

Situated in The	Month:	Page:
Township of Lenox, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 25 within said Township and Township 10, Range 3 in the Connecticut Western Reserve	November	ONE of ONE
	Year:	
Survey for:	Joseph R. Winfrey, Beth A. Winfrey Brian D. Hall, and Jodi L. Hall	

PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:  
**PPN 29-014-00-015-00, Joseph R. Winfrey and Beth A. Winfrey**  
**623 Footville Richmond Road and**  
**PPN 29-014-00-016-01, Brian D. Hall and Jodi L. Hall**

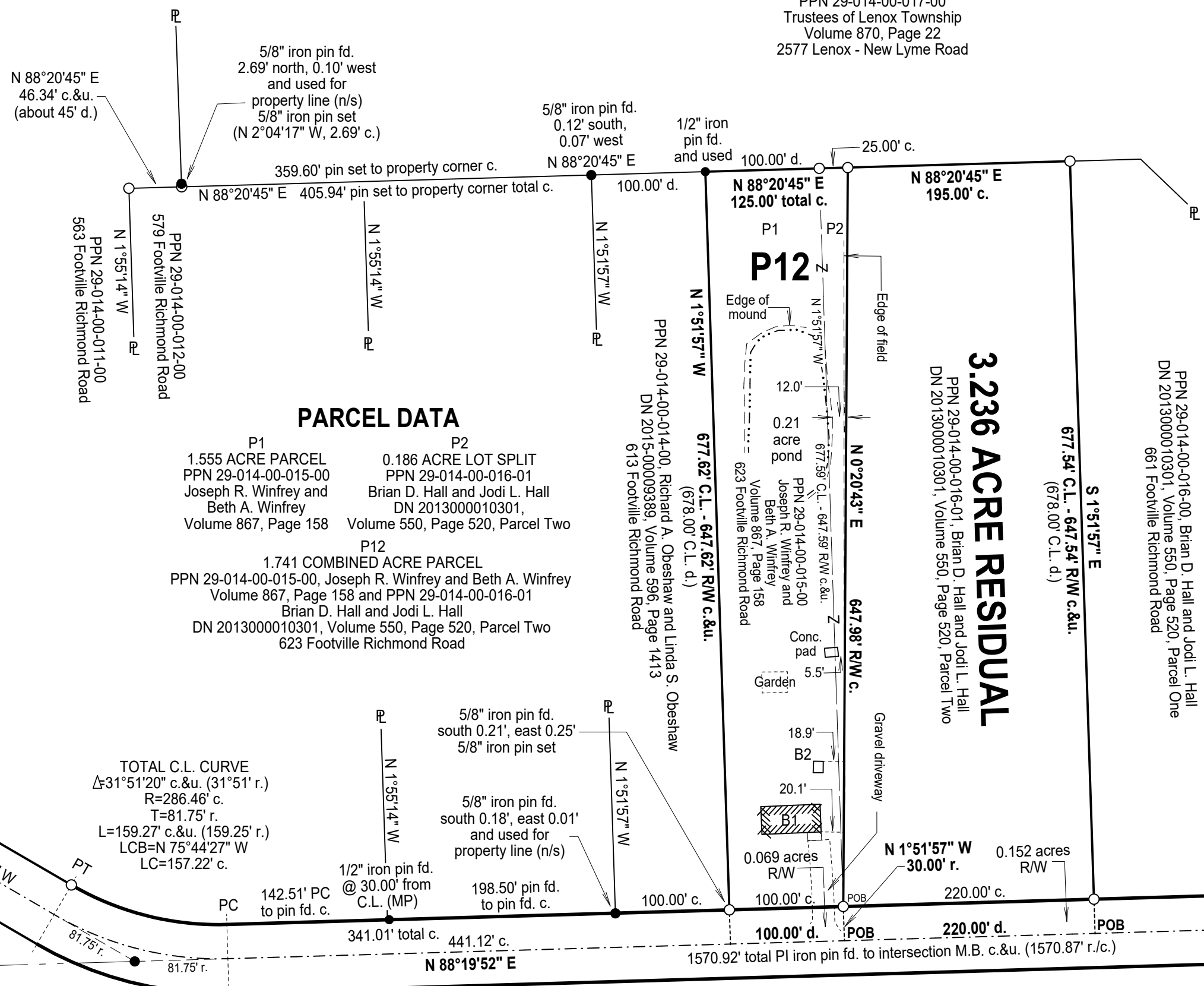
DEEDS OF RECORD  
 Volume 867, Page 158 and  
 DN 2013000010301, Volume 550, Page 520, Parcel Two

**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
- 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
- ℄ / C.L. - Denotes centerline RW - Denotes right-of-way (margin)
- L - Denotes lot line P - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- PC - Denotes point of curve PT - Denotes point of tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- FB - Denotes "Field Book" MP - Denotes "measured perpendicularly"



**PARCEL DATA**

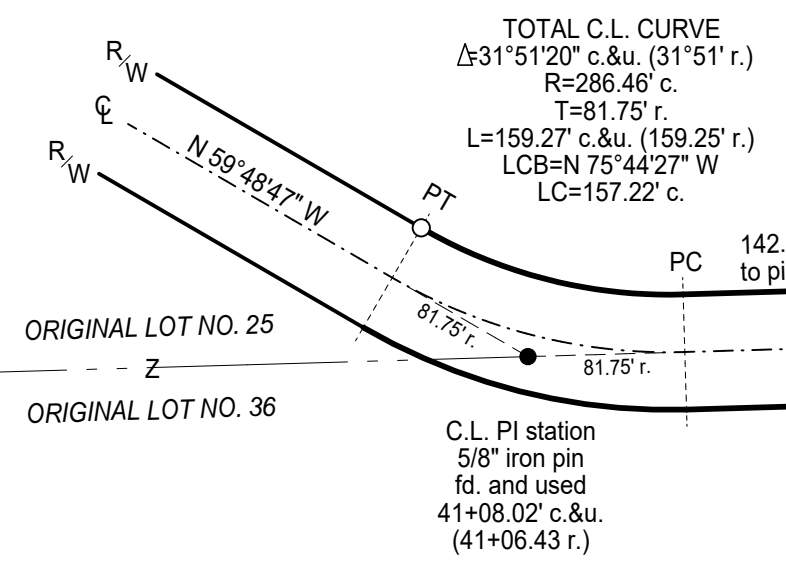
P1 1.555 ACRE PARCEL PPN 29-014-00-015-00 Joseph R. Winfrey and Beth A. Winfrey Volume 867, Page 158	P2 0.186 ACRE LOT SPLIT PPN 29-014-00-016-01 Brian D. Hall and Jodi L. Hall DN 2013000010301, Volume 550, Page 520, Parcel Two
P12 1.741 COMBINED ACRE PARCEL PPN 29-014-00-015-00, Joseph R. Winfrey and Beth A. Winfrey Volume 867, Page 158 and PPN 29-014-00-016-01 Brian D. Hall and Jodi L. Hall DN 2013000010301, Volume 550, Page 520, Parcel Two 623 Footville Richmond Road	

**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 July, 1931 Road Alignment Record of Footville - Richmond Road (Road No. 12, Section N, FB 305) and filed as 0012 (Sec.M-P) Footville-Richmond.DjVu in the ACER.
- \*The January, 1935 and April, 1964 Road Alignment Record of Lenox - New Lyme Road (Road No. 21, Section N, FB 376) and filed as 0021 (Sec.M-P) Lenox-New Lyme.DjVu in the ACER.
- \*The January, 2001 Addition of Lands plat prepared by Eric B. Westfall, Registered Professional Surveyor No. 7677 and filed as 29-014-00-018-00.DjVu in the ACER.
- \*The February 11, 2016 Jewett Survey prepared by Jerry Slay, Ohio Surveyor Number 5298 and filed as 29-014-00-009-00.DjVu in the ACER.
- \*The survey prepared by Thomas L. Gromley and Associates, L.T.D. (Thomas L. Gromley) as recorded in Volume 870, Page 22 of ACRD.



**FOOTVILLE - RICHMOND ROAD**  
 (Road No. 12, Section N, FB 305, 60 feet wide)

**SURVEYOR'S CERTIFICATION**

I certify to:  
 Joseph R. Winfrey, Beth A. Winfrey Brian D. Hall, and Jodi L. Hall

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

**BUILDING DATA**

- B1 - 1 story frame dwelling
- B2 - 3/4 story aluminum shed

**FIELD LOCATION DISCLAIMER**

All buildings, driveways, and general locations shown hereon were obtained by: Digitized image photogrammetry and actual field location 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 mistitling or malpropism, or that which is not shown on this drawing.



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.: 1017 2017**