

TRUE NORTH
ODOT VRS AND CORS GNSS NETWORK
NAD83, NGVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1" = 100'

○ 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.)

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.

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.

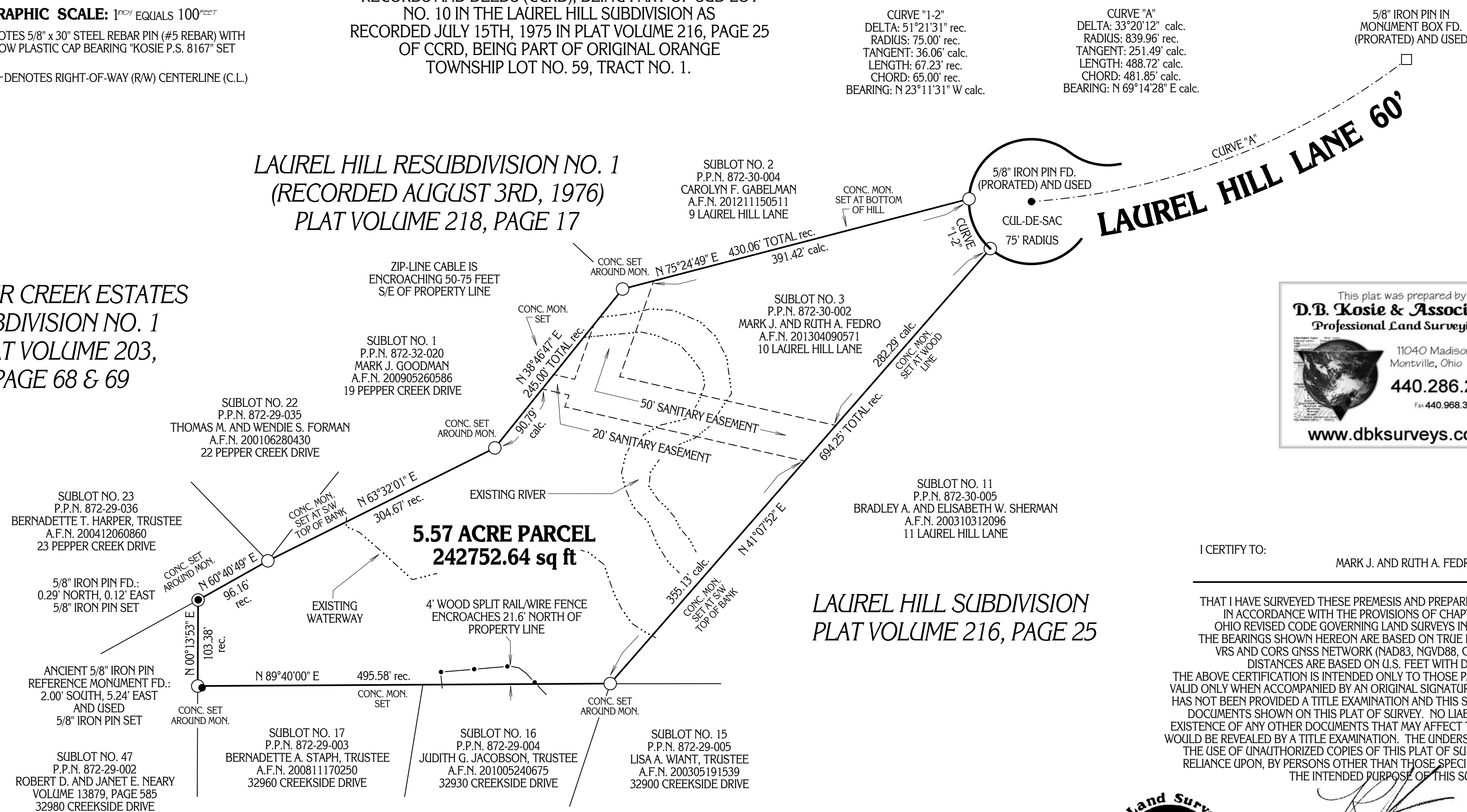
TOWNSHIP/CITY/VILLAGE: CITY OF PEPPER PIKE ORIGINAL ORANGE TOWNSHIP LOT NO. 59, TRACT NO. 1	MONTH: 29TH APRIL	PAGE: ONE OF ONE
SURVEY FOR: P.P.N. 872-30-002 MARK J. AND RUTH A. FEDRO	YEAR: 2013	

REVISED: MAY 9TH, 2014

PEPPER CREEK ESTATES
SUBDIVISION NO. 1
PLAT VOLUME 203,
PAGE 68 & 69

LAUREL HILL RESUBDIVISION NO. 1
(RECORDED AUGUST 3RD, 1976)
PLAT VOLUME 218, PAGE 17

LAUREL HILL SUBDIVISION
PLAT VOLUME 216, PAGE 25



This plat was prepared by
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I CERTIFY TO:
MARK J. AND RUTH A. FEDRO

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, 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 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
REGISTRATION NO. 8167



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

DBK PLAT NO. 687 2013