

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



- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- X -Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines found
- ✕ -Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines 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 R -Denotes property line
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- FKA -Denotes "formerly known as" AKA -Denotes "also known as"
- CCRD -Denotes Cuyahoga County Records and Deeds

30 23 15 8 0 30 60 90 120
GRAPHIC SCALE: 1" EQUALS 30'

PLAT OF SURVEY OF:
**PPN 008-11-019,
 3264 Holdings LLC**

DEED OF RECORD:
 AFN 200910281008
 3237 Scranton Road

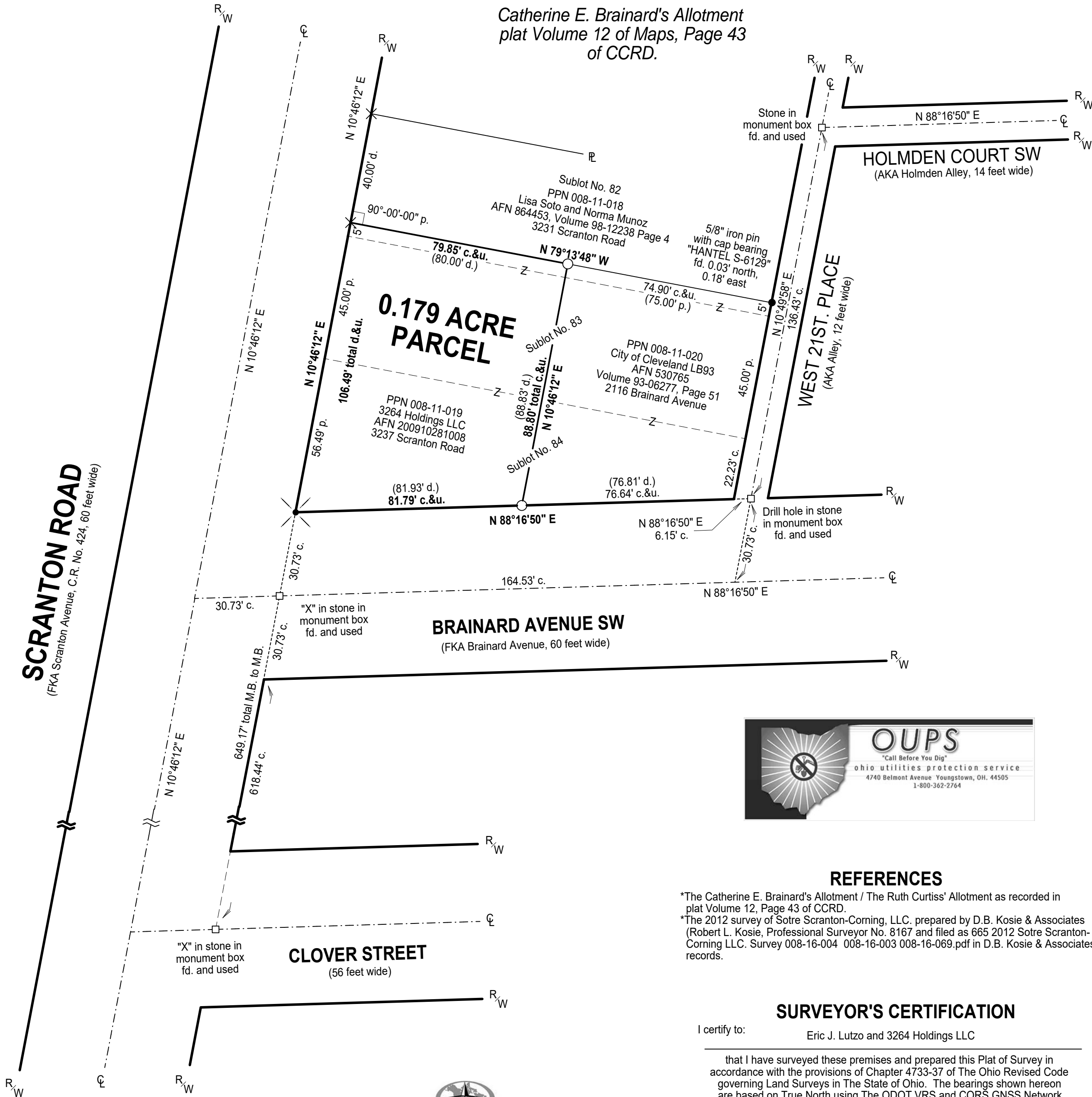
Being a portion of the premises captioned Service Station, Brainard and Scranton, Cleveland, Ohio amongst others contained in that certain general deed dated September 30, 1949, from Shell Oil Company, Incorporated, a Virginia corporation, formerly Shell Petroleum Corporation, to Granter herein, said deed being recorded in the Cuyahoga County Records in Volume 6848, at Page 4975. Together with all rights, privileges and appurtenances thereunto being belonging, and all buildings and improvements thereon; subject however to all rights. Be the same more or less, but subject to all legal highways.

Situated in The	Month: 6th	Page: ONE
Situated in the City of Cleveland, County of Cuyahoga, and State of Ohio, and known as being part of Sublots No. 82, 83 and 84 in Catherine E. Brainard's Allotment of Part of Original Brooklyn Township lots 67 and 72 as shown by the recorded plat in Volume 12 of Maps, Page 43, of CCRD.	February	of ONE
Survey for:	Year: 2017	
Eric J. Lutzo and 3264 Holdings LLC		

Checked 2/7/17 RLK

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 Catherine E. Brainard's Allotment / The Ruth Curtiss' Allotment as recorded in plat Volume 12, Page 43 of CCRD.
- *The 2012 survey of Sotre Scranton-Corning, LLC. prepared by D.B. Kosie & Associates (Robert L. Kosie, Professional Surveyor No. 8167 and filed as 665 2012 Sotre Scranton-Corning LLC. Survey 008-16-004 008-16-003 008-16-069.pdf in D.B. Kosie & Associates records.

SURVEYOR'S CERTIFICATION

I certify to: Eric J. Lutzo and 3264 Holdings LLC

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, not 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 No. 8167



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

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