

**Jascott, LLC, PPN 39-013-20-001-00, PPN 38-013-20-002-00, PPN 39-013-20-003-00, PPN 38-013-20-004-00 PPN 39-013-20-005-00, PPN 39-013-20-006-00, PPN 39-013-20-007-00 and PPN 39-013-20-008-00, Walter R. Scott and Arlene L. Scott, PPN 39-013-20-009-00 and PPN 38-013-20-010-00, Jack A. Scott, PPN 39-013-20-011-00 and PPN 38-013-20-012-00 and Jascott, LLC, PPN 39-013-20-013-00 and PPN 38-013-20-014-00**

Sited in The County of Ashtabula and State of Ohio and known as being part of Original Lot No. 13 within said Township and Township 8, Range 4 in the Connecticut Western Reserve	Month: 2nd	Page: ONE
	May	of ONE
	Year: 2016	

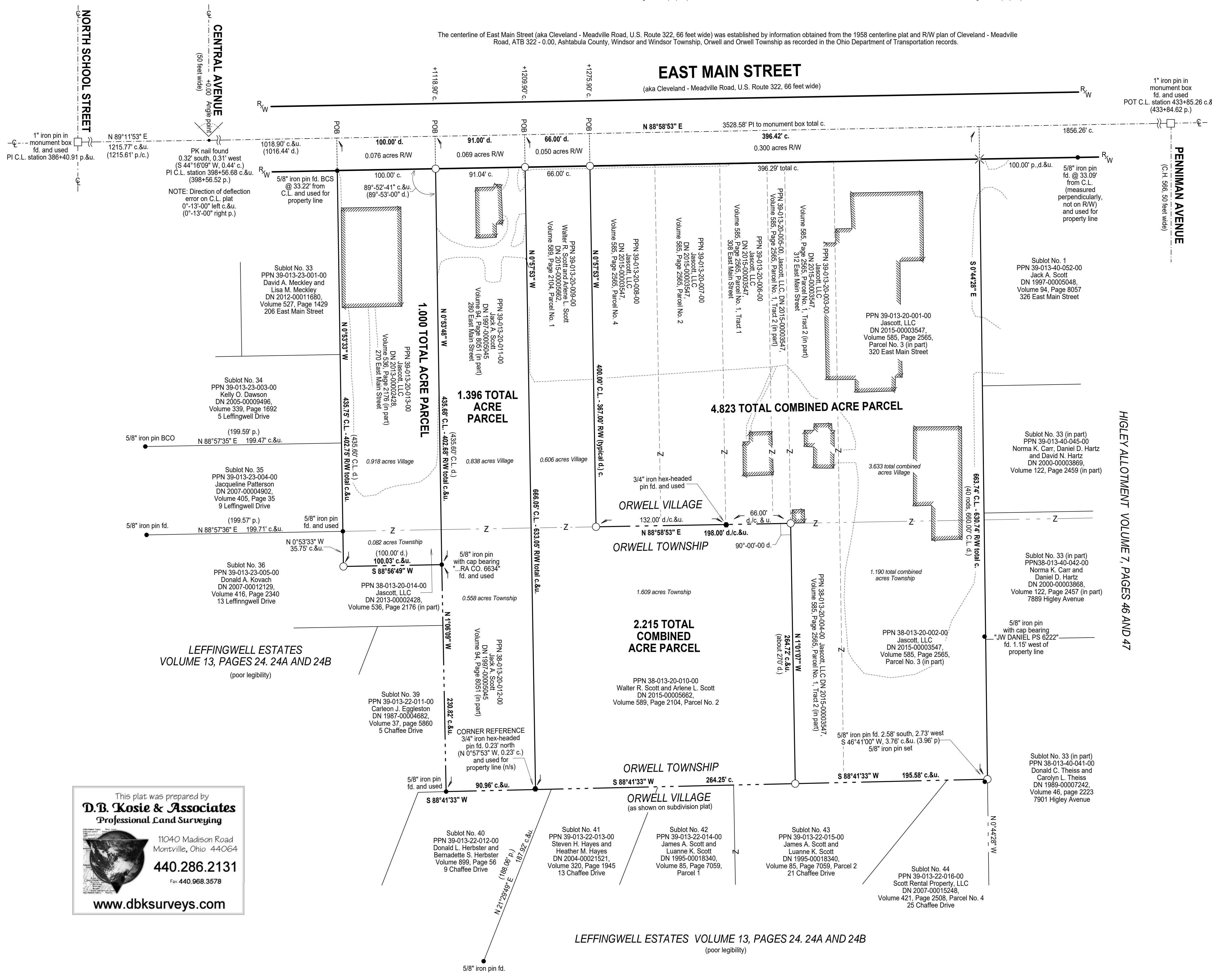
PLAT OF RE-SURVEYS AND CONSOLIDATIONS OF:

**DEEDS OF RECORD**

PPN 39-013-20-001-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 3 (in part), 320 East Main Street, PPN 38-013-20-002-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 3 (in part)  
 PPN 39-013-20-003-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 1, Tract 2 (in part), 312 East Main Street, PPN 38-013-20-004-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 1, Tract 2 (in part)  
 PPN 39-013-20-005-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 1, Tract 2 (in part), PPN 39-013-20-006-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 1, Tract 1, 308 East Main Street  
 PPN 39-013-20-007-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 2, PPN 39-013-20-008-00, Jascott, LLC, DN 2015-00003547, Volume 585, Page 2565, Parcel No. 4  
 PPN 39-013-20-009-00, Walter R. Scott and Arlene L. Scott, DN 2015-00005662, Volume 589, Page 2104, Parcel No. 1, PPN 38-013-20-010-00, Walter R. Scott and Arlene L. Scott, DN 2015-00005662, Volume 589, Page 2104, Parcel No. 2  
 PPN 39-013-20-011-00, Jack A. Scott, DN 1997-00005045, Volume 94, Page 8051 (in part), 280 East Main Street, PPN 38-013-20-012-00, Jack A. Scott, DN 1997-00005045, Volume 94, Page 8051 (in part)  
 PPN 39-013-20-013-00, Jascott, LLC, DN 2013-00002428, Volume 536, Page 2176 (in part), 270 East Main Street and PPN 38-013-20-014-00, Jascott, LLC, DN 2013-00002428, Volume 536, Page 2176 (in part)

The centerline of East Main Street (aka Cleveland - Meadville Road, U.S. Route 322, 66 feet wide) was established by information obtained from the 1958 centerline plat and R/W plan of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township as recorded in the Ohio Department of Transportation records.

**EAST MAIN STREET**  
(aka Cleveland - Meadville Road, U.S. Route 322, 66 feet wide)



**BASIS OF RESEARCH AND RECORDS**

All county ownership research data and previous survey records were obtained from The County Recorder's Office and 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 Records.

**REFERENCES**

- \*The 1958 centerline plat and R/W plan of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township as recorded in the Ohio Department of Transportation records
- \*The July, 1976 subdivision plat of Leffingwell Estates as prepared by Clemet E. Roth, Registered Surveyor No. 4598 (poor legibility) and recorded in Volume 13, Pages 24, 24A and 24B of ACRD
- \*The May, 1920 subdivision plat of Higley Allotment as prepared by T.W. Kinneer, Surveyor and recorded in Volume 7, Pages 46 and 47 of ACRD
- \*The April, 1997 boundary survey and split for R.D.M. Enterprises prepared by Eric B. Westfall, Registered Professional Surveyor No. 7677
- \*The December 21st, 2011 plat of survey update for Servicelink prepared by D.B. Kosie & Associates (Robert L. Kosie, Registered Professional Surveyor No. 8167)

**TRUE NORTH** (Geoid12B)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid12B



**GRAPHIC SCALE: 1" = 500.0 FT**

- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- ⊗ Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines set
- Denotes Township / Village Corporation line
- c - Denotes calculated measurement r - Denotes record measurement d - Denotes deed measurement p - Denotes plat measurement o - Denotes observed measurement u - Denotes used measurement m - Denotes measured distance fd - Denotes found monument PPN - Denotes permanent parcel number INST - Denotes instrument number DN - Denotes document number AFN - Denotes automatic file number E/C.L. - Denotes centerline R/W - Denotes right-of-way (margin) L - Denotes lot line E - Denotes property line BCS - Denotes monument found bent, coned and straightened BCO - Denotes monument found bent, coned and observed POB - Denotes point of beginning ACRD - Denotes Ashtabula County Records and Deeds



**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by: Digitized Image Orthophotogrammetry and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any structure shown hereon, any mistaking or malproportion, or that which is not shown on this drawing.

**SURVEYOR'S CERTIFICATION**

I certify to: Jack A. Scott, Walter R. Scott, Arlene L. Scott and Jascott, LLC 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 (2011), NAVD88, GRS80, GEOID12B). 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 Revised 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



This plat was prepared by  
**D.B. Kosie & Associates**  
 Professional Land Surveying  
 11040 Madison Road  
 Montville, Ohio 44064  
**440.286.2131**  
 Fax 440.968.3578  
 www.dbksurveys.com

**DBK PLAT NO.: 917 2016**