

SITUATED IN THE CITY OF ASHTABULA, COUNTY OF ASHTABULA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ASHTABULA TOWNSHIP LOT NO. 7, AND RANGE 3, TOWNSHIP 13 OF THE CONNECTICUT WESTERN RESERVE.

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' 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.

LAST REVISION:
 SITE PLAN - JUNE 11TH, 2014 COVENANT - APRIL 27TH, 2015

SITE PLAN AND 5.319 ACRE ENVIRONMENTAL COVENANT OF PPN 05-000-00-620-00 PENNSYLVANIA LINES LLC

DOCUMENT NO. 2000-0003186
 VOLUME 122, PAGE 37

SLIP 5A PENNSYLVANIA (AKA NO. 5 1/2 SLIP) AS SHOWN ON THE JUNE 30TH, 1917 NEW YORK CENTRAL RAILROAD COMPANY'S (NEW YORK CENTRAL RAILROAD, WEST OF BUFFALO, YOUNGSTOWN BRANCH, ASHTABULA HARBOR, OHIO FROM STA. 50+00 TO STA. 105+60) VALUATION AND STATION MAP SHOWING TRACKS AND STRUCTURES AS RECORDED ON PLAN NO. V221, ST. 1B OF ASHTABULA COUNTY RECORDS AND DEEDS.

ALSO KNOWN AS BEING SLIP 5A PENNSYLVANIA AS SHOWN ON PLATE 3 OF THE SLIP 5A RESTORATION DESIGN DRAWING SET 2 PLAN, ENVIRON PROJECT NO. 2116542A

TRUE NORTH (GEOIDETIC) NORTH
 O.D.O.T. VRS AND CORS GNSS NETWORK
 NAD83 (2011), NAVD83, GR880, GEOID2012A



GRAPHIC SCALE: 1" = 50'

○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET
 ● DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET IN 4" PVC CONCRETE MONUMENT

☐ DENOTES ROOTWAD ☐ DENOTES STANDING SNAG

☐ DENOTES TELEPHONE POLE ☐ DENOTES NO TRESPASSING NORFOLK SOUTHERN CORPORATION SIGN ☐ DENOTES SPEED LIMIT 10 SIGN

c. - DENOTES CALCULATED MEASUREMENT d. - DENOTES DEED MEASUREMENT p. - DENOTES PLAT MEASUREMENT
 FD. - DENOTES FOUND MONUMENT u. - DENOTES USED MEASUREMENT POB - DENOTES POINT OF BEGINNING
 SPC - DENOTES STATE PLANE COORDINATES OH. N. - DENOTES OHIO NORTH

STONE STABILITY ROCK PILE
 EMERGENT WETLANDS (SUBMERGED)
 20' WIDE HYDRAULIC CONNECTOR
 SEE ENVIRON CONTOUR AND MORPHOLOGY SURVEY

BM 1001
 5/8" IRON PIN IN CONC. MONUMENT SET
 LATITUDE: N. 41°53'45.3540"
 LONGITUDE: W. 80°47'41.6451"
 SPC (OH. N.) N. 816750.08, E. 2432724.23
 EL.: 575.22

5.319 ACRE ENVIRONMENTAL COVENANT
 EXISTING APPROXIMATE ORDINARY HIGH WATER LINE AS OF 4-15-15 ELEVATION: 572.8

RIPIARIAN STEAM BANK
 CAPPED ASBESTOS AREA 'B'
 VACATED PCB AREA (SEE NOTE)
 CAPPED ASBESTOS AREA 'A'
 UPLAND FOREST
 GRAVEL PARKING AREA
 GRAVEL DRIVEWAY
 CONC. BARRIER
 6' CHAIN-LINK FENCE
 #8089013
 CONC. PAD
 TBM 2001 RR SPIKE WITH DRILL HOLE SET SPC (OH. N.) N. 816238.25 E. 2432875.84 EL.: 580.44

BM 1000
 5/8" IRON PIN IN CONC. MONUMENT SET
 LATITUDE: N. 41°53'41.0325"
 LONGITUDE: W. 80°47'41.5348"
 SPC (OH. N.) N. 816312.87, E. 2432741.12
 EL.: 578.96

EXISTING 2.2 ACRE ENVIRONMENTAL COVENANT BETWEEN NORFOLK SOUTHERN RAILROAD COMPANY (PENNSYLVANIA LINES LLC) AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY
 DOCUMENT NO. 2012-0000113
 VOLUME 509, PAGE 516

GREAT LAKES RESTORATION INITIATIVE (GLRI) PROJECT SITE
 LINE BREAK
 Sta.: 76+38 +

STA.: 73+38 (END OF BRIDGE) 1/2" DRILL HOLE SET IN NORTHWEST CONCRETE ABUTMENT CORNER SPC (OH. N.): N. 815182.58 E. 2431834.70

1-2 STORY BRICK BUILDING

THE NORTHERLY CONCRETE ABUTMENT OF BASCULE BRIDGE AS SHOWN ON THE JUNE 30TH, 1917 NEW YORK CENTRAL RAILROAD COMPANY'S (NEW YORK CENTRAL RAILROAD, WEST OF BUFFALO, YOUNGSTOWN BRANCH, ASHTABULA HARBOR, OHIO FROM STA. 50+00 TO STA. 105+60) VALUATION AND STATION MAP SHOWING TRACKS AND STRUCTURES AS RECORDED ON PLAN NO. V221, ST. 1B

EDGE OF WATER ELEVATION:
 OCTOBER, 2013: 571.5
 DECEMBER, 2013: 570.7
 APRIL, 2015: 571.75

ASHTABULA RIVER (EAST BANK)

ROCK PILE
 RIPARIAN STEAM BANK
 EDGE OF WATER (SEE NOTE)
 UPLAND FOREST
 SLIP 5A PENINSULA (AKA NO. 5 1/2 SLIP)
 5.319 ACRE ENVIRONMENTAL COVENANT
 EXISTING APPROXIMATE ORDINARY HIGH WATER LINE AS OF 4-15-15 ELEVATION: 572.8
 SANDSTONE BLOCKS PROTECTED STREAMBANK
 CONCRETE BOAT RAMP
 TBM 2003 RR SPIKE WITH DRILL HOLE SET SPC (OH. N.) N. 817459.42 E. 2433116.90 EL.: 572.21
 TBM 2004 RR SPIKE WITH DRILL HOLE SET SPC (OH. N.) N. 817324.70 E. 2433273.92 EL.: 575.84
 CONCRETE STEPS
 PIER
 STORAGE AREA
 TIES
 RAILS
 SL10
 TO S.R. 631
 NORFOLK SOUTHERN RAILROAD COMPANY

ASHTABULA RIVER

NORFOLK SOUTHERN RAILROAD COMPANY

5.319 ACRE ENVIRONMENTAL COVENANT COURSE DATA

L1	North 66°52'10" West	94.59 feet c.
L2	North 19°42'53" East	104.69 feet c.
L3	North 21°29'59" East	72.07 feet c.
L4	North 00°48'53" East	27.44 feet c.
L5	North 23°54'59" East	78.29 feet c.
L6	North 33°15'41" East	90.65 feet c.
L7	North 23°33'35" East	56.23 feet c.
L8	North 36°34'47" West	22.90 feet c.
L9	North 43°33'59" East	177.91 feet c.
L10	North 31°52'57" East	48.90 feet c.
L11	North 22°44'39" East	157.23 feet c.
L12	North 27°27'39" East	93.51 feet c.
L13	North 32°37'44" East	74.17 feet c.
L14	North 42°03'05" East	102.78 feet c.
L15	North 21°28'40" East	94.84 feet c.
L16	South 40°56'15" East	30.39 feet c.
L17	South 07°34'26" West	51.63 feet c.
L18	South 02°27'44" East	37.17 feet c.
L19	South 18°18'45" West	99.41 feet c.
L20	South 53°32'17" West	21.26 feet c.
L21	South 30°20'06" West	35.52 feet c.
L22	South 14°33'06" West	49.15 feet c.
L23	South 07°54'44" West	60.45 feet c.
L24	South 13°20'15" West	68.40 feet c.
L25	South 21°54'11" West	31.11 feet c.
L26	South 16°13'18" West	88.58 feet c.
L27	South 21°00'32" West	131.37 feet c.
L28	South 11°57'59" West	128.03 feet c.
L29	South 19°50'11" West	56.57 feet c.
L30	South 11°01'12" West	56.10 feet c.
L31	South 10°51'23" West	122.33 feet c.
L32	South 73°19'27" East	124.00 feet c.
L33	South 22°45'18" West	120.00 feet c.
L34	South 31°18'11" West	132.38 feet c.
L35	North 66°52'10" West	270.63 feet c.

NOTES:

PCB AREA
 THE ACTUAL VACATED PCB AREA SHOWN HEREON (AS VERIFIED) WAS EXCAVATED TO AN ELEVATION DEPTH OF 576.5 (MIN) TO 576.6 (MAX) WHICH EXCEEDS THE ORIGINAL DESIGN DEPTH OF 577.0 AS SHOWN ON PLATE 3 OF THE SLIP 5A RESTORATION DESIGN DRAWING SET 2 PLAN, ENVIRON PROJECT NO. 2116542A

EDGE OF WATER
 THE EDGE OF WATER (AVERAGE) AS SHOWN HEREON WAS LOCATED ON OCTOBER 1ST, 2013 AT AN ELEVATION OF 571.5 FEET. IT SHOULD BE NOTED THAT ON DECEMBER 1ST, 2013 THE SAME EDGE OF WATER (AVERAGE) WAS LOCATED AT AN ELEVATION OF 570.7 FEET (0.8 FEET LOWER). AS OF APRIL 15TH, 2015, THE EDGE OF WATER ELEVATION WAS NOTED AS BEING 571.75.

PIERS AND DOCKS ON EAST BANK
 ALL PIERS AND DOCKS ON THE EASTERN BANK SHOWN HEREON (FRAME DECKING ON STEEL SUPPORTS) WERE NOTED AS BEING DANGEROUS, IN VERY BAD CONDITION, UNUSABLE, AND SHOULD BE AVOIDED.

PROPERTY LINE INFORMATION
 ALL PROPERTY LINE INFORMATION SHOWN HEREON WAS ESTABLISHED BY DIGITIZED PLAN PHOTOGRAMMETRY AND HAS AN APPROXIMATED RESIDUAL ERROR OF N. 1/4" E. 3/16" AND SHOULD ONLY BE USED AS A REFERENCE.



I CERTIFY TO:
 NORFOLK SOUTHERN RAILROAD COMPANY, PENNSYLVANIA LINES, LLC AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY

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, NGVD83, GR880, GEOID20012A). 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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
 REGISTRATION NO. 8167

CHECKED
 RLK - 4/27/15



ENTRANCE
 LATITUDE: N. 41°53'40.63"
 LONGITUDE: W. 80°47'37.97"

This plat was prepared by
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 Professional Land Surveying

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STATE CERTIFICATE OF AUTHORIZATION NO. 02946

DBK PLAT NO. 885 2015

SITE PLAN AND 5.319 ACRE ENVIRONMENTAL COVENANT OF SLIP 5A PENINSULA