

PLAT OF SURVEY AND CONSOLIDATION OF:

JAMES SZOKA, JR. AND VICTOR M. HRIBAR

DEED OF RECORD:
PPN: 05-215-00-063-00, PPN: 05-215-00-065-00, AND PPN 05-205-00-077-00
DOCUMENT NO. 2012-00014464, VOLUME 532, PAGE 108 - TRACT 1, 2 (IN PART) AND 3

TRUE NORTH (GEODETIC)
NORTH
O.D.O.T. VRS AND CORS GNSS NETWORK
NAD83 (2011), NAVD88, GRS80, GEOID12A



○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN 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
- FD. - DENOTES FOUND MONUMENT
- C.L. - DENOTES CENTERLINE
- R/W - DENOTES RIGHT-OF-WAY
- L - DENOTES LOT LINE
- R - DENOTES PROPERTY LINE
- POB - DENOTES "POINT OF BEGINNING"

CITY / TOWNSHIP, LOT, TRACT, SECTION, SUBDIVISION, COUNTY, STATE AND WESTERN RESERVE INFORMATION

SITUATED IN THE CITY OF ASHTABULA COUNTY OF ASHTABULA, AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOT NO. 2, TOWNSHIP 12N, RANGE 30W OF THE CONNECTICUT WESTERN RESERVE.

BASIS OF RESEARCH AND RECORDS

ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

SURVEYS OF REFERENCE

- SURVEY INFORMATION:
- 2007 JAMES A. ZIEMBA SURVEY, FILE NO.: 05-215-00-057-00.djvu
 - 2008 WARREN F. DRESCHER, IV SURVEY, FILE NO.: 05-215-00-054-00.djvu
 - 2008 CHARLES E. SHARP SURVEY, FILE NO.: 05-215-00-048-00.djvu
 - 2012 TIMOTHY E. STOCKER SURVEY, FILE NO.: 05-205-00-082-00.djvu
 - 2006 DAVID A. RAPP SURVEY, FILE NO.: 05-205-00-065-00.djvu
- RAILROAD INFORMATION:
- FILE NO.: NYC-FRANKLYN DIV. ASH.CITY - SIMONS V-222-A PG 1.djvu
 - FILE NO.: NYC-FRANKLYN DIV. ASH.CITY - SIMONS V-222-A PG 1A.djvu
 - FILE NO.: NYC-FRANKLYN DIV. ASH.CITY - SIMONS V-222-A PG 1B.djvu



SURVEYOR'S CERTIFICATION

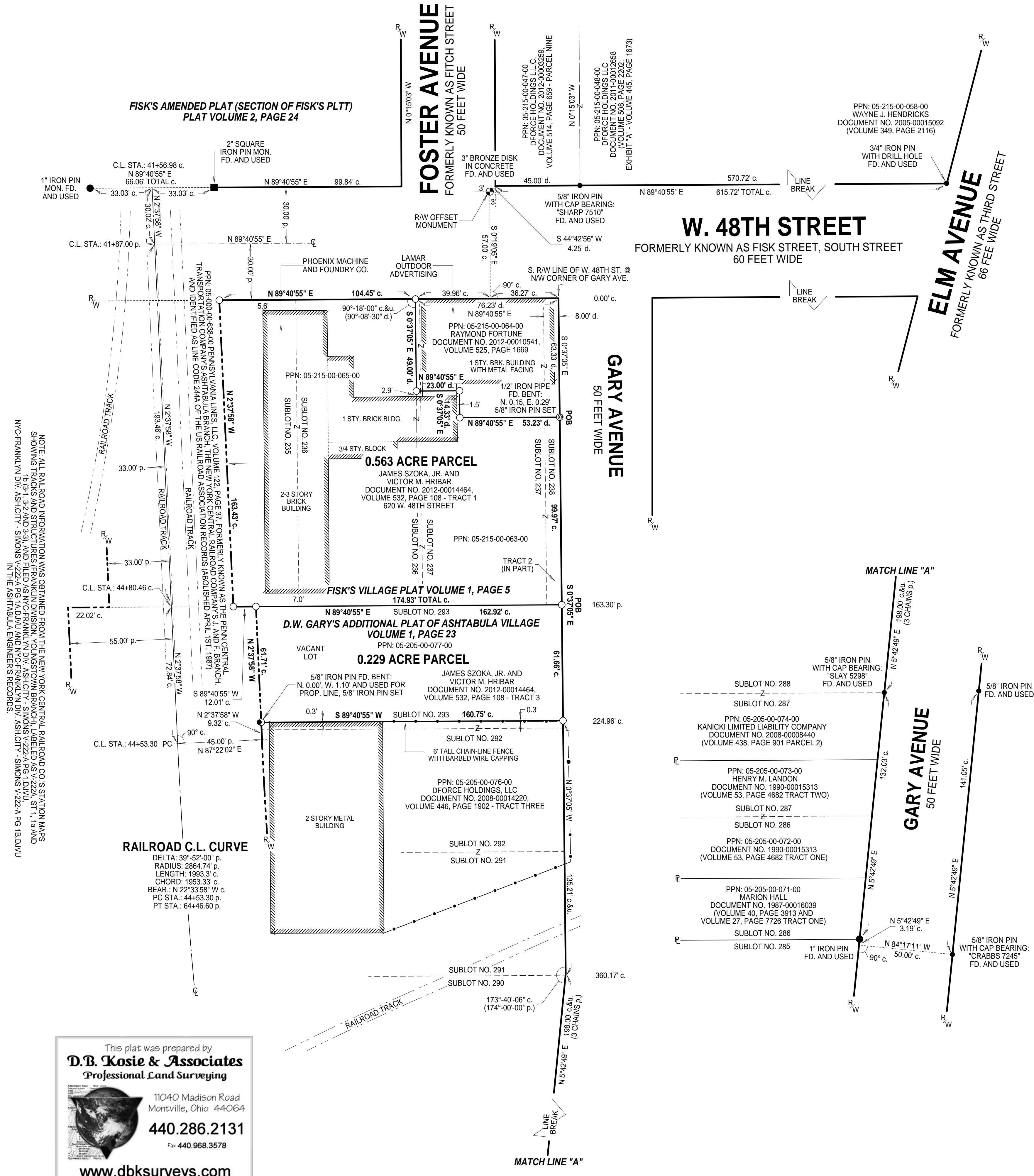
I CERTIFY TO: JAMES SZOKA, JR. AND VICTOR M. HRIBAR

THAT I HAVE SURVEYED THESE PREMISES AND PREPARED THIS PLAT OF SURVEY IN ACCORDANCE WITH THE PROVISIONS OF CHAPTER 4733-37 OF THE OHIO REVISION 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, GEOID12A). 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 REVISION 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.

ROBERT L. KOSIE, P.S.
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 8167



DBK PLAT NO.: 880 2015



NOTE: ALL RAILROAD INFORMATION WAS OBTAINED FROM THE NEW YORK CENTRAL RAILROAD CO.'S STATION MAPS SHOWING TRACKS AND STRUCTURES (FRANKLIN DIVISION, YOUNGSTOWN BRANCH, LABELED AS V-222A, ST 1, 1A AND NYC-FRANKLYN DIV. ASH.CITY - SIMONS V-222-A PG 1A AND NYC-FRANKLYN DIV. ASH.CITY - SIMONS V-222-A PG 1B.DJUV)

This plat was prepared by
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