

# FINAL PLAT of Hidden Glen

## PLANNED UNIT DEVELOPMENT PHASE 3

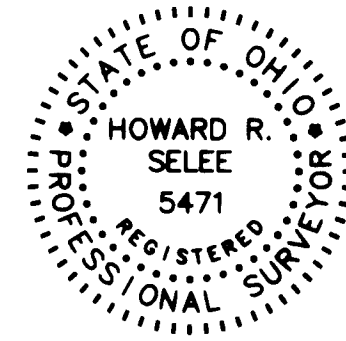
KNOWN AS BEING PART OF ORIGINAL CHARDON VILLAGE LOT NO. 139.  
NOW IN THE.....

**CITY OF CHARDON**  
GEAUGA COUNTY, STATE OF OHIO

### SURVEYOR CERTIFICATION

I DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PREMISES AND PREPARED THIS PLAT IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO ADMINISTRATIVE CODE. DIMENSIONS SHOWN ARE EXPRESSED IN FEET AND DECIMAL PARTS THEREOF. BEARINGS SHOWN ARE TO AN ASSUMED MERIDIAN AND ARE FOR THE SOLE PURPOSE OF DESCRIBING THE RELATIVE ANGULAR VALUE BETWEEN LINES, ALL OF WHICH I CERTIFY TO BE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

*Howard R. Selee*  
HOWARD R. SELEE, REGISTERED SURVEYOR #5471      DATE



### ACCEPTANCE CERTIFICATION AND DEDICATION

THE UNDERSIGNED HIDDEN GLEN ASSOCIATES, LLC, OWNERS OF THE PROPERTY SHOWN AND DESCRIBED HERE ON AS THE HIDDEN GLEN PLANNED UNIT DEVELOPMENT PHASE 3 SUBDIVISION DO HEREBY ASSENT TO AND ADOPT THIS SUBDIVISION OF THE SAME, AND ACKNOWLEDGE THAT THE SAME WAS MADE AT OUR REQUEST AND DO HEREBY DEDICATE TO PUBLIC USE THE STREETS AND EASEMENTS DESIGNATED IN GRAPHIC SYMBOLS ON THIS PLAT.

HIDDEN GLEN ASSOCIATES, LLC

*Jerry Peterson*  
JERRY PETERSEN, MANAGING MEMBER

*David C. Payne*  
DAVID C. PAYNE, MANAGING MEMBER

*Kathy Bosler*  
WITNESS

*Kathy Bosler*  
WITNESS

*Jerry Peterson*  
PRINT NAME

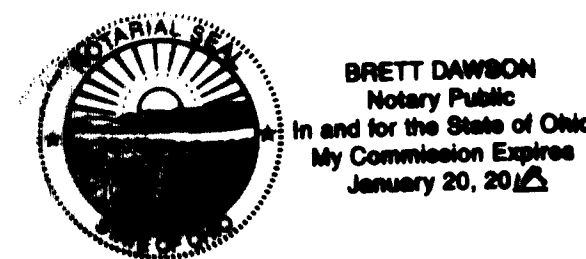
*David C. Payne*  
PRINT NAME

STATE OF OHIO }  
COUNTY OF Cuyahoga } s.s.

BEFORE ME, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED THE ABOVE NAMED JERRY PETERSEN AND DAVID C. PAYNE, MANAGING MEMBERS FOR HIDDEN GLEN ASSOCIATES, LLC, WHO ACKNOWLEDGED THAT THEY DID SIGN THE FOREGOING INSTRUMENT, AND THAT THE SAME IS THEIR FREE ACT AND DEED, AND THE FREE ACT AND CORPORATE DEED OF HIDDEN GLEN ASSOCIATES, LLC.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND OFFICIAL SEAL AT Chardon, OHIO  
THIS 9th DAY OF March, 2016.

*Brett Dawson*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/20/19



Transferred  
March 11, 2016  
*Frank J. Olicka (pm)*  
Geauga County Auditor

### UTILITY EASEMENT

WE, HIDDEN GLEN ASSOCIATES, LLC, THE UNDERSIGNED OWNERS OF THE WITHIN PLATTED LAND, DO HEREBY GRANT UNTO CLEVELAND ELECTRIC ILLUMINATING COMPANY, ALLTEL, ORWELL NATURAL GAS COMPANY, TIME WARNER CABLE INC., ALL OHIO CORPORATIONS, THEIR SUCCESSORS AND ASSIGNS (HEREIN REFERRED TO AS THE GRANTEEES) A PERMANENT RIGHT-OF-WAY AND EASEMENT TWELVE (12) FEET IN WIDTH UNDER, OVER AND THROUGH ALL SUBLOTS AND ALL LANDS SHOWN HEREON AND PARALLEL AND CONTIGUOUS TO ALL ROAD LINES TO CONSTRUCT, PLACE, OPERATE, MAINTAIN, REPAIR, RECONSTRUCT, OR RELOCATE SUCH ABOVE GROUND AND UNDERGROUND ELECTRIC, GAS, AND COMMUNICATION CABLES, DUCTS, CONDUITS, PIPES, GAS PIPE LINES, SURFACE OR BELOW SURFACE MOUNTED TRANSFORMERS AND PEDESTALS, CONCRETE PADS AND OTHER FACILITIES AS ARE DEEMED NECESSARY OR CONVENIENT BY THE GRANTEEES FOR DISTRIBUTING, TRANSPORTING, AND TRANSMITTING ELECTRICITY, GAS, AND COMMUNICATION SIGNALS, FOR PUBLIC AND PRIVATE USE AT SUCH LOCATIONS AS THE GRANTEEES MAY DETERMINE UPON, WITHIN, AND ACROSS THE EASEMENT PREMISES. SAID EASEMENT RIGHTS SHALL INCLUDE THE RIGHT WITHOUT LIABILITY THEREFOR TO REMOVE TREES AND LANDSCAPING INCLUDING LAWNS WITHIN AND WITHOUT SAID EASEMENT PREMISES WHICH MAY INTERFERE WITH THE INSTALLATION, MAINTENANCE, REPAIR OR OPERATION OF SAID ELECTRIC, GAS, AND COMMUNICATION FACILITIES, THE RIGHT TO INSTALL, REPAIR, AUGMENT AND MAINTAIN SERVICE CABLES AND PIPE LINES OUTSIDE THE ABOVE DESCRIBED EASEMENT PREMISES FOR EXERCISING ANY OF THE PURPOSES OF THIS RIGHT-OF-WAY AND EASEMENT GRANT.

HIDDEN GLEN ASSOCIATES, LLC

*Jerry Peterson*  
JERRY PETERSEN, MANAGING MEMBER

*David C. Payne*  
DAVID C. PAYNE, MANAGING MEMBER

*Kathy Bosler*  
WITNESS

*Kathy Bosler*  
WITNESS

*Jerry Peterson*  
PRINT NAME

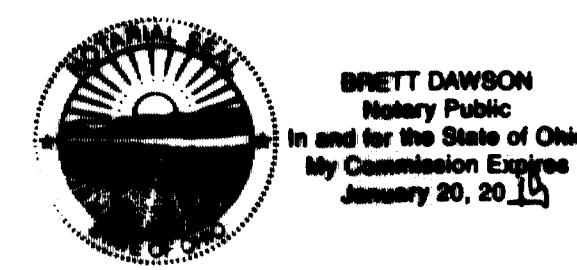
*David C. Payne*  
PRINT NAME

STATE OF OHIO }  
COUNTY OF Cuyahoga } s.s.

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THIS 9th DAY OF March, 2016.

*Brett Dawson*  
NOTARY PUBLIC  
MY COMMISSION EXPIRES: 1/20/19

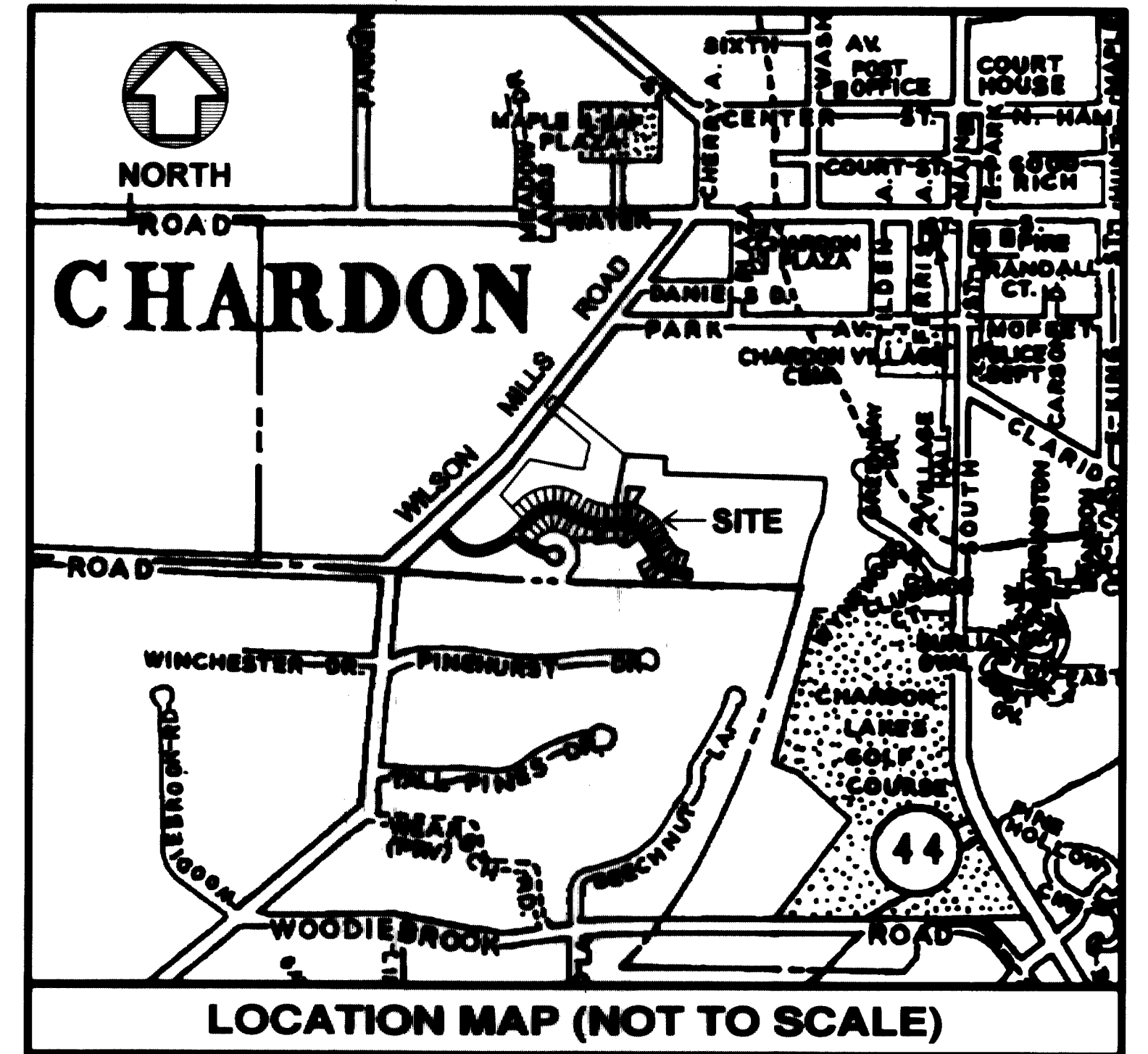


### NOTE:

THE CITY OF CHARDON IS NOT RESPONSIBLE FOR MAINTENANCE OF ANY CUL-DE-SAC SNOW STORAGE GRASS AREAS (GRASS CUTTING, GRADE, REPAIRS, ETC.). MAINTENANCE OF THESE AREAS SHALL BE THE RESPONSIBILITY OF THE HOME OWNERS ASSOCIATION.

### ACREAGE SUMMARY

|                       |              |
|-----------------------|--------------|
| AREA IN RIGHT-OF-WAY  | 1.2128 ACRES |
| HIDDEN GLEN TRAIL 00' | 4.7210 ACRES |
| AREA IN LOTS          | 5.9338 ACRES |
| TOTAL AREA            |              |
| LENGTH OF ROADWAY     | 680.55 FEET  |
| HIDDEN GLEN TRAIL 00' |              |
| NUMBER OF LOTS        | 16           |



### APPROVALS:

#### PLANNING COMMISSION

THIS PLAT OF HIDDEN GLEN P.U.D. PHASE 3 SUBDIVISION HAS BEEN APPROVED BY THE PLANNING COMMISSION OF THE MUNICIPALITY OF CHARDON, OHIO, BY ANNOUNCEMENT OF DECISION ADOPTED FEBRUARY 16, 2016.

*Kenneth Miller*  
KENNETH MILLER, CHAIRMAN

*Rebecca Pasky*  
REBECCA PASKY, SECRETARY

#### CERTIFICATE OF REQUIRED IMPROVEMENTS

I HEREBY CERTIFY THAT PAVEMENT, UTILITIES AND OTHER REQUIRED LAND IMPROVEMENTS FOR THE HIDDEN GLEN P.U.D. PHASE 3 SUBDIVISION APPROVED BY THE PLANNING COMMISSION ON FEBRUARY 16, 2016, HAVE BEEN DESIGNED IN ACCORDANCE WITH THE REGULATIONS AND STANDARDS IN EFFECT; THAT I HAVE INSPECTED THE INSTALLATION TO THE SAME AND FIND ALL IMPROVEMENTS HAVE BEEN INSTALLED IN ACCORDANCE WITH THE DRAWING AND SPECIFICATIONS THEREFOR; AND THAT THE UTILITIES AND PAVEMENT ARE IN GOOD REPAIR.

*Douglas Courtney*  
DOUGLAS COURTNEY, P.E.  
CHARDON CITY ENGINEER

#### ACCEPTANCE OF PUBLIC LANDS BY COUNCIL

THE PUBLIC STREETS AND EASEMENTS AS NOTED HEREON IN GRAPHIC SYMBOLS WERE ACCEPTED FOR DEDICATION BY THE COUNCIL OF THE MUNICIPALITY OF CHARDON, OHIO BY ORDINANCE NO. 4221 MARCH 10, 2016.

*Nancy Arthur*  
NANCY ARTHUR, MAYOR

*Amy Day*  
AMY DAY, CLERK OF COUNCIL

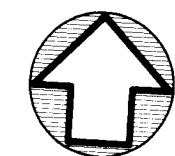
#### GEAUGA COUNTY RECORDER

RECEIVED FOR RECORD THIS 14th DAY OF March, 2016, AT 9:42 AM  
AND RECORDED IN VOLUME 42, PAGES 29-33  
OF GEAUGA COUNTY RECORDS OF PLATS

*Sharon C. Gingerich*  
SHARON C. GINGERICH  
GEAUGA COUNTY RECORDER

20160902855  
Filed for Record in  
GEAUGA COUNTY OHIO  
SHARON C. GINGERICH, RECORDER  
03-14-2016 AT 09:42 AM  
PLAT 200.00  
Of Book 42 Page 29 of 33

V.42 P.29



NORTH  
GRAPHIC SCALE

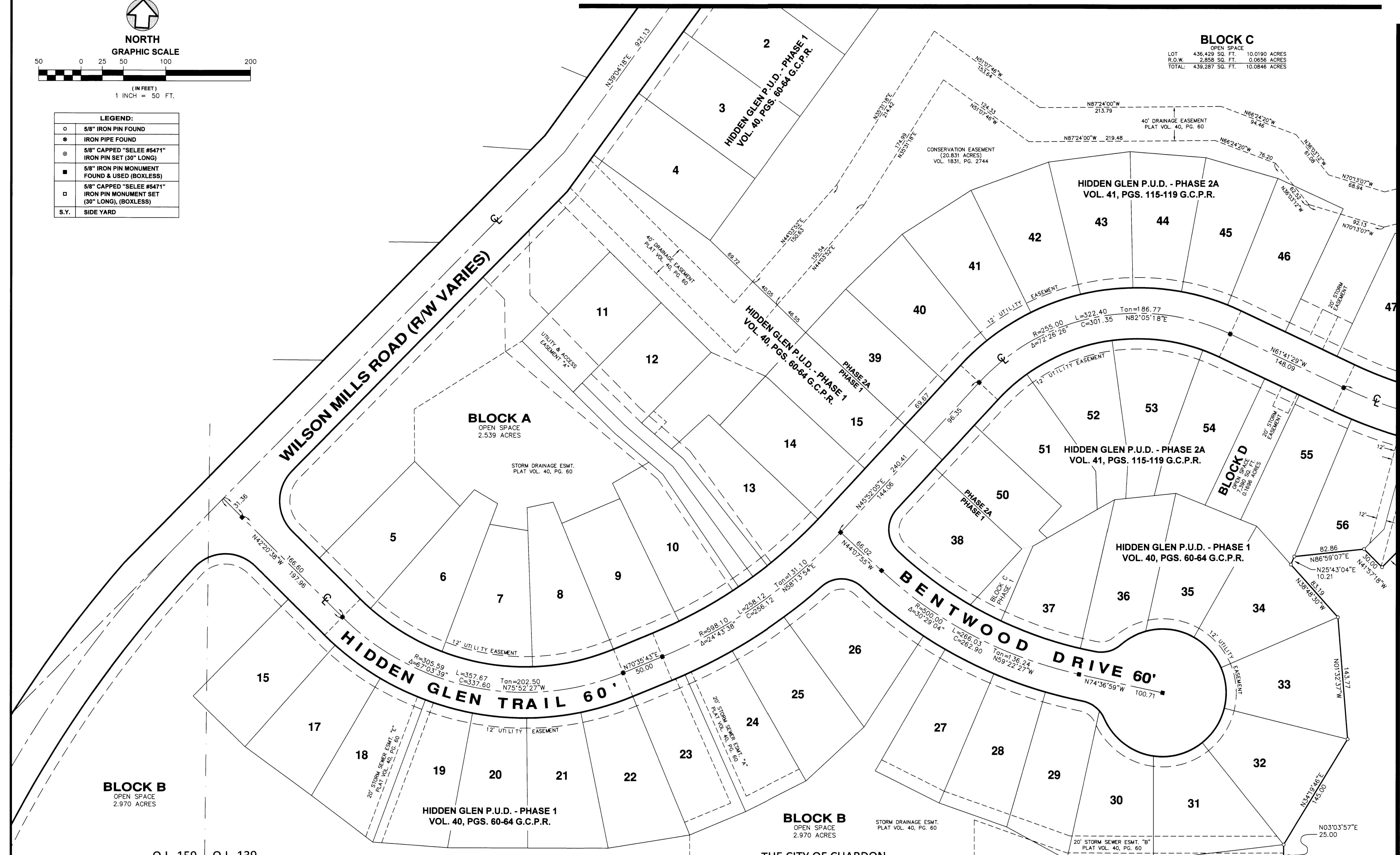


(IN FEET)  
1 INCH = 50 FT.

| LEGEND: |   |
|---------|---|
| ○       | 5/8" IRON PIN FOUND   |
| ●       | IRON PIPE FOUND   |
| ⊙       | 5/8" CAPPED "SELEE #5471" IRON PIN SET (30" LONG)                     |
| ■       | 5/8" IRON PIN MONUMENT FOUND & USED (BOXLESS)                         |
| □       | 5/8" CAPPED "SELEE #5471" IRON PIN MONUMENT SET (30" LONG), (BOXLESS) |
| S.Y.    | SIDE YARD   |

**BLOCK C**

OPEN SPACE  
 LOT 436,429 SQ. FT. 10.0190 ACRES  
 R.O.W. 2,858 SQ. FT. 0.0656 ACRES  
 TOTAL: 439,287 SQ. FT. 10.0846 ACRES



SEE SHEET 4 of 5

**BLOCK B**  
OPEN SPACE  
2.970 ACRES

**BLOCK A**  
OPEN SPACE  
2.539 ACRES

**BLOCK D**  
OPEN SPACE  
0.1698 ACRES

**BLOCK B**  
OPEN SPACE  
2.970 ACRES

O.L. 159 O.L. 139

THE CITY OF CHARDON  
MUNSON TOWNSHIP

S/L 1

S/L 2

S/L 3

S/L 4

S/L 5

S/L 6

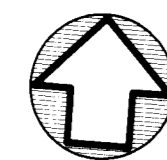
S/L 7

WOODIEBROOK SUBDIVISION VOLUME 20, PAGES 40 - 42 G.C.P.R.

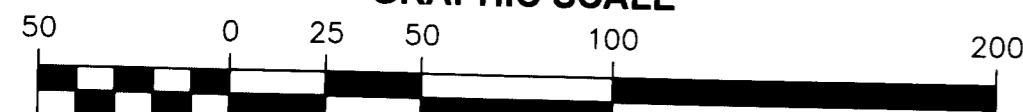
V. 42 P. 30

|   |  |                                     |   |
|---|--|-------------------------------------|---|
| <b>SELEE &amp; ASSOC.</b>   |  | <b>HIDDEN GLEN P.U.D. - PHASE 3</b> |   |
| HOWARD R. SELEE & ASSOCIATES, INC.<br>PROFESSIONAL LAND SURVEYORS<br>9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280<br>FEBRUARY 4, 2016 |  | FILE NO. 07350-PH3-REC              |   |
| SHEET   |  |                                     | 2 |
| SHEET   |  |                                     | 5 |





NORTH  
GRAPHIC SCALE



(IN FEET)  
1 INCH = 50 FT.

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|---------|---|
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| S.Y.    | SIDE YARD   |

SEE SHEET 5  
FOR CURVE DATA

WILSON MILLS ROAD (R/W VARIES)

P.N. 10-155700  
STACY M. MEANEY  
VOL. 1902, PG. 521

1" IRON PIPE  
FD. ● 25.51

ARLENE HOUSTON, A.K.A. ARLENE M.  
VOL. 1949, PG. 1204

ARLENE HOUSTON, A.K.A. ARLENE M.  
VOL. 1949, PG. 1206

MICHAEL D. HAMMESFAHR  
AND KINDRA HAMMESFAHR  
VOL. 1983, PG. 181

RICHARD G. MELZER II, TRUSTEE  
VOL. 1998, PG. 2157

SUSAN T. OBRANOVICH  
AND ALAN S. OBRANOVICH  
VOL. 2001, PG. 1935

P.N. 10-070200  
DOLORES LUCKAY  
VOL. 1012, PG. 618

RUSSELL S. and GABRIELA J. WHEELER  
VOL. 1897, PG. 1690

HIDDEN GLEN P.U.D. - PHASE 2A  
VOL. 41, PGS. 115-119 G.C.P.R.

P.N. 10-009200  
HIDDEN GLEN ASSOCIATES, LLC  
VOL. 1784, PG. 2934

P.N. 10-129300  
BRIDLE DOWNS LLC and  
WILSON W. SMITH, TRUSTEE  
VOL. 1939, PG. 2938

O.L. 138  
O.L. 139

**BLOCK C**  
 OPEN SPACE 10.0190 ACRES  
 LOT 436,429 SQ. FT. 0.0656 ACRES  
 R.O.W. 2,858 SQ. FT. 0.0656 ACRES  
 TOTAL: 439,287 SQ. FT. 10.0846 ACRES

HIDDEN GLEN P.U.D. - PHASE 1  
VOL. 40, PGS. 60-64 G.C.P.R.

HIDDEN GLEN P.U.D. - PHASE 2A  
VOL. 41, PGS. 115-119 G.C.P.R.

CONSERVATION EASEMENT  
(20.831 ACRES)  
VOL. 1831, PG. 2744

CONSERVATION EASEMENT  
(20.831 ACRES)  
VOL. 1831, PG. 2744

CONSERVATION EASEMENT  
(20.831 ACRES)  
VOL. 1831, PG. 2744

70  
22,307 SQ. FT.  
0.5121 ACRES

69  
11,728 SQ. FT.  
0.2693 ACRES

71  
12,950 SQ. FT.  
0.2973 ACRES

Curve Data:  
R=255.00 L=322.40 Tan=186.77  
Δ=72°26'28" C=301.35 N82°05'18"E

HIDDEN GLEN P.U.D. PHASE 3

HOWARD R. SELEE & ASSOCIATES, INC.  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 398-0280  
FEBRUARY 4, 2016 FILE NO. 07350-PH3-REC

SHEET  
3  
5

SEE SHEET 2 of 5

V.42 P.31

SEE SHEET 4 of 5

SEE SHEET 3 of 5

O.L. 138  
O.L. 139

**BLOCK C**

OPEN SPACE  
LOT 436,429 SQ. FT. 10.0190 ACRES  
R.O.W. 2,858 SQ. FT. 0.0656 ACRES  
TOTAL: 439,287 SQ. FT. 10.0846 ACRES

CONSERVATION EASEMENT  
(20.831 ACRES)  
VOL. 1831, PG. 2744

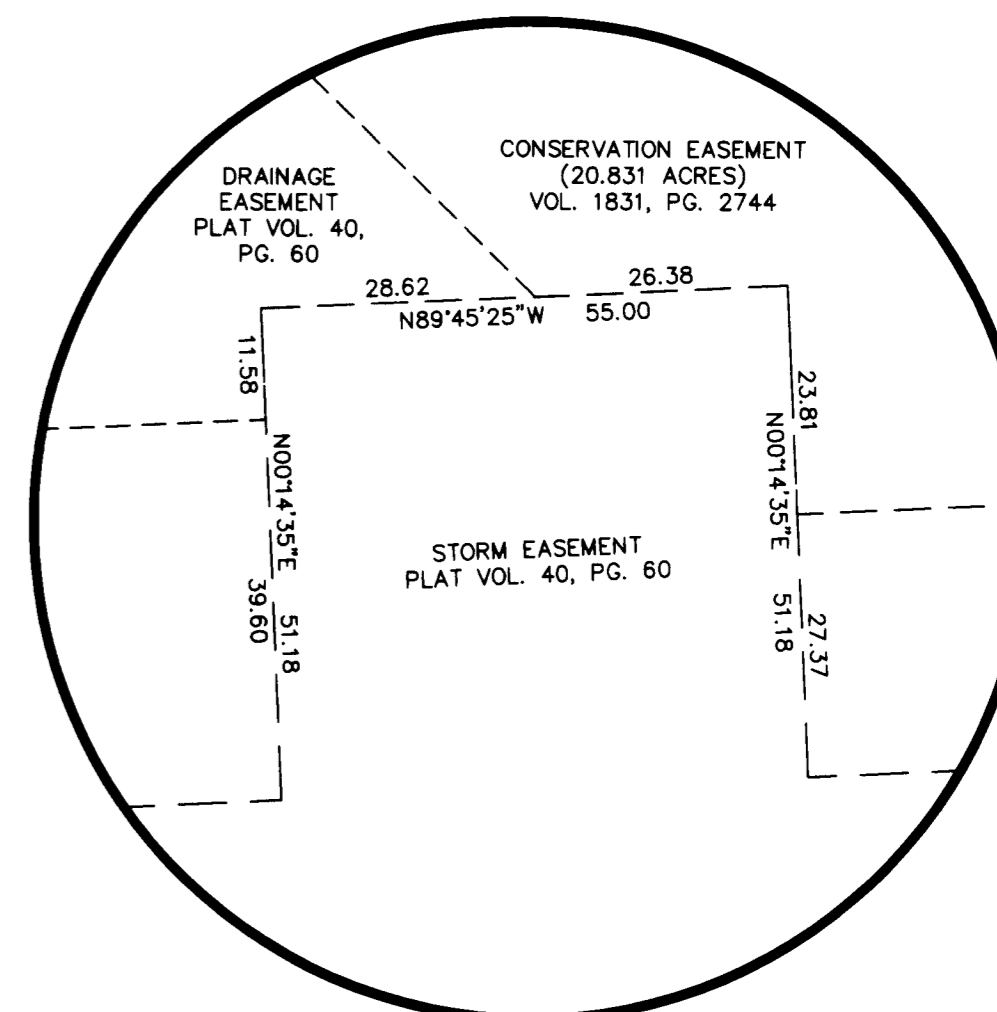
P.N. 10-009200  
HIDDEN GLEN ASSOCIATES, LLC  
VOL. 1784, PG. 2934

P.N. 10-129300  
BRIDLE DOWNS LLC and  
WILSON W. SMITH, TRUSTEE  
VOL. 1939, PG. 2938

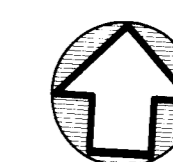
P.N. 10-137900  
WILSON W. and MARILOU SMITH, TRUSTEES  
VOL. 1729, PG. 787

CONSERVATION EASEMENT  
(20.831 ACRES)  
VOL. 1831, PG. 2744

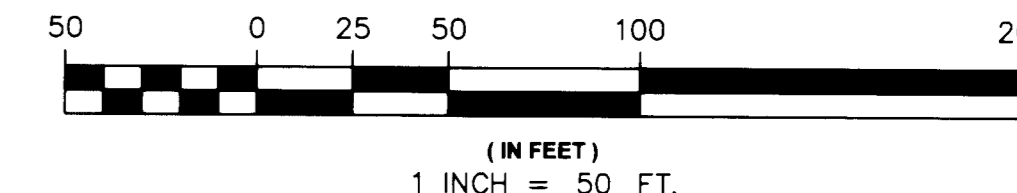
P.N. 10-009200  
HIDDEN GLEN ASSOCIATES, LLC  
VOL. 1784, PG. 2934



**DETAIL**  
(SCALE: 1" = 20')



**NORTH**  
**GRAPHIC SCALE**



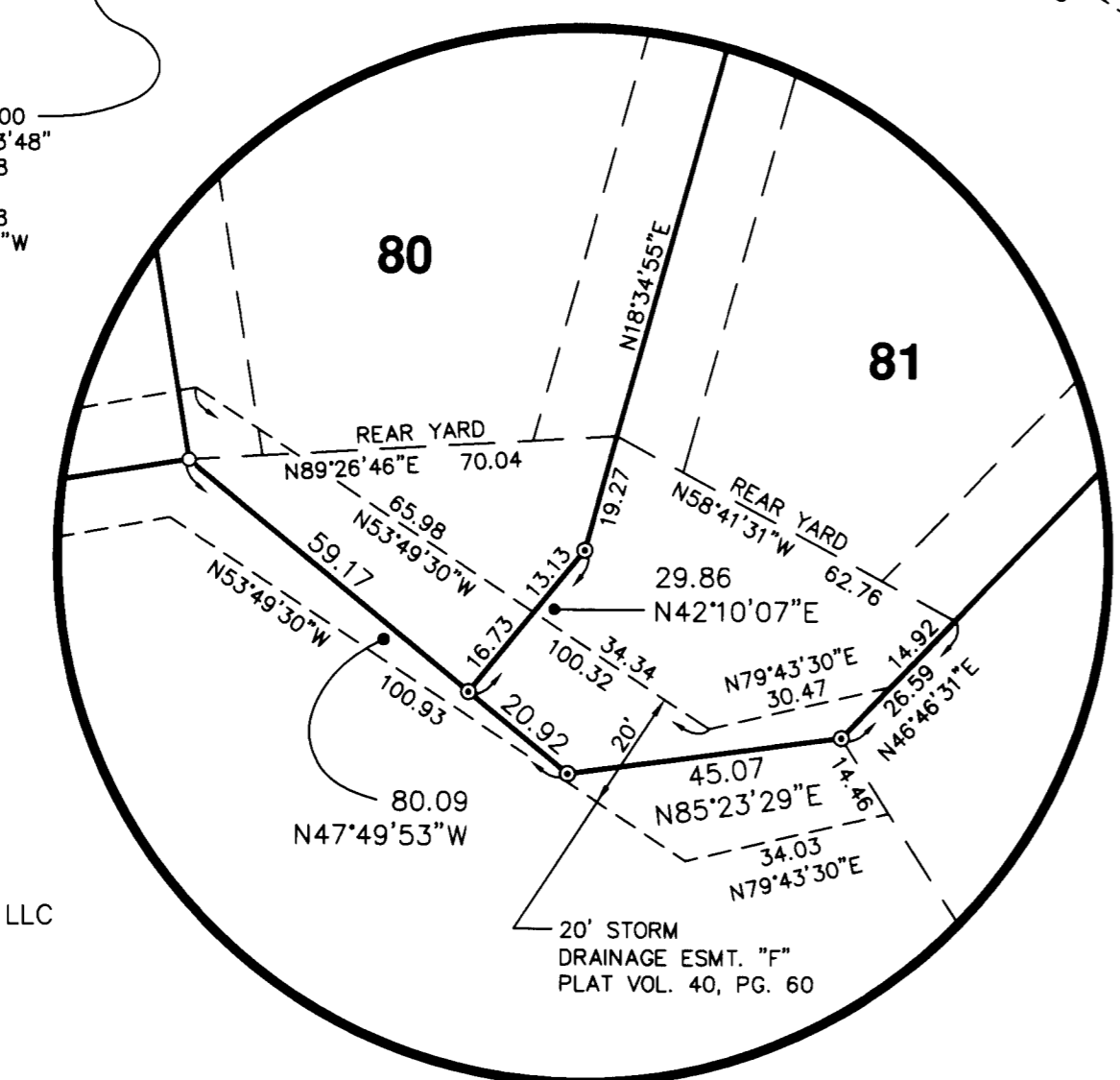
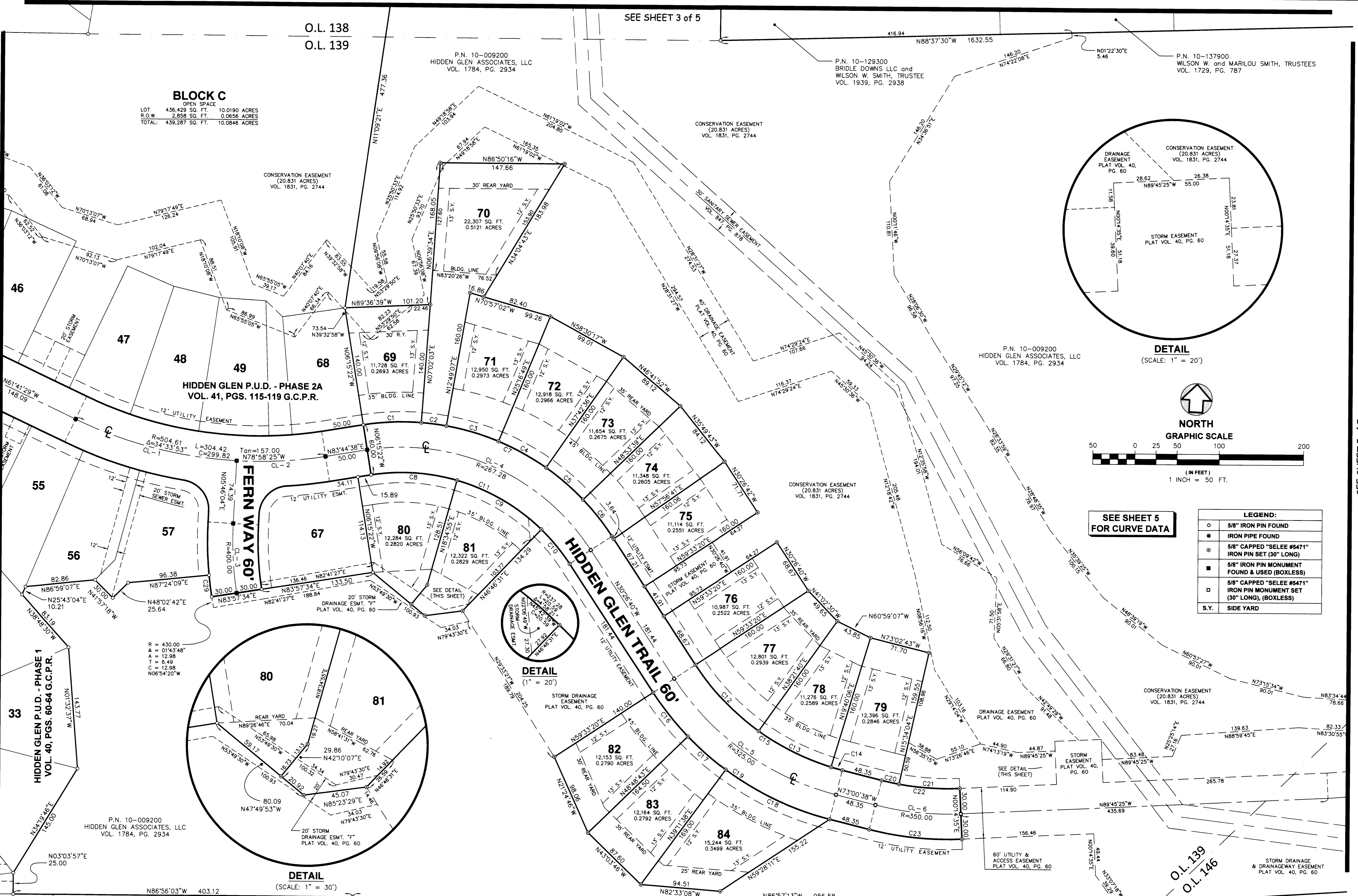
(IN FEET)  
1 INCH = 50 FT.

**SEE SHEET 5  
FOR CURVE DATA**

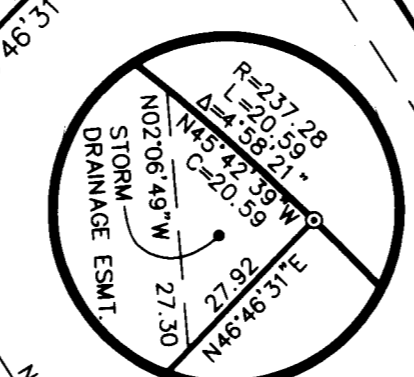
| LEGEND: |   |
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| S.Y.    | SIDE YARD   |

SEE SHEET 2 of 5

SEE SHEET 5 of 5



**DETAIL**  
(SCALE: 1" = 30')



**DETAIL**  
(1" = 20')

S/L 8

S/L 9

S/L 10

**WOODBROOK SUBDIVISION VOLUME 20, PAGES 40 - 42 G.C.P.R.**

V.42 P.32

P.N. 21-176627  
SHERRIE E. TROJAN  
VOL. 1957, PG. 172

**HIDDEN GLEN P.U.D. PHASE 3**

**SELEE & ASSOC.**  
**HOWARD R. SELEE & ASSOCIATES, INC.**  
PROFESSIONAL LAND SURVEYORS  
9701 BROOKPARK ROAD • SUITE 231 • CLEVELAND, OH 44129 • (216) 388-0280  
FEBRUARY 4, 2016 FILE NO. 07350-PH3-REC

SHEET  
**4**  
**5**

O.L. 138

O.L. 139

N88°37'30"W 1632.55

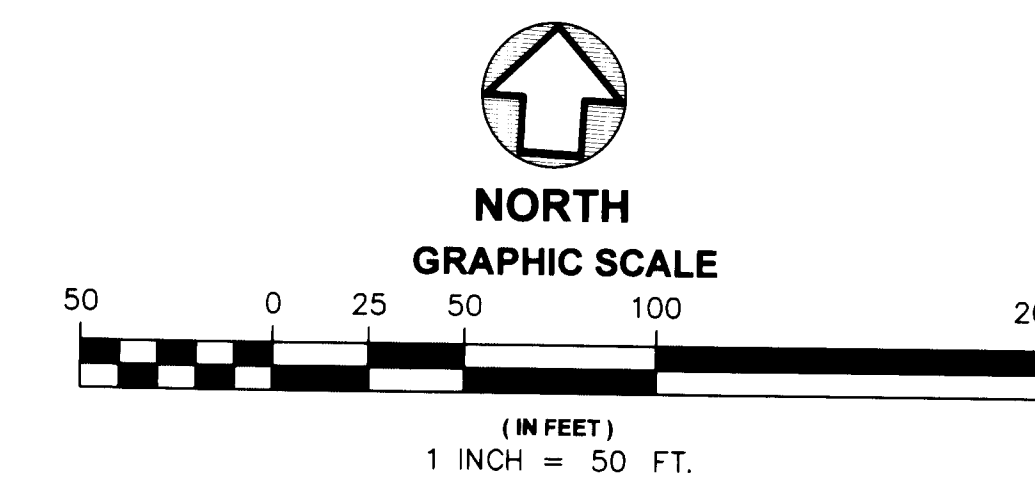
P.N. 10-009200  
HIDDEN GLEN ASSOCIATES, LLC  
VOL. 1784, PG. 2934

P.N. 10-009700  
CHARDON LAKES GOLF COURSE INC.  
VOL. 814, PG. 669

| CURVE DATA TABLE |        |        |         |           |        |             |
|------------------|--------|--------|---------|-----------|--------|-------------|
| CURVE            | RADIUS | LENGTH | TANGENT | DELTA     | CHORD  | BEARING     |
| C1               | 297.28 | 68.96  | 34.63   | 131°7'25" | 68.80  | S89°36'39"E |
| C2               | 297.28 | 30.01  | 15.02   | 54°7'04"  | 30.00  | N80°04'25"W |
| C3               | 297.28 | 64.66  | 32.46   | 12°27'42" | 64.53  | N70°57'02"W |
| C4               | 297.28 | 64.49  | 32.37   | 12°25'47" | 64.37  | N58°30'17"W |
| C5               | 297.28 | 58.03  | 29.11   | 11°11'03" | 57.94  | N46°41'52"W |
| C6               | 297.28 | 55.32  | 27.74   | 10°39'41" | 55.24  | N35°46'30"W |
| C7               | 297.28 | 341.46 | 192.36  | 65°48'42" | 323.00 | N63°21'01"W |
| C8               | 237.28 | 102.86 | 52.25   | 24°50'17" | 102.06 | N83°50'13"W |
| C9               | 237.28 | 116.76 | 59.59   | 28°11'36" | 115.58 | N57°19'17"W |
| C10              | 237.28 | 52.93  | 26.57   | 12°46'49" | 52.82  | N36°50'04"W |
| C11              | 237.28 | 272.55 | 153.54  | 65°48'42" | 257.81 | N63°21'01"W |
| C12              | 295.00 | 109.13 | 55.19   | 21°11'41" | 108.50 | N41°02'30"W |
| C13              | 295.00 | 96.24  | 48.55   | 18°41'34" | 95.82  | N60°59'07"W |
| C14              | 295.00 | 13.79  | 6.90    | 2°40'44"  | 13.79  | N71°40'16"W |
| C15              | 295.00 | 219.16 | 114.92  | 42°33'58" | 214.16 | N51°43'39"W |
| C16              | 355.00 | 66.57  | 33.38   | 10°44'38" | 66.47  | N35°48'59"W |
| C17              | 355.00 | 59.59  | 29.87   | 9°37'05"  | 59.52  | N45°59'50"W |
| C18              | 355.00 | 137.58 | 69.66   | 22°12'16" | 136.72 | N61°54'30"W |
| C19              | 355.00 | 263.74 | 138.29  | 42°33'58" | 257.71 | N51°43'39"W |
| C20              | 320.00 | 21.02  | 10.51   | 3°45'49"  | 21.02  | N74°53'32"W |
| C21              | 320.00 | 72.51  | 36.41   | 12°58'58" | 72.35  | N83°15'56"W |
| C22              | 320.00 | 93.53  | 47.10   | 16°44'47" | 93.20  | N81°23'01"W |
| C23              | 380.00 | 111.07 | 55.93   | 16°44'47" | 110.67 | N81°23'01"W |
| C24              | 450.00 | 233.09 | 119.22  | 29°40'40" | 230.49 | N75°24'15"E |
| C25              | 420.00 | 217.55 | 111.27  | 29°40'40" | 215.13 | N75°24'15"E |
| C26              | 284.24 | 115.75 | 58.69   | 23°19'54" | 114.95 | N48°53'58"E |
| C27              | 254.24 | 103.53 | 52.49   | 23°19'54" | 102.82 | N48°53'58"E |
| C28              | 314.24 | 127.96 | 64.88   | 23°19'54" | 127.08 | N48°53'58"E |
| C29              | 430.00 | 25.84  | 12.92   | 3°26'35"  | 25.84  | N04°19'09"W |
| CL-1             | 504.61 | 198.52 | 100.56  | 22°32'27" | 197.24 | N72°57'42"W |
| CL-2             | 504.61 | 105.90 | 53.14   | 12°01'26" | 105.70 | N89°45'21"E |
| CL-3             | 400.00 | 82.44  | 41.37   | 11°48'31" | 82.29  | N00°08'11"W |
| CL-4             | 267.28 | 307.01 | 172.95  | 65°48'42" | 290.41 | N63°21'01"W |
| CL-5             | 325.00 | 241.45 | 126.60  | 42°33'58" | 235.93 | N51°43'39"W |
| CL-6             | 350.00 | 102.30 | 51.52   | 16°44'47" | 101.93 | N81°23'01"W |

O.L. 139  
O.L. 146

NOTE:  
EMERGENCY INGRESS/EGRESS IN THE EVENT  
THAT HIDDEN GLEN TRAIL IS BLOCKED, AND  
INGRESS/EGRESS FOR INSPECTION, MAINTENANCE  
AND REPAIR OF UTILITIES.



| LEGEND: |   |
|---------|---|
| ○       | 5/8" IRON PIN FOUND   |
| ●       | IRON PIPE FOUND   |
| ⊙       | 5/8" CAPPED "SELEE #5471"<br>IRON PIN SET (30" LONG)                        |
| ■       | 5/8" IRON PIN MONUMENT<br>FOUND & USED (BOXLESS)                            |
| □       | 5/8" CAPPED "SELEE #5471"<br>IRON PIN MONUMENT SET<br>(30" LONG), (BOXLESS) |
| S.Y.    | SIDE YARD   |

V.42 P.33

SEE SHEET 4 of 5