

Situated in The	Month:	Page:
Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 14 in said Township and Township 12, Range 4 of the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	of
Sandra J. Roberts	2017	ONE

Checked on 8-30-17 by RLK

### 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 March 19th, 2010 re-survey of lands for Wesley A. Fenton prepared by Crabbs' Surveying Service (Timothy E. Stocker, PS 7245) and filed as 48-009-00-004-00.pdf in the ACER.
- \*The January 12th, 2005 lot split survey for Carlson prepared by Jerry Slay, P.E. P.S. Ohio Surveyor Number 5298 and filed as 48-009-00-001-00.pdf in the ACER.
- \*The 1940 Road Alignment Record of Gerald Road (Road No. 237, Section A, 60 feet wide, Field Book No. 414) as prepared by the Office of the County Engineer, Ashtabula County, Ohio and filed as 0237 (Sec.A-C) Gerald (2014).DjVu in the ACER.
- \*The 1929 Road Alignment Record of North Bend Road (Road No. 24, Sections D and E, 60 feet wide, Field Book No. 278) prepared by the Office of the County Engineer, Ashtabula County, Ohio and filed as 0024 (Sec.D-F) North Bend.DjVu in the ACER.
- \*The January 26th, 2017 survey as prepared by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Surveyor No. 8167) and recorded in DN 2017-00001938, Volume 630, Page 2527 of ACRD.



### SURVEYOR'S CERTIFICATION

I certify to: Sandra J. Roberts

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



# DBK PLAT NO.: 1006 2017

## PLAT OF SURVEY OF: PPN 48-009-00-001-04, Sandra J. Roberts

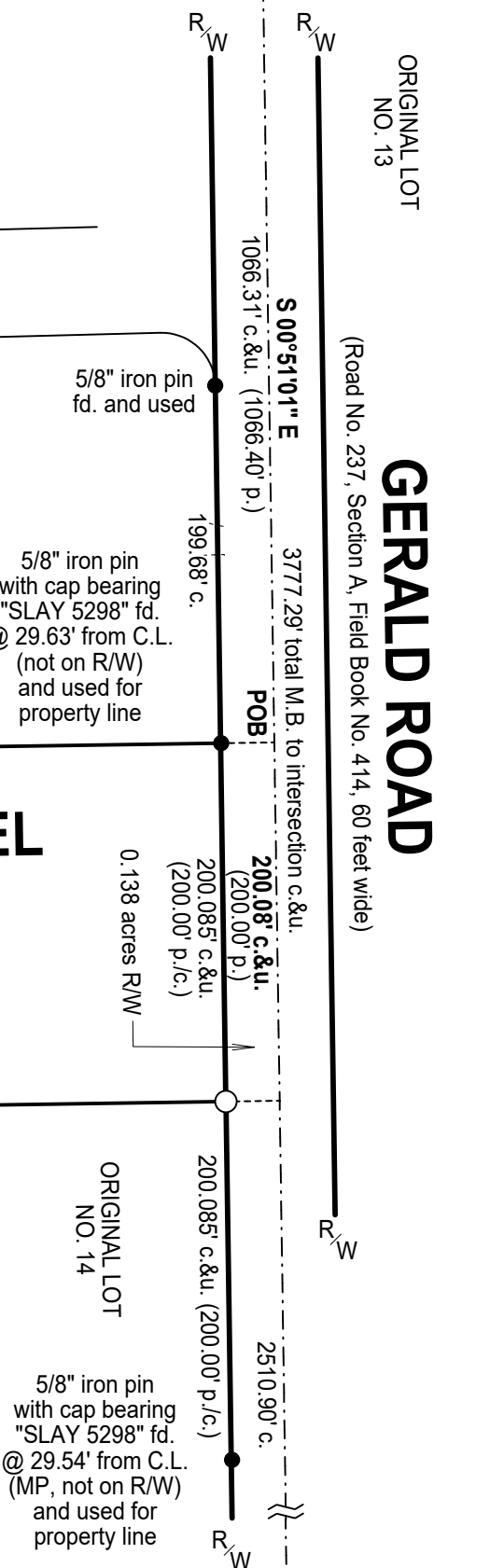
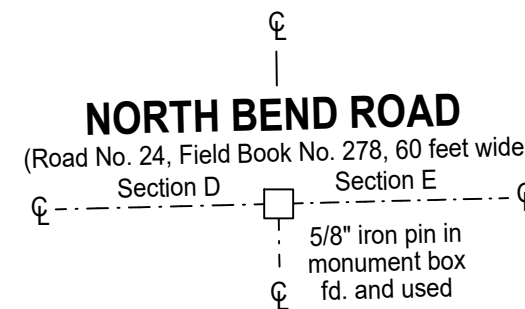
DEED OF RECORD:  
DN 2009-00000374, Volume 447, Page 1022  
5945 Gerald Road

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



GRAPHIC SCALE: 1" = 100'

- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- - Denotes 5/8" iron pin with cap bearing "SLAY 5298" found and used unless otherwise noted
- c. - Denotes calculated measurement d. - Denotes deed measurement
- p. - Denotes plat measurement fd. - Denotes found monument
- u. - Denotes used measurement PPN - Denotes permanent parcel number
- DN - Denotes document number
- ℄ / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- BCO - Denotes monument found bent, coned and observed
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- POB - Denotes point of beginning
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- PC - Denotes point of curve PT - Denotes point of tangency
- Denotes existing tree line



PPN 48-009-00-020-00, Clifton C. Mims, Jr., DN 2013-00012784,  
Volume 554, Page 728, 5911 Radwancky Road

PPN 48-009-00-001-01  
Dale E. Piccirillo  
DN 2017-00001938  
Volume 630, Page 2527  
5935 Gerald Road

0.123 acre pond

5/8" iron pin  
fd. and used

5/8" iron pin  
with cap bearing  
"SLAY 5298" fd.  
@ 29.63' from C.L.  
(not on R/W)  
and used for  
property line

5/8" iron pin  
fd. and used

### 2.525 ACRE PARCEL

PPN 48-009-00-001-04  
Sandra J. Roberts  
DN 2009-00000374  
Volume 447, Page 1022  
5945 Gerald Road

PPN 48-009-00-001-05  
Jose G. Padilla and Melissa Padilla  
DN 2005-00005979  
Volume 333, Page 365

PPN 48-009-00-020-00  
Clifton C. Mims, Jr.  
DN 2013-00012784  
Volume 554, Page 728  
5911 Radwancky Road

PPN 48-009-00-001-03  
Natalie B. McCormick  
DN 2009-00010759  
Volume 464, Page 597,  
Parcel Two  
6017 Gerald Road

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](http://www.dbksurveys.com)

C.L. intersection  
P.K. nail found:  
0.26' north, 0.02' east

N 58°32'15" E  
40.02' p.&u.

59°-23'16" p.&u.

N 58°32'15" E  
NORTH RIDGE ROAD  
(U.S. Route 20, 60 feet wide)

"X" in stone in  
monument box  
fd. and used