

Revised on October 11th, 2021
Revised on October 13th, 2021

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



GRAPHIC SCALE: 1 inch equals 100 feet

● Denotes 5/8" iron pin with cap bearing "C.W. COURTNEY S-5609" in circular monument assembly fd. and used unless otherwise noted
● Denotes 5/8" iron pin found and used unless otherwise noted
○ 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
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)
L. Denotes lot line P. Denotes property line
BCS Denotes monument found bent, coned and straightened
CCRD Denotes "Cuyahoga County Records and Deeds"
CCER Denotes "Cuyahoga County Engineer's Records" aka Denotes "also known as"
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
Δ Denotes delta angle R Denotes radius distance
T Denotes tangent distance L Denotes length distance
LC Denotes chord distance LCB Denotes chord bearing

OWNER'S ACCEPTANCE:

I, the undersigned, owner of the lands shown hereon, do hereby accept and understand the intentions of this plat of re-survey, lot splits and consolidations on this

day of , 2021.

Signed
Printed Rosalie A. Svete, Trustee

MUNICIPAL APPROVALS

PLANNING COMMISSION

This plat has been approved by the Planning Commission of the Village of Gates Mills, Ohio, This

day of , 2021.

Signed
Printed

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 , 20.

Notary Public: Signed
Printed

VILLAGE ENGINEER

This plat has been approved by the Engineer of the Village of Gates Mills, Ohio, This

day of , 2021.

Signed
Printed



SURVEYOR'S CERTIFICATION

I certify to: Joseph Svete and Rosalie A. Svete, Trustee

that I have surveyed these premises and prepared this Preliminary Draft Sketch 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, of, 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. 8167

Signed and sealed on this
27th day of July, 2021



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.

ZONING INFORMATION

U-1, H-1, A-1 District
Single Family Residential Usage
Minimum Lot Size: 5.0 acres (217,800 SF)
(prior to 12-31-1981: 2.5 acres - 108,900 SF)
Minimum Average Width: 200 feet
Minimum Width at Building Line: 150 feet
Maximum Lot Coverage: 35%
Minimum Front Setback: 100 feet, 20% of Depth (100 min)
Minimum Side Yard: 25 feet
Total Side Yard: 40% of width
Minimum Rear Yard: 20% of Depth (50 feet min)
Maximum Height: 2.5 stories
Dave Biggert, Zoning Inspector
Phone: (440) 423-4405

LINE DATA

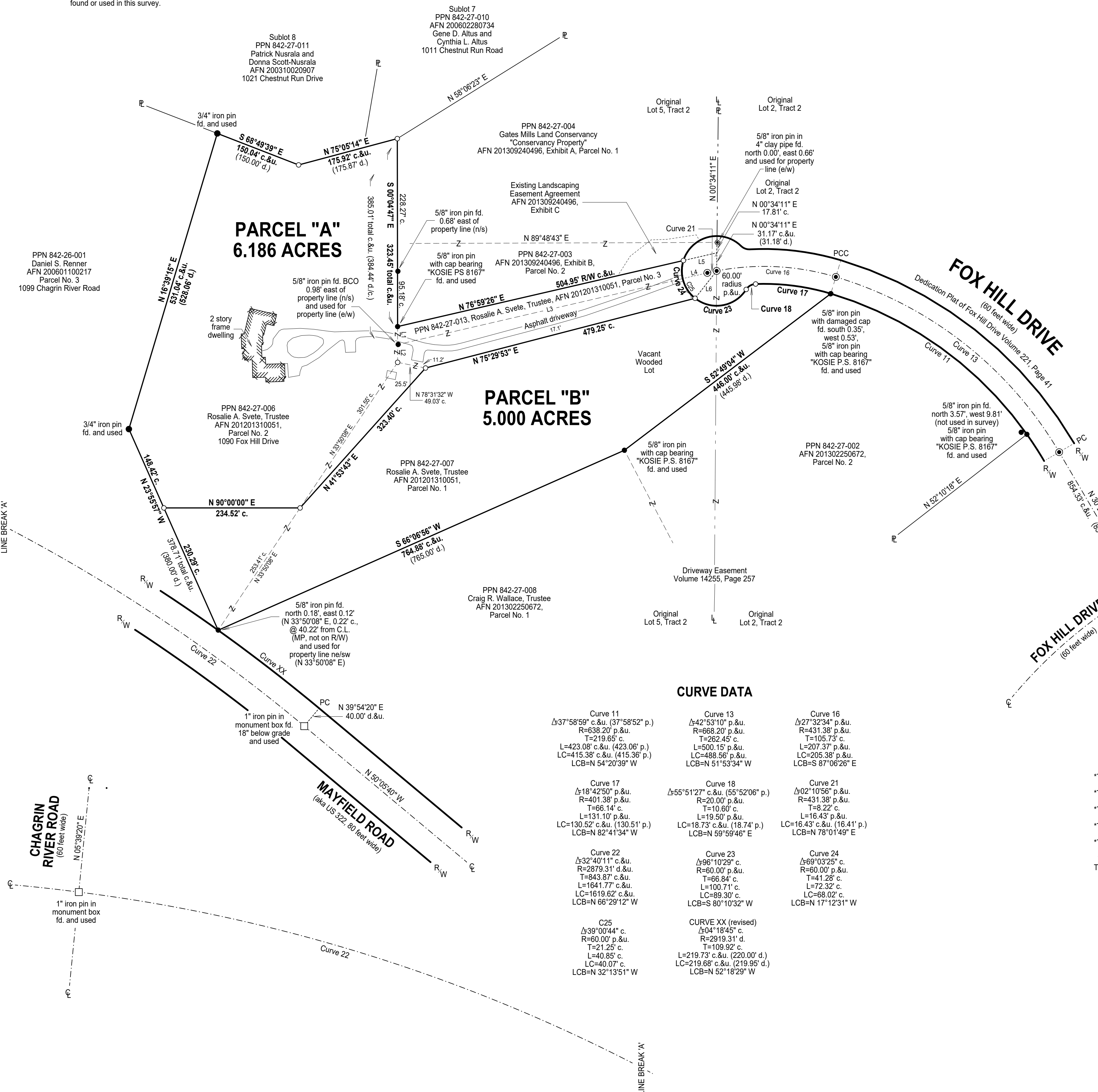
L1 - N 00°04'47" W, 30.95' c.&u. (30.78' d.)
L2 - N 00°04'47" W, 30.61' c.&u. (30.78' d.)
L3 - N 76°58'23" E, 547.24' C.L. - 503.67' R/W c.&u. (547.36' C.L. d.)
L4 - N 76°58'23" E, 43.57' c.
L5 - N 76°59'28" E, 59.11' c.
L6 - S 38°15'47" W, 60.00' p.&u.

THE RE-SURVEY OF PPN 842-27-007, PPN 842-27-006 and PPN 842-27-013

as conveyed to Rosalie A. Svete, Trustee, recorded in
AFN 201201310051, Parcels 1, 2 and 3

Subject to the Fox Hill Association Code of Building and Use Regulations as shown in Exhibit A to Action of Members Without Meeting dated June 23rd, 1958, For more information contact Fox Hill Association.

CHESTNUT RUN ESTATES Volume 224, Page 64



CURVE DATA

Curve 11
Δ=37°58'59" c.&u. (37°58'52" p.)
R=636.20' p.&u.
T=219.65' c.
L=423.08' c.&u. (423.06' p.)
LC=415.38' c.&u. (415.36' p.)
LCB=N 54°20'39" W

Curve 13
Δ=42°53'10" p.&u.
R=668.20' p.&u.
T=262.45' c.
L=500.15' p.&u.
LC=488.56' p.&u.
LCB=N 51°53'34" W

Curve 16
Δ=27°32'34" p.&u.
R=431.38' p.&u.
T=105.73' c.
L=207.37' p.&u.
LC=205.38' p.&u.
LCB=S 87°06'26" E

Curve 17
Δ=18°42'50" p.&u.
R=401.38' p.&u.
T=66.14' c.
L=131.10' p.&u.
LC=130.52' c.&u. (130.51' p.)
LCB=N 82°41'34" W

Curve 18
Δ=55°51'27" c.&u. (55°52'06" p.)
R=20.00' p.&u.
T=10.60' c.
L=19.50' p.&u.
LC=18.73' c.&u. (18.74' p.)
LCB=N 59°59'46" E

Curve 21
Δ=02°10'56" p.&u.
R=431.38' p.&u.
T=8.22' c.
L=16.43' p.&u.
LC=16.43' c.&u. (16.41' p.)
LCB=N 78°01'49" E

Curve 22
Δ=32°40'11" c.&u.
R=60.00' p.&u.
T=843.87' c.&u.
L=1641.77' c.&u.
LC=1619.62' c.&u.
LCB=N 66°20'12" W

Curve 23
Δ=96°10'29" c.
R=60.00' p.&u.
T=66.84' c.
L=100.71' c.
LC=89.30' c.
LCB=S 80°10'32" W

Curve 24
Δ=68°03'25" c.
R=60.00' p.&u.
T=41.28' c.
L=72.32' c.
LC=68.02' c.
LCB=N 17°12'31" W

Curve XX (revised)
Δ=04°18'45" c.
R=2919.31' p.
T=109.92' c.
L=219.73' c.&u. (220.00' d.)
LC=219.68' c.&u. (219.95' d.)
LCB=N 52°18'29" W

C25
Δ=39°00'44" c.
R=60.00' p.&u.
T=21.25' c.
L=40.85' c.
LC=40.07' c.
LCB=N 32°13'51" W

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



DBK PLAT 1165 2021



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& Associates

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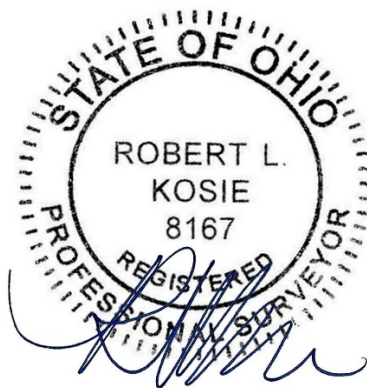
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PARCEL "A" - 6.186 ACRES

Deed of Record: Permanent Parcel Number (PPN) PPN 842-27-007, PPN 842-27-006 and PPN 842-27-013, Rosalie A. Svete, Trustee, Automatic File Number (AFN) 201201310051, Parcels 1 (in part), 2 (in part) and 3 of Cuyahoga County Records and Deeds (CCRD). 1090 Fox Hill Drive.

Situated in the Village of Gates Mills, County of Cuyahoga and State of Ohio and known as being all of Parcel "A" in the Re-Survey of PPN 842-27-007, PPN 842-27-006 and PPN 842-27-013, recorded in plat AFN _____ of CCRD, of part of Original Mayfield Township Lot 5, Tract 2, within said Village, Township 8N, Range 10W in the Connecticut Western Reserve, containing 6.186 acres of land, surveyed in October of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

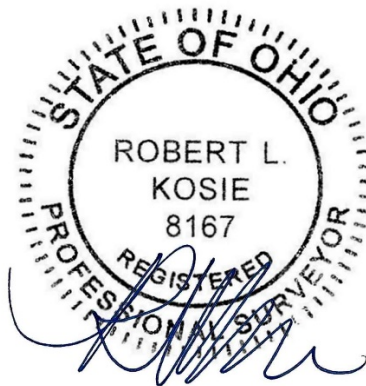
Signed and Sealed: *Monday, October 19th, 2021*



PARCEL "B" – 5.000 ACRES

Deed of Record: Permanent Parcel Number (PPN) 842-27-007 and PPN 842-27-006, Rosalie A. Svete, Trustee, Automatic File Number (AFN) 201201310051, Parcels 1 (in part) and 2 (in part) of Cuyahoga County Records and Deeds (CCRD).

Situated in the Village of Gates Mills, County of Cuyahoga and State of Ohio and known as being all of Parcel "B" in the Re-Survey of PPN 842-27-007, PPN 842-27-006 and PPN 842-27-013, recorded in plat AFN _____ of CCRD, of part of Original Mayfield Township Lots 2 and 5, Tract 2 within said Village, Township 8N, Range 10W in the Connecticut Western Reserve, containing 5.000 acres of land, surveyed in October of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed: *Monday, October 19th, 2021*