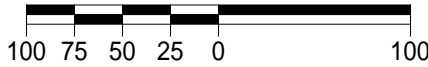


PROPERTY LINE SURVEY OF:
PPN 01-118233 KIMBERLY S. DIXON, TRUSTEE
INSTRUMENT NO. 201000814065 VOLUME 1887, PAGE 267
17777 BRITTANY WOODS DRIVE



ODOT VRS AND CORS GNSS NETWORK
 NAD83, NAVD88, GRS80, GEOID12A



GRAPHIC SCALE: 1 INCH EQUALS 100 FEET

- c. - DENOTES CALCULATED MEASUREMENT
- d. - DENOTES DEED MEASUREMENT
- p. - DENOTES PLAT MEASUREMENT
- u. - DENOTES USED MEASUREMENT
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY

- -DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) FD. AND USED
- -DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- -DENOTES 1" IRON PIN IN MONUMENT BOX FOUND AND USED

BRITTANY WOODS DRIVE 60'
 BRITTANY WOODS SUBDIVISION
 PLAT VOLUME 25, PAGES 14-15

N 63°03'50" E
 30.00' c.

PART OF SUBLOTS NO. 8 AND 9,
 NOW VACATED

PPN 01-118233
 KIMBERLY S. DIXON, TRUSTEE
 INSTRUMENT NO. 201000814065
 VOLUME 1887, PAGE 267
 17777 BRITTANY WOODS DRIVE

SUBLOT NO. 8
 SUBLOT NO. 9

PPN 01-108940 HEATHER L. PIPA
 VOLUME 1177, PAGE 640
 11311 WASHINGTON STREET

230.51' c.&u.
 (230.67' p.&d.)

110.08' c.&u.
 (110.00' p.)

N 89°11'17" E 340.59' TOTAL c.&u.
 (340.67' p.&d.)

SUBLOT NO. 7

PPN 01-118212
 PHILIP P. AND CHERYL M. COZZONE
 VOLUME 1369, PAGE 171
 17805 BRITTANY WOODS DRIVE

NOTE: 2 - 10"+ TREES (ASH) WERE FOUND TO BE
 CUT DOWN SOUTH OF THE PROPERTY LINE

I CERTIFY TO: KIMBERLY S. DIXON, TRUSTEE

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, NAVD88, GRS80, GEOID12A). 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 PREMESIS 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

9-24-14



DBK PLAT NO. 868 2014

CURVE C-1
 DELTA: 26°15'38" p.
 RADIUS: 300.00' p.
 LENGTH: 137.50' p.
 CHORD: 136.30' p.
 BEAR.: N 13°48'21" W

CURVE C-2
 DELTA: 26°15'38" p.
 RADIUS: 600.00' p.
 LENGTH: 275.00' p.
 CHORD: 272.60' p.
 BEAR.: N 13°48'21" W

CURVE C-8
 DELTA: 6°07'18" p.
 RADIUS: 630.00' p.
 LENGTH: 67.31' p.
 CHORD: 67.28' p.
 BEAR.: N 23°52'31" W

N 0°40'32" W
 25.00' p.

N 89°19'28" E
 20.00' p.

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying



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