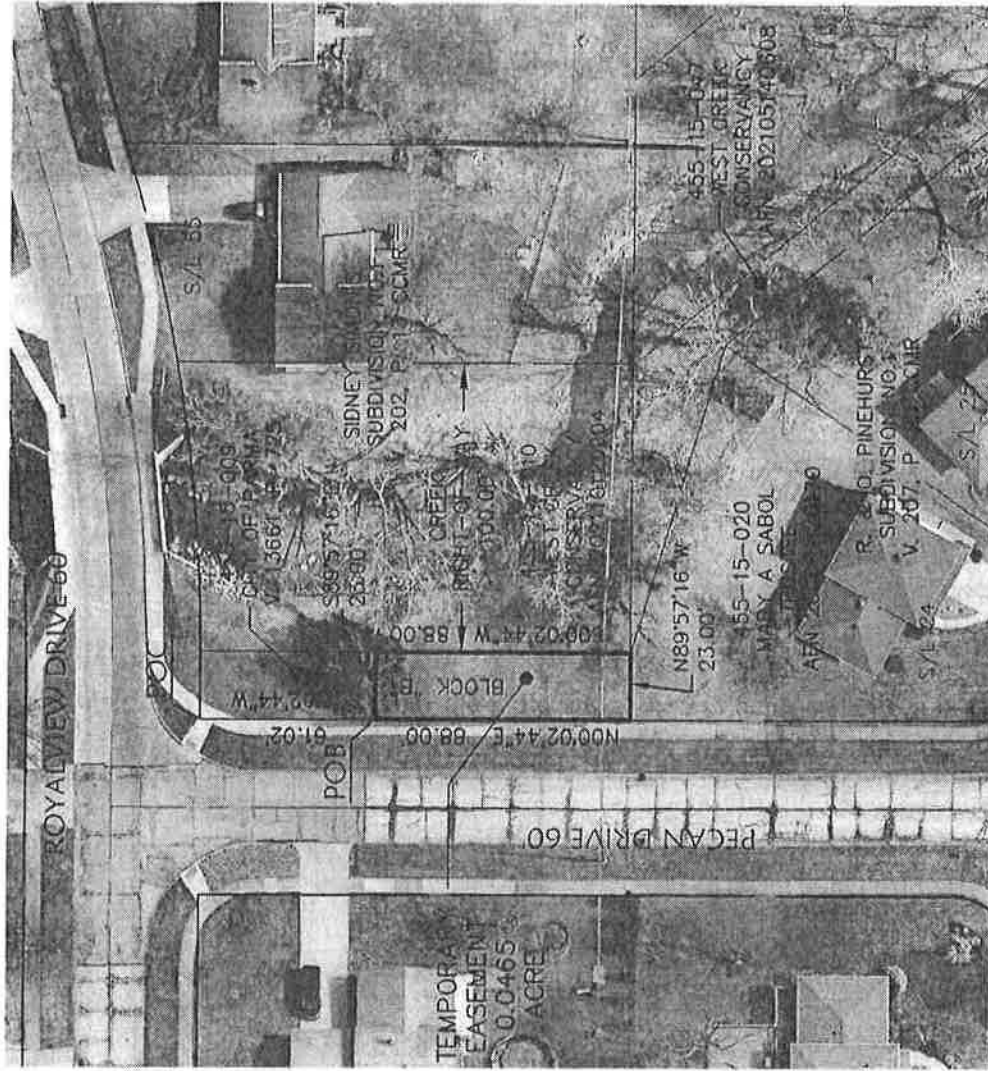
ACROSS PARCEL NO. 455-15-009
 PART OF BLOCK "B" IN THE R. & O.
 PINEHURST SUBDIVISION NO. 1 OF PART
 OF ORIGINAL PARMA TOWNSHIP LOT NO.
 25, ELY TRACT V. 207, P. 28 CCMR
 CITY OF PARMA,
 COUNTY OF CUYAHOGA,
 STATE OF OHIO



SCALE: 1"=60'
 JANUARY 31, 2022

ABBREVIATIONS

- AFN AUTOMATIC FILE NUMBER
- CCMR CUYAHOGA COUNTY MAP RECORDS
- P PAGE
- POB POINT OF BEGINNING
- POC POINT OF COMMENCEMENT
- V VOLUME



TREVOR A. BIXLER
 PROFESSIONAL SURVEYOR, OHIO NO. 7730

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 www.ksassociates.com

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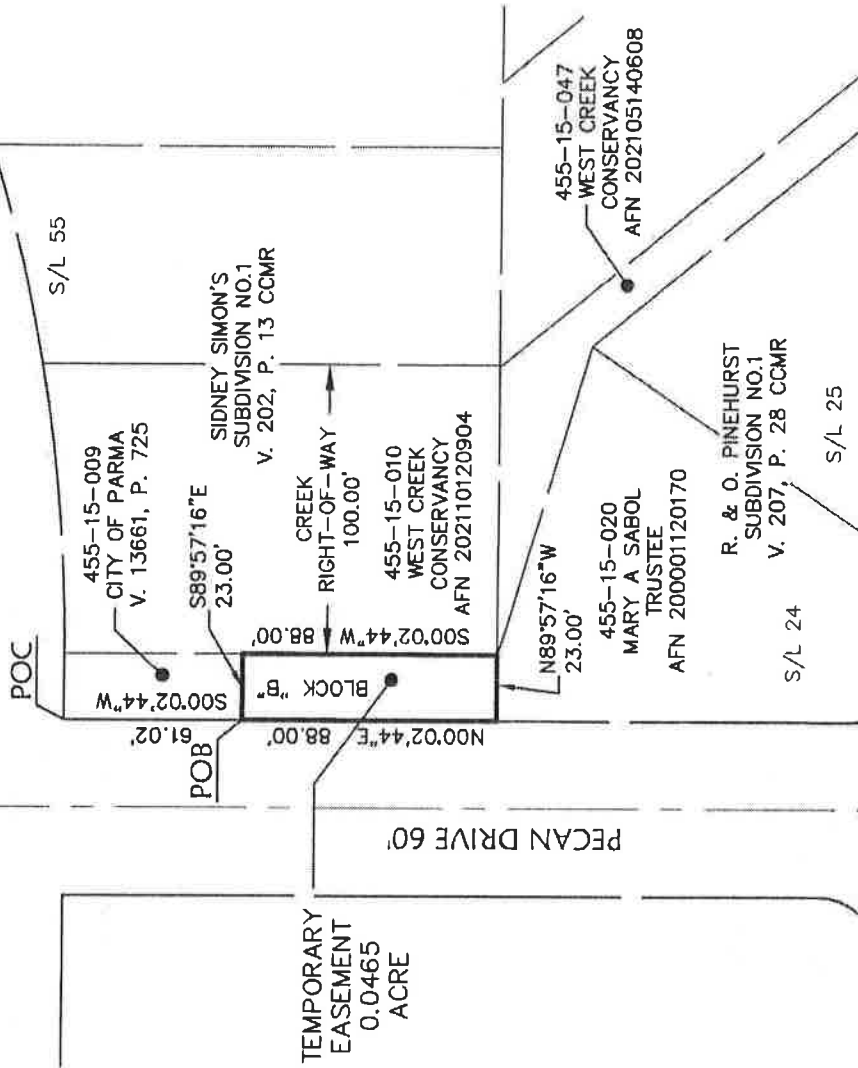
TREVOR A. BIXLER

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Trevor A. Bixler 2-1-22

ROYALVIEW DRIVE 60'



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