

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1" = 50'

- o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c. -Denotes calculated measurement r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- C/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- L -Denotes lot line R -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- CCRD -Denotes "Cuyahoga County Records and Deeds"
- CCER -Denotes "Cuyahoga County Engineer's Records"

OWNER'S ACCEPTANCE:

We, the undersigned owner(s) of the lands shown hereon do hereby accept and understand the intentions of this plat of survey.

Signed _____ Signed _____
Printed _____ Printed _____
Sheila N. Rubin Keyan Nasserri

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

this _____ day of _____, 2020.

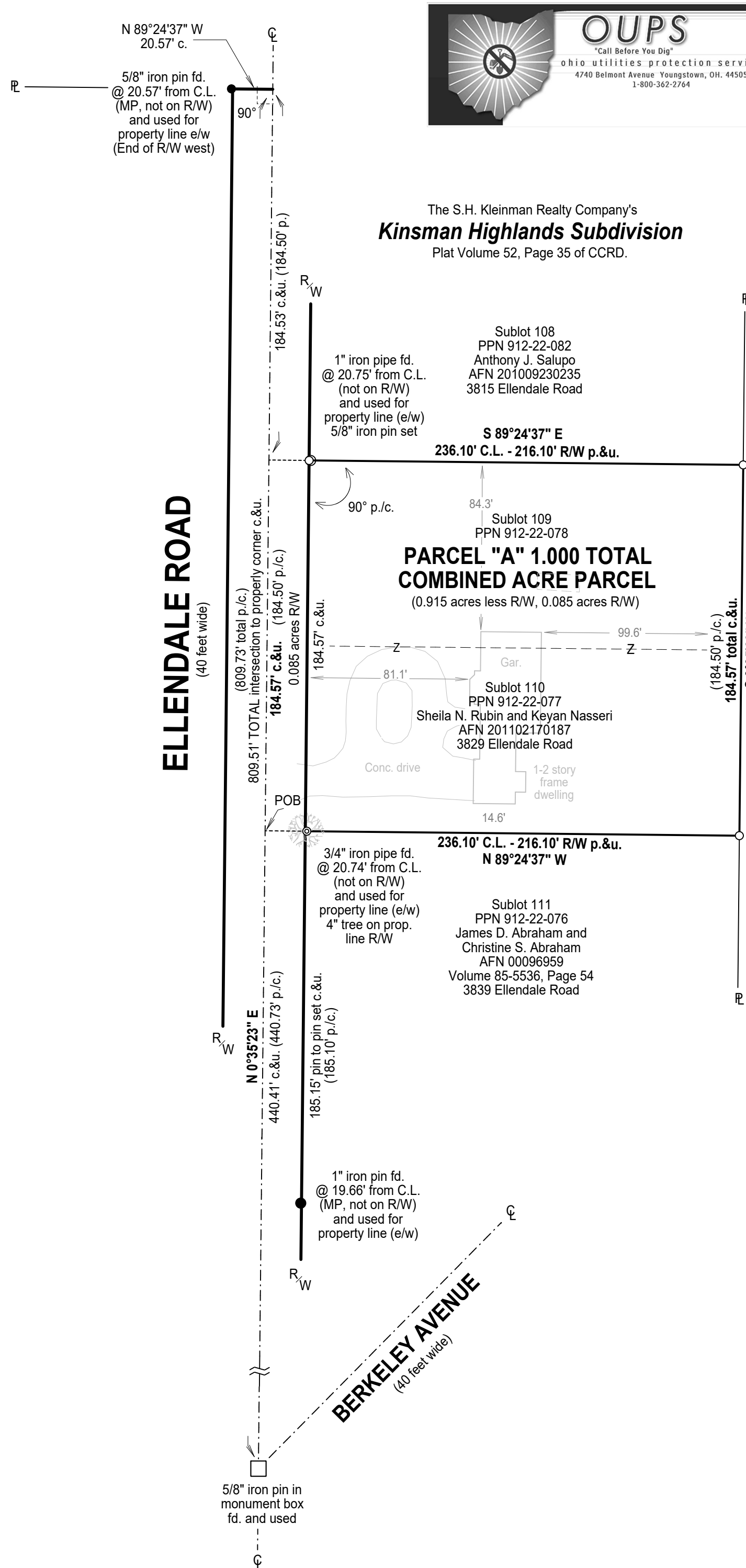
Notary Public: Signed _____
Printed _____

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



The S.H. Kleinman Realty Company's
Kinsman Highlands Subdivision
Plat Volume 52, Page 35 of CCRD.



Sublot 114
PPN 912-23-001
Barbara C. O'Neil, Trustee
AFN 200208270136

Situated in The Village of Moreland Hills, County of Cuyahoga and State of Ohio and known as being Sublots 109 and 110 in the S.H. Kleinman Realty Company's Kinsman Highlands Subdivision as recorded in Plat Volume 52, Page 35 of CCRD, of part of Original Orange Township Lot 1, Tract 3 within said Township and Township 7N, Range 10W in the Connecticut Western Reserve	Month: February	Page: One
Year: 2020	of One	
Survey for: Sheila N. Rubin and Keyan Nasserri		

Checked on February 18th, 2020 by RLK
Revised May 26th, 2020

PLAT OF RE-SURVEY AND CONSOLIDATION OF:
PPN 912-22-077 and PPN 912-22-078
Sheila N. Rubin and Keyan Nasserri
3829 Ellendale Road

DEED OF RECORD:
AFN 201102170187

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 April, 1915 survey of S.H. Kleinman Realty Company's Kinsman Highlands Subdivision, of part of Original Orange Township Lot 1, Tract 3, prepared by Charles W. Root, Civil Engineer, recorded in Plat Volume 52, Page 35 of CCRD.

VILLAGE APPROVALS

This plat of survey is hereby approved by The Planning Commission of The Village of Moreland Hills, Ohio

on this _____ day of _____, 2020.

Chairperson of Planning Commission:

Signed _____
Printed _____
Paul Stanard

This plat of survey is hereby approved by The Engineer of The Village of Moreland Hills, Ohio

on this _____ day of _____, 2020.

Village Engineer:

Signed _____
Printed _____
Jeffrey J. Filarski, P.E.

SURVEYOR'S CERTIFICATION

I certify to: _____
Sheila N. Rubin and Keyan Nasserri

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, GEoid18). 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.



(Signature)
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167

Signed on February 16th, 2020



DBK PLAT NO.: 1104 2020