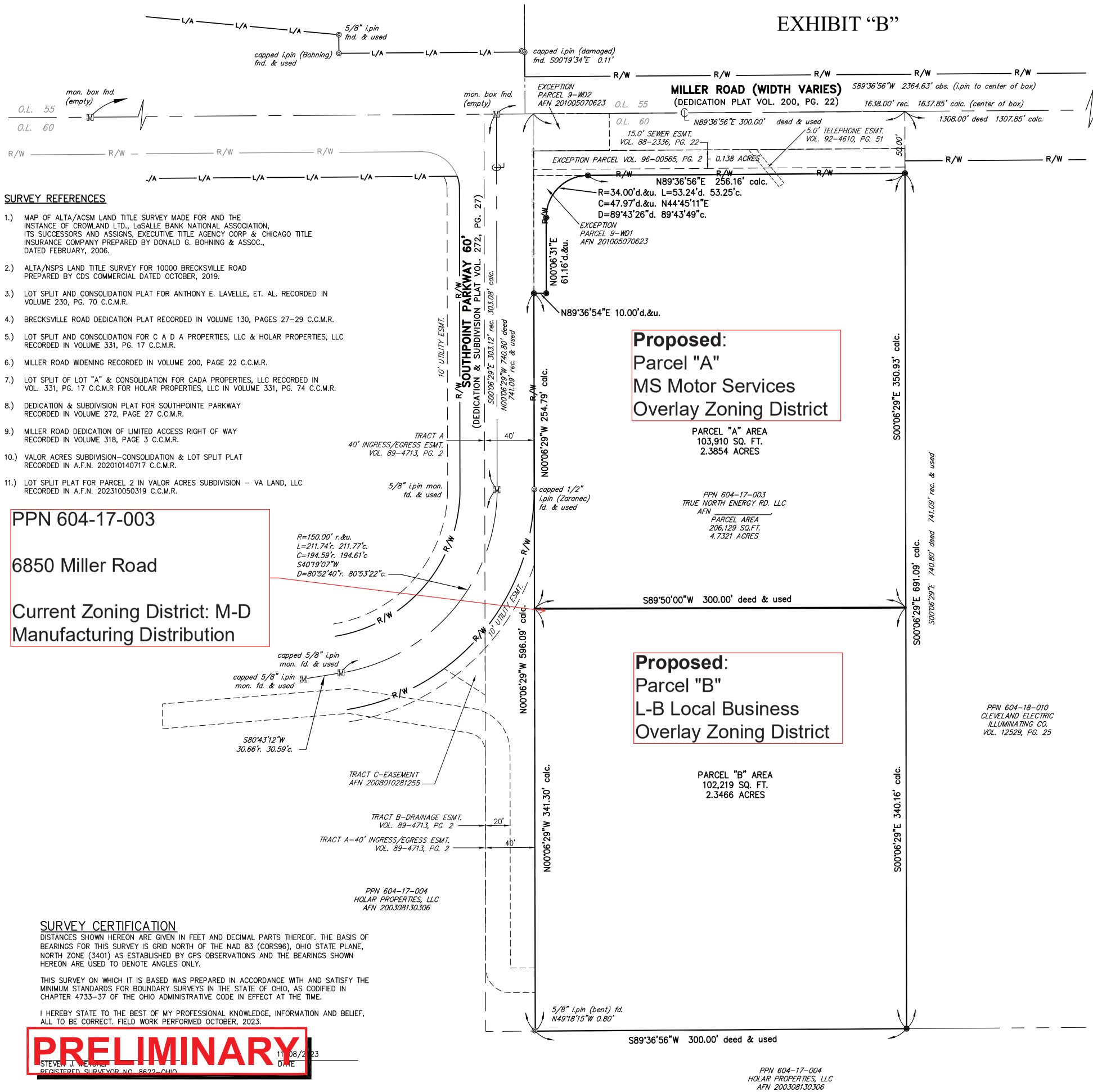
EXHIBIT "B"

THE INTENT OF THIS PLAT IS TO SPLIT PPN: 604-17-003 INTO PARCELS "A" AND "B".

SITUATED IN THE CITY OF BRECKSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL BRECKSVILLE TOWNSHIP LOT NO. 60.



Proposed:
Parcel "A"
MS Motor Services
Overlay Zoning District

PARCEL "A" AREA
103,910 SQ. FT.
2.3854 ACRES

Proposed:
Parcel "B"
L-B Local Business
Overlay Zoning District

PARCEL "B" AREA
102,219 SQ. FT.
2.3466 ACRES

PPN 604-17-003

6850 Miller Road

Current Zoning District: M-D
Manufacturing Distribution

SURVEY REFERENCES

1.) MAP OF ALTA/ACSM LAND TITLE SURVEY MADE FOR AND THE INSTANCE OF CROWLAND LTD., LaSALLE BANK NATIONAL ASSOCIATION, ITS SUCCESSORS AND ASSIGNS, EXECUTIVE TITLE AGENCY CORP & CHICAGO TITLE INSURANCE COMPANY PREPARED BY DONALD G. BOHNING & ASSOC., DATED FEBRUARY, 2006.

2.) ALTA/NSPS LAND TITLE SURVEY FOR 10000 BRECKSVILLE ROAD PREPARED BY CDS COMMERCIAL DATED OCTOBER, 2019.

3.) LOT SPLIT AND CONSOLIDATION PLAT FOR ANTHONY E. LAVELLE, ET. AL. RECORDED IN VOLUME 230, PG. 70 C.C.M.R.

4.) BRECKSVILLE ROAD DEDICATION PLAT RECORDED IN VOLUME 130, PAGES 27-29 C.C.M.R.

5.) LOT SPLIT AND CONSOLIDATION FOR C A D A PROPERTIES, LLC & HOLAR PROPERTIES, LLC RECORDED IN VOLUME 331, PG. 17 C.C.M.R.

6.) MILLER ROAD WIDENING RECORDED IN VOLUME 200, PAGE 22 C.C.M.R.

7.) LOT SPLIT OF LOT "A" & CONSOLIDATION FOR CADA PROPERTIES, LLC RECORDED IN VOL. 331, PG. 17 C.C.M.R FOR HOLAR PROPERTIES, LLC IN VOLUME 331, PG. 74 C.C.M.R.

8.) DEDICATION & SUBDIVISION PLAT FOR SOUTHPOINTE PARKWAY RECORDED IN VOLUME 272, PAGE 27 C.C.M.R.

9.) MILLER ROAD DEDICATION OF LIMITED ACCESS RIGHT OF WAY RECORDED IN VOLUME 318, PAGE 3 C.C.M.R.

10.) VALOR ACRES SUBDIVISION-CONSOLIDATION & LOT SPLIT PLAT RECORDED IN A.F.N. 202010140717 C.C.M.R.

11.) LOT SPLIT PLAT FOR PARCEL 2 IN VALOR ACRES SUBDIVISION - VA LAND, LLC RECORDED IN A.F.N. 202310050319 C.C.M.R.

SURVEY CERTIFICATION

DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS GRID NORTH OF THE NAD 83 (CORS96), OHIO STATE PLANE, NORTH ZONE (3401) AS ESTABLISHED BY GPS OBSERVATIONS AND THE BEARINGS SHOWN HEREON ARE USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. FIELD WORK PERFORMED OCTOBER, 2023.

PRELIMINARY

STEVEN J. WEIGEL
REGISTERED SURVEYOR NO. 8622 - OHIO

11/08/2023
DATE

ABBREVIATIONS

C. or CALC.	CALCULATED
℄	CENTER LINE
C.D.R.	COUNTY DEED RECORD
C.P.R.	COUNTY PLAT RECORD
D.	DEED
EX.	EXISTING
FD.	FOUND
INSTR.	INSTRUMENT
MON.	MONUMENT
O. or OBS.	OBSERVED
PG.	PAGE
P. or P/L	PROPERTY LINE
R. or REC.	RECORD
R/W	RIGHT OF WAY
U.	USED
VOL.	VOLUME

SYMBOL

◎	Iron Pin found as described
Ⓜ	Monument found as described
◎	Drill Hole/P.K./ Magnetic Nail found
◉	5/8"x30" Iron Pin SET (Neff-8622)
◉	Magnetic Nail set

OWNERS ACCEPTANCE

I, _____, representative of **True North Energy LLC,** being the owners of P.P.N. 604-17-003 shown hereon, do hereby accept the making and recording of this Lot Split Plat of the same.

By: _____ _____
Representative Title

_____
Printed Name

NOTARY

County of _____)

State of _____) SS

Before me, a Notary Public in and for said County and State, personally appeared the above named representative of **True North Energy LLC,** owners of P.P.N. 604-17-003, shown hereon, who acknowledged the signing of the foregoing instrument to be their free act and deed personally and as said Officer, the free act and deed of said company.

In witness whereof, I have hereunto set my hand and official seal at _____, Ohio this_____ day of_____ 20___.

_____ _____
Notary Public Commission expiration

APPROVALS

This Lot Split Plat, creating Parcels "A" and "B", is accepted and approved by the **Planning Commission of the City of Brecksville, Ohio** this_____day of_____, 20___.

_____ _____
Chairman Secretary

_____ _____
Printed Name Printed Name

This Lot Split Plat, creating Parcels "A" and "B" is accepted and approved by the **Engineer of the City of Brecksville, Ohio** this_____day of_____, 20___.

_____ _____
Engineer Printed Name

This Lot Split Plat, creating Parcels "A" and "B" is accepted and approved by the **Council of the City of Brecksville, Ohio** this_____day of_____, 20___.

_____ _____
President Clerk of Council

_____ _____
Printed Name Printed Name

80 40 20 0
NORTH
SCALE 1 INCH = 40 FEET
24 x 36 SHEETS ONLY

TRUE NORTH ENERGY LLC - ADD. #6850 MILLER ROAD

LOT SPLIT PLAT

CITY OF BRECKSVILLE, COUNTY OF CUYAHOGA, STATE OF OHIO

NEFF & ASSOCIATES
Civil Engineers • Landscape Architects • Planners • Surveyors
6405 York Road | Parma Heights, Ohio 44130
Tel: 440.884.3100 | Fax: 440.884.3104
www.neffassoc.com

SHEET NO.
1 OF 1

REV NO	DATE	DESCRIPTION

DWG NAME	DRAWN BY	CHK'D BY	JOB NO
14891-LS	TEW	SJM	14891

N:\LAND DEVELOPMENT\Proj\14891 Truenorth 6850 Miller Road Brecksville\Survey\14891-LS.dwg, 24X36 LS PLAT, 1/5/2024 10:53:24 AM, Foxit PDF Editor Printer