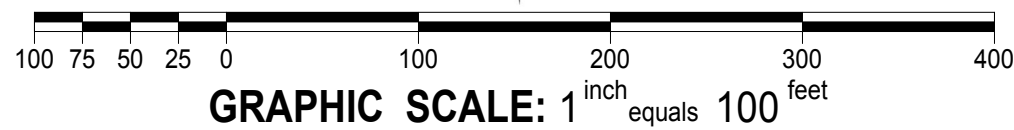


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid18



- -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 r. -Denotes record measurement
- d. -Denotes deed measurement p. -Denotes plat measurement
- o. -Denotes observed measurement u. -Denotes used measurement
- m. -Denotes measured distance fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- ℄/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℓ -Denotes lot line ℓ -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- PC -Denotes point of curve PT -Denotes point of Tangency
- PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
- PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
- Δ - Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing
- CCRD -Denotes "Cuyahoga County Records and Deeds"
- CCER -Denotes "Cuyahoga County Engineer's Records"

MAP OF SURVEY OF
PPN 871-33-007
Paul J. Mooney
 DEED OF RECORD:
 DN 202010060359
 31000 Fairmount Boulevard



| | | |
|---|---------------|---------------------------|
| Situating in The City of Pepper Pike, County of Cuyahoga and State of Ohio and known as being Sublot 9 in The Van Sweringen Company's Shaker Country Estates Subdivision No. 43, recorded in Volume 115, Page 33, and part of the Vacated portion of Emerson Drive in the Alteration Plat of Emerson Drive recorded in Volume 194, Page 14, of part of Original Orange Township Tract One, Lot 21 and Township 7N Range 10W in the Connecticut Western Reserve | Month: May | Page: ONE of ONE |
| | Year: 2024 | |
| Survey for: Paul J. Mooney | | |

Checked on June 4th, 2024 by RLK, MBL

BASIS OF RESEARCH AND RECORDS

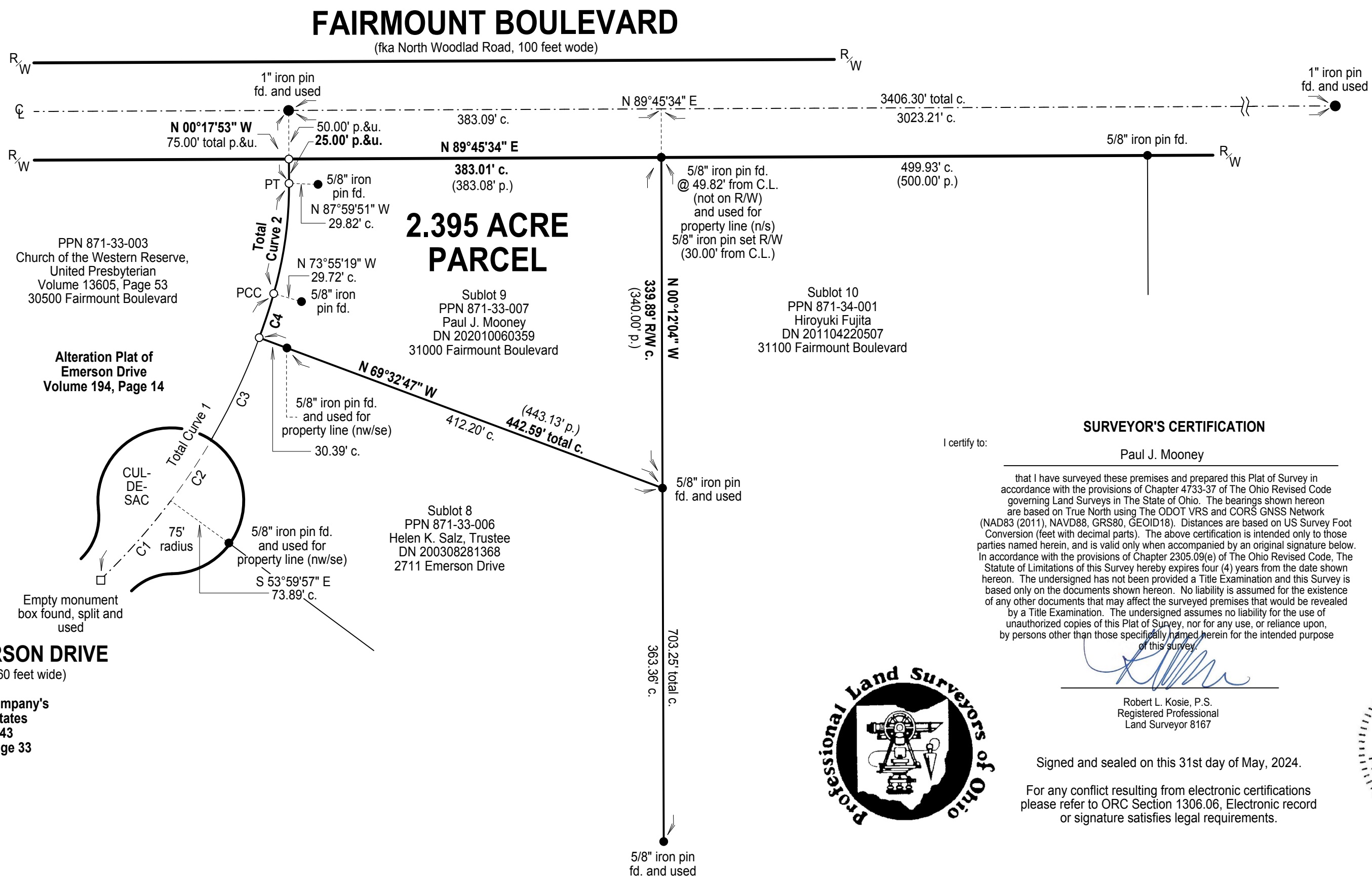
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

- *The September 1928, Van Sweringen Company's Shaker Country Estates Subdivision No. 43, prepared by The F.A. Pease Engineering Company, H.C. Gallimore, recorded in Volume 115, Page 33 of CCRD.
- *The June 1965, Alteration plat of Emerson Drive prepared by Frank L. Woodruff and Associates, John Allt, Registered Surveyor 1443, recorded in Volume 194, Page 14 of CCRD.

CURVE DATA

| | |
|---|--|
| Total Curve 1 Δ=29°59'36" c. R=665.00' p.&u. T=178.14' c. L=348.11' c. LC=344.15' c. LCB=N 31°06'54" E | Total Curve 2 Δ=16°26'31" c. R=400.00' p.&u. T=57.79' c. L=114.79' c. (114.78' p.) LC=114.39' c. (114.37' p.) LCB=N 07°54'01" E |
| C1 Δ=09°23'01" c. R=665.00' p.&u. T=54.58' c. L=108.91' c. LC=108.79' c. LCB=N 41°24'40" E | C2 Δ=06°28'03" c. R=665.00' p.&u. T=37.57' c. L=75.06' c. (75.04' p.) LC=75.02' (75.00' p.) LCB=N 33°29'37" E |
| C3 Δ=10°01'43" c. R=665.00' p.&u. T=58.35' c. L=116.40' c. (116.55' p.) LC=116.25' c. (116.40' p.) LCB=N 25°13'56" E | C4 Δ=04°06'38" c. R=665.00' p.&u. T=23.86' c. L=47.71' c. (47.55' p.) LC=47.70' c. (47.54' p.) LCB=N 18°12'35" E |



SURVEYOR'S CERTIFICATION

I certify to:
 Paul J. Mooney

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, GEOID18). Distances are based on US Survey Foot Conversion (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 8167

Signed and sealed on this 31st day of May, 2024.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



The Van Sweringen Company's
 Shaker Country Estates
 Subdivision No. 43
 Plat Volume 115, Page 33

This map of survey prepared by

D.B. Kosie & Associates, LLC
 Professional Land Surveying

(440) 286-2131



11040 Madison Road
 Montville, Ohio 44064

www.dbksurveys.com

DBK MAP 1345 2024