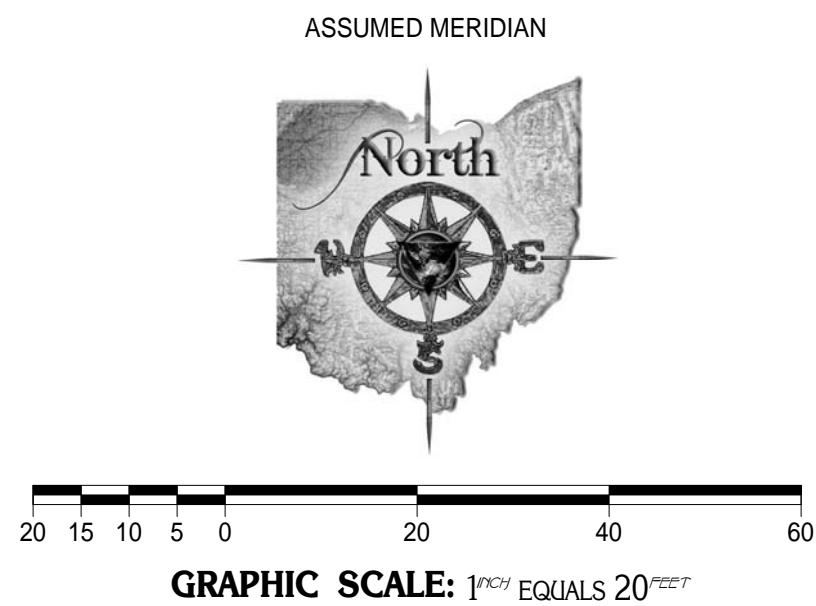


AS BUILT SITE PLAN OF

PPN 932-26-022 AS CONVEYED TO TIMOTHY J. SCARL AND RECORDED IN AFN: 201304260805.

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
ORIGINAL SOLON TOWNSHIP LOT NO. 8, TRACT NO. 1 CUYAHOGA COUNTY, OHIO	YEAR:	ONE OF ONE
SURVEY FOR:		TIMOTHY J. SCARL



SITUATED IN THE VILLAGE OF CHAGRIN FALLS, COUNTY OF CUYAHOGA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL SOLON TOWNSHIP LOT NO. 8, IN TRACT NO. 1, WITHIN SAID VILLAGE, ALSO KNOWN AS BEING SUBLT NO. 1 IN MONTICELLO ESTATES SUBDIVISION NO. 2 AS RECORDED IN PLAT VOLUME 296, PAGE 91 OF CUYAHOGA COUNTY RECORDS AND DEEDS.

60' WIDE
SOLON ROAD

S/L 1
Timothy J. Scarl
AFN: 201304260805
PPN 932-26-022

S/L 2
(VACANT)

MONTICELLO DRIVE 50' WIDE

BUILDER
Wayne Homes
3777 Boettler Oaks Drive
Uniontown, Ohio 44685
(866)253-6807

0.752 ACRES
32738 SQ. FT.

BENCH MARK - BM

BM=NAVD 29 MONUMENT (O.M. 0460) LOCATED 744.0' N.E. OF THE N.W. CORNER OF S/L 1, OF MONTICELLO ESTATES SUB. NO. 2. ALSO BEING 10.9' W. OF THE C/L OF SOLON RD. AND 30.83' N.E. OF POLE #241471
ELEVATION = 871.158'

TEMPORARY BENCH MARK - TBM

TBM=5/8" CAPPED REBAR FOUND AT THE SOUTHEAST CORNER OF S/L 1, MONTICELLO ESTATES SUBDIVISION No. 2. (VOL. PG. 91)
ELEVATION = 851.3 (ASSUMED)

FLOOD

I DECLARE A PORTION OF SUBJECT PROPERTY TO BE LOCATED WITHIN A ZONE "AE" WHICH IS A FLOOD HAZARD AREA PER FIRM MAP NO. 39035C0242E EFFECTIVE DATE OF DECEMBER 3, 2010.

BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS SURVEY IS N 88°48'27" E AS CALLED FOR IN PLAT VOLUME 296, PG. 91 MONTICELLO ESTATES SUB. NO. 2

SIDEWALK NOTE

SIDEWALK GRADING SHALL HAVE A CROSS PITCH OF 1/4" PER FOOT FALL TOWARD THE STREET. PER ORDINANCE NO. 903.01.

BASIS OF DATA AND RESEARCH

ALL BOUNDARY DATA, UTILITY INFORMATION, HILLSIDE CALCULATIONS, FLOOD INFORMATION, ELEVATION AND CONTOURS (UNDISTURBED AREA), AND PROPOSED DESIGN INFORMATION WAS ESTABLISHED BY USING THE SITE PLAN FOR TIM SCARL, S/L 1 MONTICELLO DRIVE, SCHUMACHER HOMES PLAT AS PREPARED BY CAMPBELL & ASSOCIATES (MATTHEW L. CAMPBELL REG.NO.8546) ON JUNE 7, 2013.

PROPOSED ELEVATIONS
(AS PER ORIGINAL SITE PLAN)

12 COURSE 8-inch CONC. BLOCK	
FIN. FLOOR ELEV.	= 852.8
TOP OF FLOOR	= 851.8
GARAGE FLOOR	= 850.8
BASEMENT	= 844.1
TOP/FOOTING	= 843.8
BOT./FOOTING	= 843.1



ALL UTILITY INFORMATION SHOWN ON THIS PLAT OF SURVEY WAS PROVIDED BY: SITE PLAN AS PREPARED BY CAMPBELL & ASSOC. 6-7-13 AND ACTUAL FIELD MEASUREMENT

AND NO LIABILITY IS ASSUMED BY D.B. KOSIE & ASSOCIATES (R.L. KOSIE, PS 8167) FOR THE EXISTENCE, LOCATION, CONDITION, TYPE OR SIZE OF ANY UNDERGROUND STRUCTURE THAT IS NOT VISIBLE ABOVE GROUND OR THAT WHICH IS NOT SHOWN ON THIS PLAT OF SURVEY. ALWAYS CALL THE OHIO UTILITIES PROTECTION SERVICE AT 1-800-362-2764 PRIOR TO ANY EXCAVATION.

ALL UTILITY INFORMATION SHOWN HEREON SHOULD BE USED AS REFERENCE ONLY. USE AT YOUR OWN RISK.

I CERTIFY TO:

TIMOTHY J. SCARL

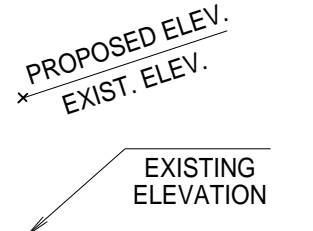
THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISED CODE GOVERNING LAND SURVEYS IN THE STATE OF OHIO. THE BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN AND INDICATE ANGULAR RELATIONSHIPS ONLY. DISTANCES 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



DBK PLAT NO. 855 2014

- LEGEND**
- c. - DENOTES CALCULATED MEASUREMENT
 - r. - DENOTES RECORD MEASUREMENT
 - d. - DENOTES DEED MEASUREMENT
 - p. - DENOTES PLAT MEASUREMENT
 - o. - DENOTES OBSERVED MEASUREMENT
 - u. - DENOTES USED MEASUREMENT
 - FD. - DENOTES FOUND MONUMENT
 - C.L. - DENOTES CENTERLINE
 - R.W. - DENOTES RIGHT-OF-WAY
 - GND - DENOTES GROUND SHOT
 - TC - DENOTES TOP OF CURB
 - ☉ - TELE./POWER POLE
 - 100 - EX. CONTOURS



CURVE C1
DELTA: 91°28'38" p.
RADIUS: 20.00' p.
LENGTH: 31.82' p.
CHORD: 28.64' p.
BEAR.: N 45°28'14" W p.

HILLSIDE CALCULATION (SEE NOTE)*

S = 0.00229 1 L	A	S = 26.58%
S = AVERAGE PERCENT OF SLOPE	I = 1 FOOT	L = 8728.7
I = CONTOUR INTERVAL, IN FEET	A = 0.752	
L = SUMMATION OF LENGTH OF CONTOURS, IN FEET		
A = AREA IN ACRES OF PARCEL BEING CONSIDERED		
AVERAGE PERCENT (%) SLOPE OF PARCEL	MINIMUM PERCENT OF PARCEL TO BE UNDISTURBED	AVERAGE PERCENT (%) SLOPE OF PARCEL
12-18	65	26.58%
19-24	73	MIN. 81% TO BE UNDISTURBED
25-30	81	DISTURBED AREA NOT TO EXCEED 0.1425 ac. OR 6198 Sq Ft
31-35	89	
36-100	97	

***HILLSIDE CALCULATION NOTE**

A LETTER FROM BENJAMIN HIMES DATED OCTOBER 6, 1999 STATES DISTURBED AREA IS NOT TO EXCEED 8,800 SQ. FT. (CHIEF ADMINISTRATIVE OFFICER).

SEWER NOTE

THE LOCATION OF STORM AND SANITARY SEWER ALONG MONTICELLO DRIVE WERE TAKEN FROM AS-BUILT PLAN AND PROFILES OBSERVE AT THE CITY WATER DEPARTMENT. DATED 11-10-63, AS-BUILT DATE 4-68.

****SANITARY LATERAL NOTE**

CHECK VALVE TO BE INSTALLED ON SANITARY LATERAL PER CHAGRIN FALLS BUILDING/ZONING INSPECTOR.

TREE NOTE

A TREE LAWN TREE MUST BE PLANTED IN ACCORDANCE WITH THE SHADE TREE COMMITTEE. BY THE LANDOWNER BEFORE THE COMPLETION OF CONSTRUCTION, THE LOCATION, SIZE, AND TYPE OF TREE TO BE PLANTED TO BE DETERMINED.

