

# PEBBLE BROOK ESTATES

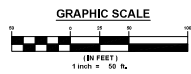
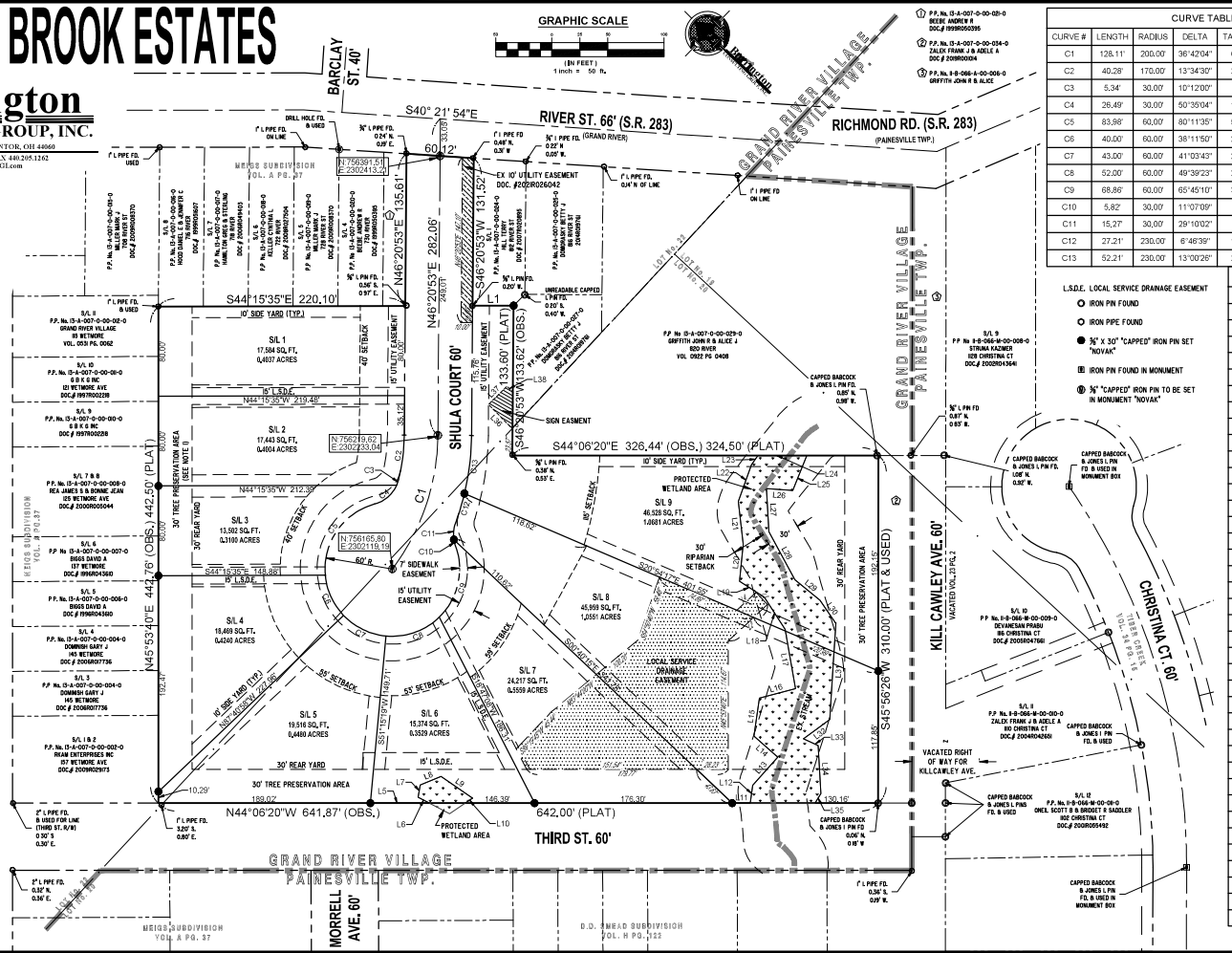
**Barrington**  
CONSULTING GROUP, INC.

9114 TYLER BLVD. • MENTOR, OHIO 44060  
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- 10' UTILITY EASEMENT
- 7' SIDEWALK EASEMENT
- LOCAL SERVICE DRAINAGE EASEMENT (L.S.D.E.)
- PROTECTED WETLAND AREA

NOTE: 1. HEALTHY TREES 10" IN DIAMETER OR LARGER SHALL BE PRESERVED WITHIN THE 30' TREE PRESERVATION AREA

JUNE 22, 2021



- 1. P.P. No. 0-3-007-0-00-00-0 REBE JAMES II DOC# 200002026
- 2. P.P. No. 0-3-007-0-00-00-0 ZALEY FROM J.B. ADELE A DOC# 200000000
- 3. P.P. No. 0-8-086-0-00-006-0 SEPETH JOHN B & ELIZ

| CURVE TABLE |        |        |           |         |             |        |
|-------------|--------|--------|-----------|---------|-------------|--------|
| CURVE #     | LENGTH | RADIUS | DELTA     | TANGENT | BEARING     | CHORD  |
| C1          | 126.11 | 200.00 | 96°42'04" | 66.34   | N64°41'55"E | 125.93 |
| C2          | 40.28  | 170.00 | 13°34'30" | 20.23   | N53°08'08"E | 40.18  |
| C3          | 5.34   | 30.00  | 10°12'00" | 2.88    | N66°01'23"E | 5.33   |
| C4          | 26.49  | 30.00  | 50°30'04" | 14.18   | S84°30'05"E | 25.83  |
| C5          | 83.98  | 60.00  | 80°11'35" | 50.52   | S80°36'39"W | 77.29  |
| C6          | 40.00  | 60.00  | 81°11'50" | 20.78   | S21°24'57"W | 38.26  |
| C7          | 43.00  | 60.00  | 41°03'43" | 22.47   | S18°12'50"E | 42.99  |
| C8          | 52.00  | 60.00  | 49°39'23" | 27.76   | S63°34'23"E | 50.39  |
| C9          | 68.86  | 60.00  | 65°45'10" | 38.78   | N56°43'21"E | 65.14  |
| C10         | 5.82   | 30.00  | 11°07'09" | 2.92    | S31°24'21"W | 5.81   |
| C11         | 15.27  | 30.00  | 29°10'02" | 7.81    | S51°32'57"W | 15.11  |
| C12         | 27.21  | 230.00 | 6°48'39"  | 13.62   | N62°44'38"E | 27.19  |
| C13         | 52.21  | 230.00 | 13°00'26" | 26.22   | N52°51'09"E | 52.07  |

| LINE TABLE |        |             |
|------------|--------|-------------|
| LINE #     | LENGTH | BEARING     |
| L1         | 36.62  | N44°15'35"W |
| L2         | 47.62  | S88°54'57"E |
| L3         | 15.00  | S3°09'03"W  |
| L4         | 23.61  | S86°54'57"E |
| L5         | 52.98  | N44°09'20"W |
| L6         | 11.39  | S16°14'30"E |
| L7         | 11.09  | N55°51'18"E |
| L8         | 19.87  | S66°18'08"E |
| L9         | 34.29  | S69°48'47"E |
| L10        | 7.95   | N78°05'40"W |
| L11        | 18.11  | S44°06'20"E |
| L12        | 16.08  | N33°03'02"E |
| L13        | 33.58  | N67°28'48"E |
| L14        | 28.41  | N42°24'20"W |
| L15        | 34.17  | N54°29'15"E |
| L16        | 33.20  | S68°52'48"E |
| L17        | 53.82  | N36°02'48"E |
| L18        | 34.03  | N12°30'33"E |
| L19        | 26.28  | N11°14'43"W |
| L20        | 33.15  | N51°40'58"E |
| L21        | 38.43  | N30°05'28"E |
| L22        | 34.76  | N65°48'35"E |
| L23        | 10.22  | N60°42'49"E |
| L24        | 43.42  | S44°08'20"E |
| L25        | 33.95  | S87°40'47"W |
| L26        | 23.56  | N39°49'30"W |
| L27        | 38.89  | S42°31'44"W |
| L28        | 48.61  | S17°30'30"W |
| L29        | 28.89  | S5°04'51"E  |
| L30        | 25.15  | S11°48'26"W |
| L31        | 85.60  | S49°33'08"W |
| L32        | 28.99  | N50°07'14"W |
| L33        | 14.33  | S19°24'09"E |
| L34        | 42.89  | S42°34'10"W |
| L35        | 10.16  | S77°21'59"W |
| L36        | 30.58  | N1°20'53"E  |
| L37        | 23.31  | S88°38'07"E |
| L38        | 7.27   | S1°20'53"W  |

SHEET 2 OF 2  
20036-PLAT

| REVISIONS | BY  |
|-----------|-----|
| 8/12/2021 | TDR |

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PEBBLE BROOK ESTATES  
RIVER STREET  
VILLAGE OF GRAND RIVER  
PLAT

BRAND  
WSD  
OWN  
DATE  
JUNE 22, 2021  
SCALE  
1" = 50'  
20036-PLAT  
SHEET  
2/2  
OF SHEETS

20036-PLAT