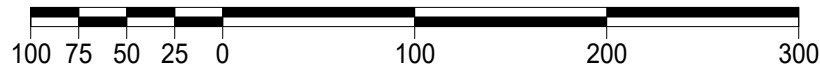
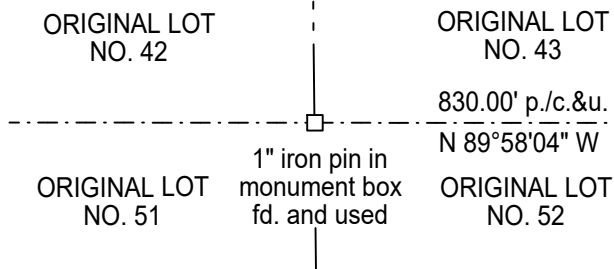


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" EQUALS 100'

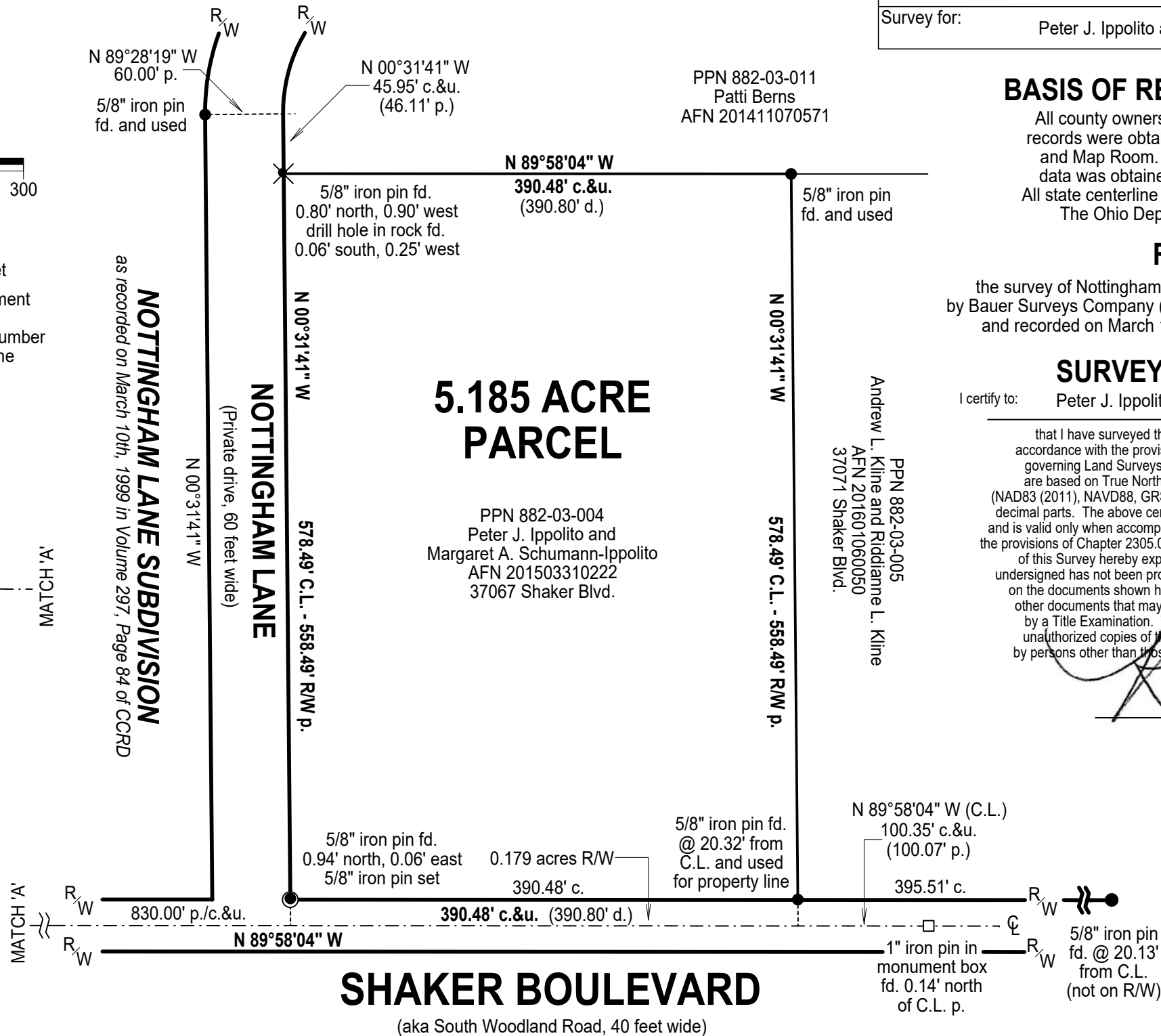
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement PPN - Denotes permanent parcel number
- AFN - Denotes automatic file number C.L. - Denotes centerline
- CCRD - Denotes "Cuyahoga County Records and Deeds"
- R/W - Denotes right-of-way (margin)



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

PLAT OF SURVEY OF:
PPN 882-03-004
Peter J. Ippolito and Margaret A. Schumann-Ippolito
 DEED OF RECORD:
 AFN 201503310222, 37067 Shaker Blvd.



Situating in The Village of Hunting Valley, County of Cuyahoga and State of Ohio and known as being part of Original Orange Township Lot No. 43, in Tract No. 1 with said Village and Township 7, Range 10 in the Connecticut Western Reserve.	Month: 4th November	Page: ONE of ONE
	Year: 2016	
Survey for: Peter J. Ippolito and Margaret A. Schumann-Ippolito		

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.

REFERENCES

the survey of Nottingham Lane Subdivision as prepared in March, 1999 by Bauer Surveys Company (Richard F. Hantel, Registered Surveyor No. 5129) and recorded on March 10th, 1999 in Volume 297, Page 84 of CCRD.

SURVEYOR'S CERTIFICATION

I certify to: Peter J. Ippolito and Margaret A. Schumann-Ippolito

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 (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 upon, by persons other than those specifically named herein for the intended purpose of this survey.

(Signature)

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167



DBK PLAT NO.: 946 2016