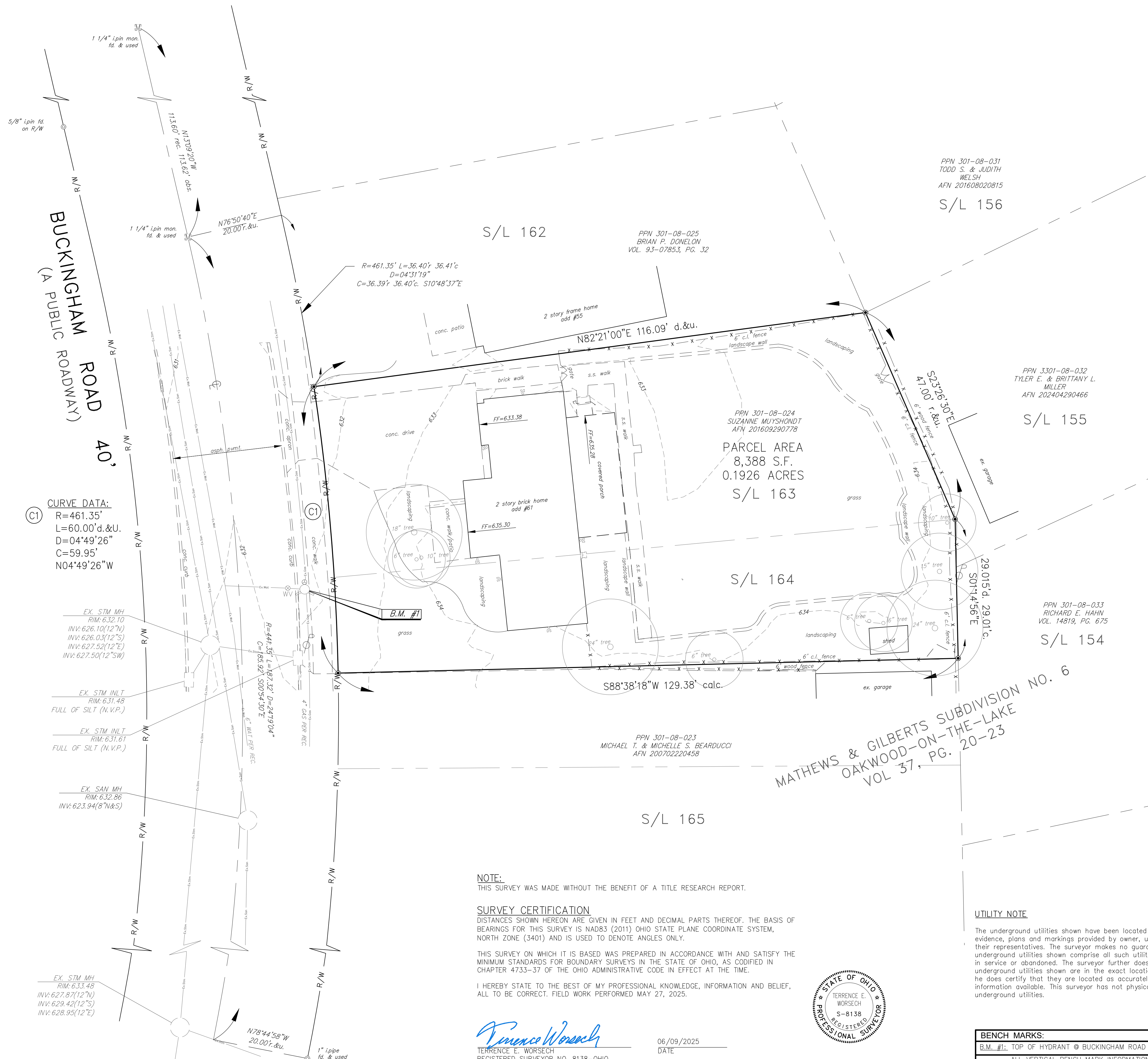


PLAN AND DEVELOPMENT (Proj) 15097 61 Buckingham Road Rocky River Survey 15097-Edwg. 6/9/2025 11:00:00 PM, cmm



**CURVE DATA:**

R=461.35'
L=60.00'd.&U.
D=04°49'26"
C=59.95'
N04°49'26"W

**NOTE:**  
THIS SURVEY WAS MADE WITHOUT THE BENEFIT OF A TITLE RESEARCH REPORT.

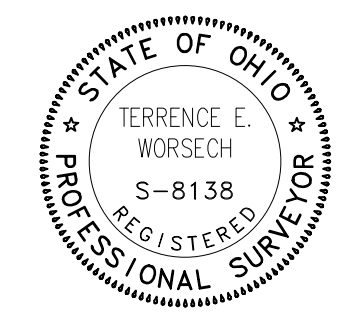
**SURVEY CERTIFICATION**  
DISTANCES SHOWN HEREON ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. THE BASIS OF BEARINGS FOR THIS SURVEY IS NAD83 (2011) OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (3401) AND IS USED TO DENOTE ANGLES ONLY.

THIS SURVEY ON WHICH IT IS BASED WAS PREPARED IN ACCORDANCE WITH AND SATISFY THE MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO, AS CODIFIED IN CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE IN EFFECT AT THE TIME.

I HEREBY STATE TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, INFORMATION AND BELIEF, ALL TO BE CORRECT. FIELD WORK PERFORMED MAY 27, 2025.

*Terrence E. Worsch*  
TERRENCE E. WORSECH  
REGISTERED SURVEYOR NO. 8138—OHIO

06/09/2025  
DATE

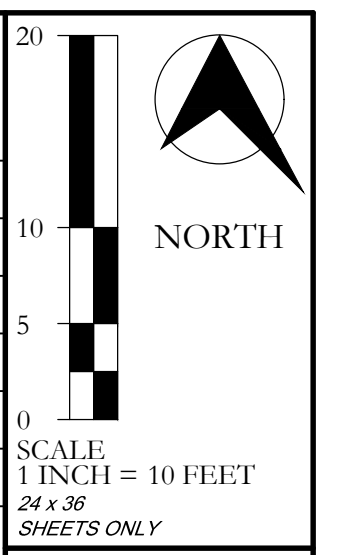


**ABBREVIATIONS**

AFN.....	AUTOMATED FILING NO.
ASPH.....	ASPHALT
C. or CALC.....	CALCULATED
CONC.....	CONCRETE
C.D.R.....	COUNTY DEED RECORD
C.M.R.....	COUNTY MAP RECORD
D.....	DEED
EX.....	EXISTING
FD.....	FOUND
FF EL.....	FINISH FLOOR ELEVATION
INSTR.....	INSTRUMENT
L/A.....	LIMITED ACCESS
MON.....	MONUMENT
O. or OBS.....	OBSERVED
PG.....	PAGE
R. or P/L.....	PROPERTY LINE
PPN.....	PERMANENT PARCEL NO.
PVMT.....	PAVEMENT
R. or REC.....	RECORD
R/W.....	RIGHT OF WAY
U.....	USED
VOL.....	VOLUME
SAN.....	SANITARY
STM.....	STORM
WAT.....	WATER
INV.....	INVERT
PVC.....	POLYVINYL CHLORIDE
VCP.....	VITRIFIED CLAY PIPE
RCP.....	REINFORCED CONCRETE PIPE
CMP.....	CORRUGATED METAL PIPE
GUT.....	GUTTER
TC.....	TOP OF CURB

**SYMBOL LEGEND (EXISTING)**

	CENTER LINE
	PROPERTY LINE
	CONSOLIDATED LOTS
	IRON PIN/PIPE FOUND
	IRON PIN SET
	MONUMENT BOX FOUND
	DRILL HOLE FOUND
	DRILL HOLE SET
	IRON NAIL FOUND
	IRON NAIL SET
	EXISTING FIRE HYDRANT
	EXISTING STAND PIPE
	EXISTING WATER VALVE
	EXISTING GAS VALVE
	EXISTING IRRIGATION CONTROL VALVE
	EXISTING CLEAN OUT
	EXISTING DOWNSPOUT
	EXISTING WATER LINE VALVE
	EXISTING WATER CORP STOP
	EXISTING GAS METER
	EXISTING WATER METER
	EXISTING ELECTRIC METER
	EXISTING SQUARE INLET BASIN
	EXISTING ROUND INLET BASIN
	EXISTING YARD BASIN
	EXISTING CURB INLET BASIN
	EXISTING GUTTER INLET BASIN
	EXISTING SQUARE MANHOLE
	EXISTING MANHOLE
	EXISTING CABLE MANHOLE
	EXISTING ELECTRIC MANHOLE
	EXISTING ELECTRIC HAND HOLE
	EXISTING GAS MANHOLE
	EXISTING TELEPHONE MANHOLE
	EXISTING WATER MANHOLE
	EXISTING MONITORING WELL
	EXISTING FLAG POLE
	EXISTING SIGNAL POLE
	EXISTING POWER POLE
	EXISTING GUY ANCHOR
	EXISTING LIGHT POLE
	EXISTING SQUARE LIGHT POLE
	EXISTING GROUND LIGHT
	EXISTING RAILROAD SIGNAL
	EXISTING TRAFFIC POLE
	EXISTING TRAFFIC SIGNAL
	EXISTING TRANSFORMER
	EXISTING CABLE BOX
	EXISTING UTILITY BOX (ELEC, TELE)
	EXISTING TELEPHONE BOX
	EXISTING TRAFFIC BOX
	EXISTING BOLLARD
	EXISTING TRAFFIC SIGN
	EXISTING MAILBOX
	EXISTING TREE
	EXISTING HANDICAP PARKING
	EX. SANITARY SEWER
	EX. STORM SEWER
	EX. WATER LINE
	EX. FENCE
	EX. GAS LINE
	EX. UNDERGROUND ELECTRIC
	EX. UNDERGROUND TELEPHONE
	EX. OVERHEAD UTILITY LINE



61 BUCKINGHAM ROAD  
**BOUNDARY & TOPOGRAPHIC SURVEY**  
CITY OF ROCKY RIVER, COUNTY OF CUYAHOGA AND STATE OF OHIO

**OHIO Utilities Protection SERVICE**  
Call Before You Dig  
1-800-362-2764  
BS14100484-00B  
Also call: OGPUPS @ 1-800-925-0988  
(Ohio Oil & Gas Underground Protection Service)  
-- or dial 8-1-1 --

**UTILITY NOTE**

The underground utilities shown have been located from field survey evidence, plans and markings provided by owner, utility companies or their representatives. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from the information available. This surveyor has not physically located the underground utilities.

**BENCH MARKS:**

B.M. #1: TOP OF HYDRANT @ BUCKINGHAM ROAD	ELEV.=634.35 (NAVD88)
ALL VERTICAL BENCH MARK INFORMATION SHOWN PER G.P.S. VRS FIELD OBSERVATIONS DATED MAY 27, 2025.	

REV NO	DATE	DESCRIPTION
06-09-25		Submit to Client
15097-E		

DWG NAME	DRAWN BY	CHKD BY	JOB NO
15097-E	TEW	CWC	15097

**NEFF & ASSOCIATES**  
Civil Engineers + Landscape Architects + Planners + Surveyors  
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Tel: 440.884.3100 Fax: 440.884.3104  
www.neffinc.com

SHEET NO.  
**1 OF 1**