TRUE NORTH **ODOT VRS AND CORS GNSS NETWORK** NAD83, NGVD88, GRS80, GEOID12A **GRAPHIC SCALE:** 1 POCH EQUALS 100 FEET -DENOTES 5/8" x 30" STEEL REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET

-----DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

VOLUME 13879, PAGE 585

32980 CREEKSIDE DRIVE

PLAT OF SURVEY PREPARED FOR:

MARK J. AND RUTH A. FEDRO

DEED OF RECORD: P.P.N. 872-30-002 MARK J. AND RUTH A. FEDRO A.F.N. 201304090571

SITUATED IN THE CITY OF PEPPER PIKE, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING SUB-LOT NO. 3 IN THE LAUREL HILL RESUBDIVISION NO. 1 AS RECORDED AUGUST 3RD, 1976 IN PLAT VOLUME 218, PAGE 17 OF CUYAHOGA COUNTY RECORDS AND DEEDS (CCRD), BEING PART OF SUB-LOT NO. 10 IN THE LAUREL HILL SUBDIVISION AS RECORDED JULY 15TH, 1975 IN PLAT VOLUME 216, PAGE 25 OF CCRD, BEING PART OF ORIGINAL ORANGE TOWNSHIP LOT NO. 59, TRACT NO. 1.

TOWNSHIP/CITY/VILLAGE: 29TH **APRIL** ONE CITY OF PEPPER PIKE ORIGINAL ORANGE TOWNSHIP YEAR: LOT NO. 59, TRACT NO. 1 ONE 2013

SURVEY FOR:

P.P.N. 872-30-002 MARK J. AND RUTH A. FEDRO

REVISED: MAY 9TH, 2014

CURVE "1-2" DELTA: 51°21'31" rec. RADIUS: 75.00' rec. TANGENT: 36.06' calc. LENGTH: 67.23' rec. CHORD: 65.00' rec. BEARING: N 23°11'31" W calc

BASIS OF RESEARCH AND RECORDS ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY

RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

> CURVE "A" DELTA: 33°20'12" calc. RADIUS: 839.96' rec. TANGENT: 251.49' calc LENGTH: 488.72' calc. CHORD: 481.85' calc.

5/8" IRON PIN IN MONUMENT BOX FD. (PRORATED) AND USED

LAUREL HILL LANE 60' LAUREL HILL RESUBDIVISION NO. 1 SUBLOT NO. 2 5/8" IRON PIN FD. P.P.N. 872-30-004 (RECORDED AUGUST 3RD, 1976) PRORATED) AND USED CAROLYN F. GABELMAN CONC. MON. SET AT BOTTOM A.F.N. 201211150511 9 LAUREL HILL LANE OF HILL PLAT VOLUME 218, PAGE 17 CUL-DE-SAC 75' RADIUS CONC. SET AROUND MON. ZIP-LINE CABLE IS **ENCROACHING 50-75 FEET** PEPPER CREEK ESTATES This plat was prepared by SUBLOT NO. 3 P.P.N. 872-30-002 D.B. Kosie & Associates CONC. MON. SUBDIVISION NO. 1 MARK J. AND RUTH A. FEDRO Professional Land Surveying A.F.N. 201304090571 PLAT VOLUME 203, SUBLOT NO. 1 10 LAUREL HILL LANE P.P.N. 872-32-020 MARK J. GOODMAN PAGE 68 & 69 A.F.N. 200905260586 19 PEPPER CREEK DRIVE 50' SANITARY EÁSEMENT SUBLOT NO. 22 P.P.N. 872-29-035 CONC. SET THOMAS M. AND WENDIE S. FORMAN 20' SANITARY EASEMENT www.dbksurveys.com AROUND MON A.F.N. 200106280430 22 PEPPER CREEK DRIVE SUBLOT NO. 11 **EXISTING RIVER** SUBLOT NO. 23 P.P.N. 872-29-036 P.P.N. 872-30-005 BRADLEY A. AND ELISABETH W. SHERMAN BERNADETTE T. HARPER, TRUSTEE A.F.N. 200310312096 **5.57 ACRE PARCEL** A.F.N. 200412060860 11 LAUREL HILL LANE 23 PEPPER CREEK DRIVE I CERTIFY TO: 242752.64 sq ft 5/8" IRON PIN FD.: ROUTD NORTH, 0.12' EAST 5/8" IRON PIN SFT LAUREL HILL SUBDIVISION 4' WOOD SPLIT RAIL/WIRE FENCE **EXISTING** ENCROACHES 21.6' NORTH OF WATERWAY PLAT VOLUME 216, PAGE 25 ANCIENT 5/8" IRON PIN N 89°40'00" E 495.58' rec. REFERENCE MONUMENT FD.: CONC. MON. 2.00' SOUTH, 5.24' EAST CONC. SET AND USED CONC. SET 5/8" IRON PIN SET AROUND MON. SUBLOT NO. 17 SUBLOT NO. 16 SUBLOT NO. 15 P.P.N. 872-29-003 P.P.N. 872-29-004 P.P.N. 872-29-005 SUBLOT NO. 47 BERNADETTE A. STAPH, TRUSTEE JUDITH G. JACOBSON, TRUSTEE LISA A. WIANT, TRUSTEE A.F.N. 200811170250 P.P.N. 872-29-002 A.F.N. 201005240675 A.F.N. 200305191539 ROBERT D. AND JANET E. NEARY 32960 CREEKSIDE DRIVE 32930 CREEKSIDE DRIVE 32900 CREEKSIDE DRIVE

LANDERWOOD ESTATES SUBDIVISION NO. 7 PLAT VOLUME 186, PAGE 79

MARK J. AND RUTH A. FEDRO

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THAT I HAVE SURVEYED THESE PREMESIS 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, NGVD88, GRS80, GEOID20012A). 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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 UNDERSIGN 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.

REGISTERED PROFESSIONAL LAND SURVEYOR **REGISTRATION NO. 8167**



DBK PLAT NO. 687 2013