

Checked on September 19th, 2018 by RLK

BASIS OF RESEARCH AND RECORDS

All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

*The July 11th, 1977 survey of Suglia Acres Subdivision prepared by Bauer Surveys Co., A. Thomas Powers, Reg. Prof. Land Surveyor, No. 4432, recorded in plat Volume 221, Page 24 of CCRD.
The April, 1980 survey of William A. Mattie Subdivision prepared by William R. Gray, Associates Inc., William J. Haas, P.S.#4733, recorded June 10th, 1980 in plat Volume 226, Page 74 of CCRD.
*The November, 1985 survey prepared by Wm. J. Haas, P.S.#4793, recorded in AFN 200712050270, Parcels No. 2 of CCRD.



SURVEYOR'S CERTIFICATION

I certify to:
Robert W. Gillespie and Ann L. Gillespie

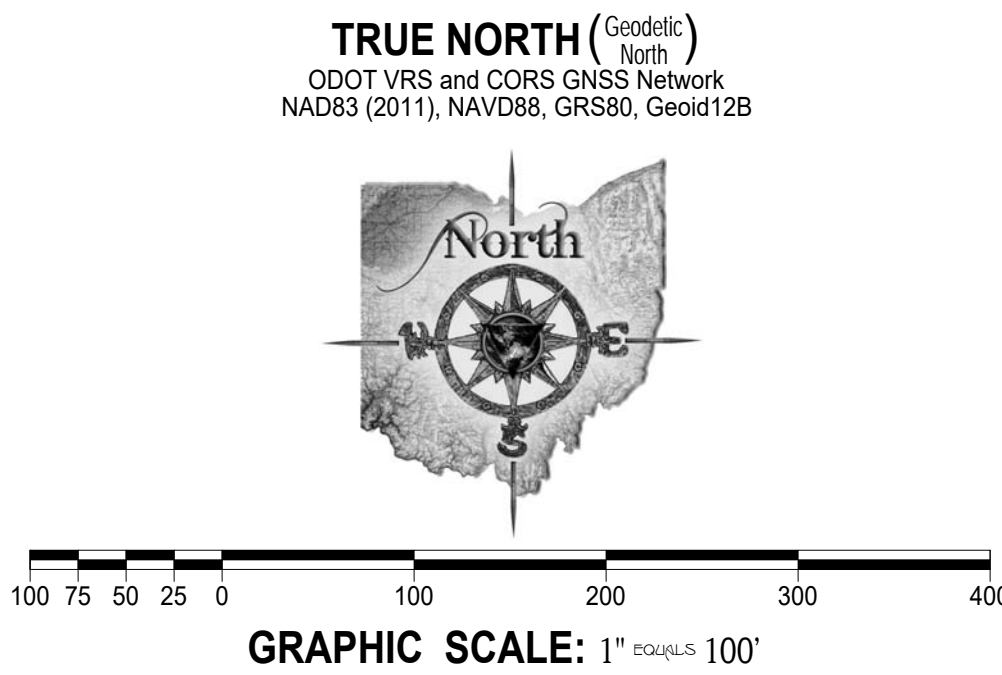
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 6167



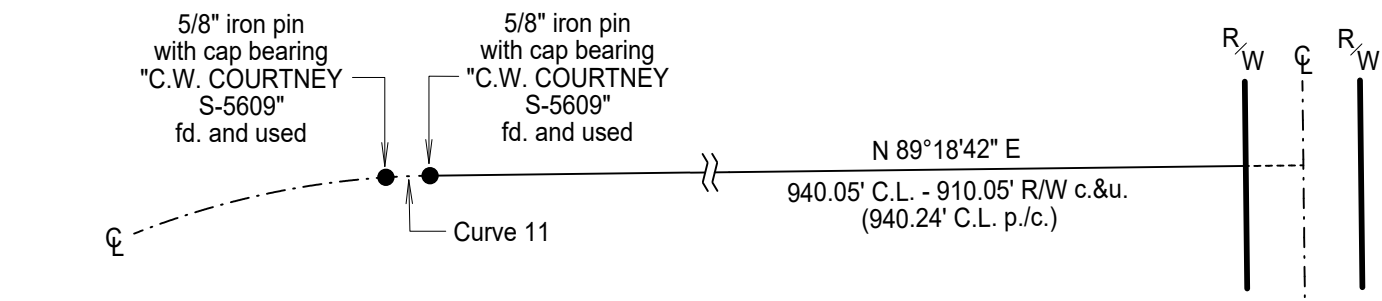
DBK PLAT NO.: 1046 2018

PLAT OF SURVEY OF:
PPN 842-31-005
Robert W. Gillespie and Ann L. Gillespie
1260 County Line Road
DEED OF RECORD: AFN 200712050270, Parcels No. 1 and 2



GRAPHIC SCALE: 1" = 100'

O - Denotes 5/8" (diameter) x 30" (long) (iron) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 6167" set
c - Denotes calculated measurement d - Denotes deed measurement
p - Denotes plat measurement fd - Denotes found monument
u - Denotes used measurement
PPN - Denotes permanent parcel number AFN - Denotes automatic file number
C/L - Denotes centerline R/W - Denotes right-of-way (margin)
R - Denotes property line MP - Denotes "measured perpendicularly"
CCRD - Denotes Cuyahoga County records and deeds
PC - Denotes point of curve PT - Denotes point of Tangency
PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency
T - Denotes tangent distance L - Denotes length distance
LC - Denotes chord distance LCB - Denotes chord bearing



FOX HILL DRIVE EAST
(60 feet wide)

WILLIAM A. MATTIE SUBDIVISION
VOLUME 226, PAGE 74 OF CCRD

15.167 COMBINED ACRE PARCEL

PRIVATE ROAD
(Proposed, 50 feet wide)

CUYAHOGA COUNTY
Original Lot 3, Tract Two
VILLAGE OF GATES MILLS

CHESTER TOWNSHIP
Original Lot 40, Tract Three
GEAUGA COUNTY

CURVE DATA

Curve 1
 $\Delta=19^{\circ}57'33''$ c.&u. ($19^{\circ}57'45''$ p.)
R=828.73 p.&u.
T=145.02' c.
L=288.69' c.&u. (288.74' p.)
LC=287.23' c.&u. (287.28' p.)
LCB=N 49°52'52" E

Curve AB
(total C.L.)
 $\Delta=04^{\circ}04'54''$ c.
R=2004.20' d.&u.
T=71.42' c.
L=142.77' c.&u. (142.64' d.)
LC=142.74' c.&u. (142.61' d.)
LCB=S 57°59'25" W

Curve DEF
(total curve)
 $\Delta=32^{\circ}21'12''$ c.
R=910.43' c.&u. (910.00' d.)
T=264.10' c.
L=514.10' c.
LC=507.29' c.
LCB=N 62°32'50" E

Curve I
 $\Delta=08^{\circ}15'12''$ c.
R=910.43' c.&u. (910.00' p.)
T=65.69' c.
L=131.14' c.
LC=131.03' c.
LCB=N 74°35'51" E

Curve 11
 $\Delta=03^{\circ}02'15''$ c.&u. ($03^{\circ}01'49''$ p.)
R=435.00' p.&u.
T=11.53' c.
L=23.06' c.&u. (23.00' p.)
LC=23.06' c.&u. (23.00' p.)
LCB=N 87°48'11" E

Curve A
 $\Delta=00^{\circ}59'19''$ c.
R=2004.20' d.&u.
T=17.28' c.
L=34.58' c.
LC=34.58' c.
LCB=S 59°32'12" W

Curve B
 $\Delta=03^{\circ}05'35''$ c.
R=2004.20' d.&u.
T=54.11' c.
L=108.19' c.
LC=108.18' c.
LCB=S 57°29'46" W

Curve C
 $\Delta=13^{\circ}38'15''$ c.
R=1222.16' d.&u.
T=146.14' c.
L=290.90' c.&u. (290.65' d.)
LC=290.21' c.&u. (289.97' d.)
LCB=S 49°08'08" W

Curve D
 $\Delta=15^{\circ}39'42''$ c.
R=910.43' c.&u. (910.00' d.)
T=125.21' c.
L=248.86' c.&u. (250.00' d.)
LC=248.09' c.&u. (249.21' d.)
LCB=N 70°53'36" E

Curve E
 $\Delta=12^{\circ}59'31''$ c.
R=910.43' c.&u. (910.00' d.)
T=103.66' c.
L=206.44' c.
LC=206.00' c.
LCB=N 56°34'00" E

Curve F
 $\Delta=03^{\circ}42'00''$ c.&u. ($03^{\circ}42'20''$ p.)
R=910.43' c.&u. (910.00' p.)
T=29.41' c.
L=58.79' c.&u. (58.85' p.)
LC=58.78' c.&u. (58.84' p.)
LCB=N 48°13'14" E

Curve G
 $\Delta=23^{\circ}58'28''$ c.&u. ($23^{\circ}58'22''$ p.)
R=910.43' c.&u. (910.00' p.)
T=109.35' c.
L=215.49' c.&u. (215.48' p.)
LC=213.92' c.&u. (213.91' p.)
LCB=N 34°23'00" E

Curve H
 $\Delta=68^{\circ}51'49''$ c.
R=910.43' c.&u. (910.00' p.)
T=624.13' c.
L=1094.24' c.
LC=1029.56' c.
LCB=N 66°50'39" W

Curve J
 $\Delta=20^{\circ}24'01''$ c.&u. ($20^{\circ}25'10''$ p.)
R=910.43' c.&u. (910.00' p.)
T=163.81' c.
L=324.16' c.&u. (324.31' p.)
LC=322.45' c.&u. (322.60' p.)
LCB=N 60°16'15" E

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com