

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



GRAPHIC SCALE: 1" equals 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)
- ℄ - Denotes lot line ℄ - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BCSO - Denotes monument found bent, coned, straightened and observed
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning MP - Denotes "measured perpendicularly"
- 4' wire fence —•— Denotes center of swale
- Denotes brush/tree line
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- ODOT - Denotes the Ohio Department of Transportation
- CWR - Denotes the Connecticut Western Reserve
- 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

FIELD LOCATION DISCLAIMER

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

CONDITION, EASEMENT, RESTRICTION, ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown, listed, or referenced on this plat, that which has or has not been recorded, any mistaking or malproprism. It is advised to contract a qualified Attorney who specializes in Property Easements.

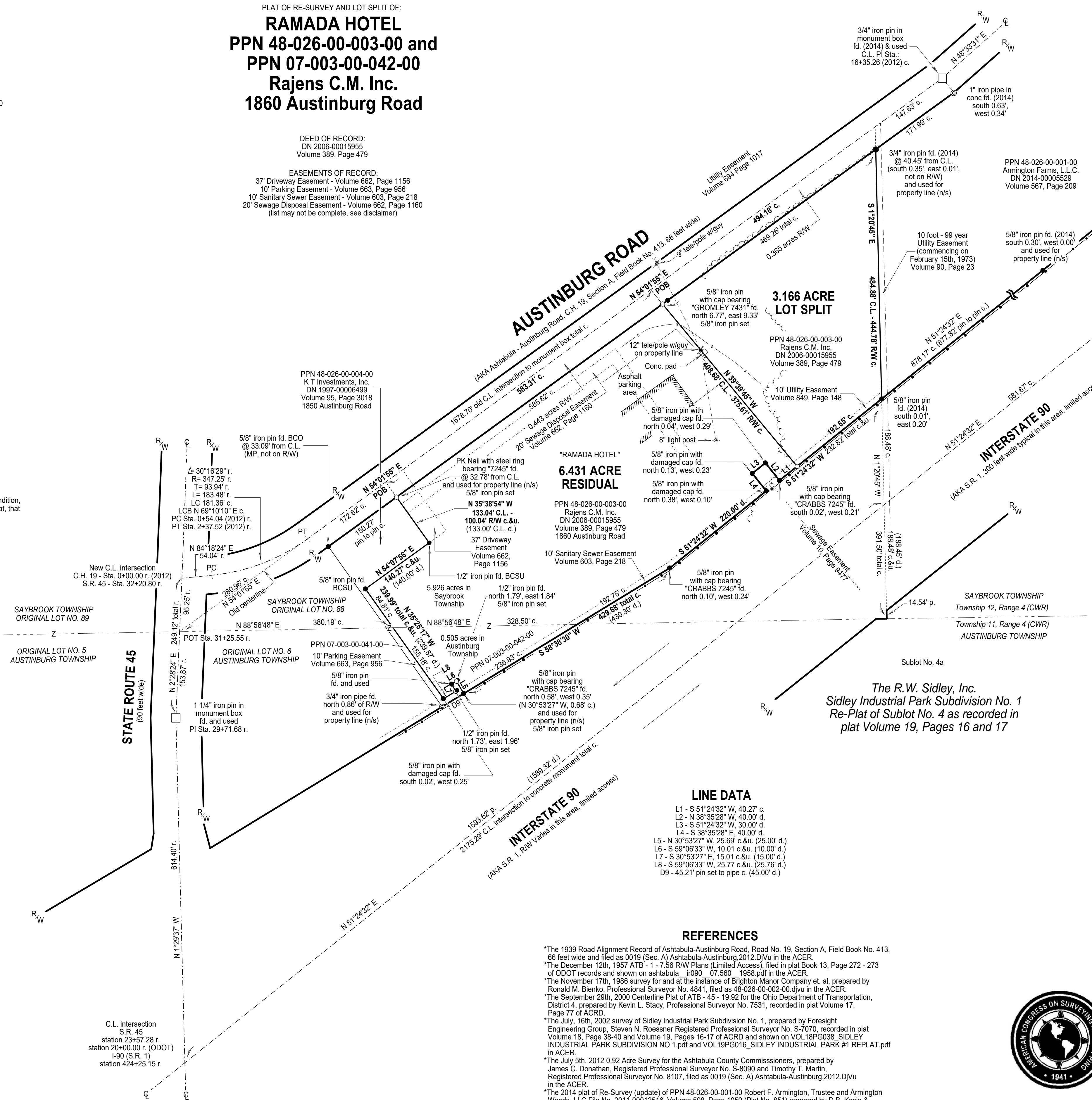
AUDITOR FLEX GIS VIEWER TAX MAP NOTE

Prior to 1986, PPN 48-026-00-002-00 was merged into PPN 48-026-00-003-00 and no longer exists. The Ashtabula County Auditor Flex GIS Viewer Tax Map shows this parcel and should be updated accordingly.

PLAT OF RE-SURVEY AND LOT SPLIT OF:
RAMADA HOTEL
PPN 48-026-00-003-00 and
PPN 07-003-00-042-00
Rajens C.M. Inc.
1860 Austinburg Road

DEED OF RECORD:
 DN 2006-00015955
 Volume 389, Page 479

EASEMENTS OF RECORD:
 37' Driveway Easement - Volume 662, Page 1156
 10' Parking Easement - Volume 663, Page 956
 10' Sanitary Sewer Easement - Volume 603, Page 218
 20' Sewage Disposal Easement - Volume 662, Page 1160
 (list may not be complete, see disclaimer)



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.



LINE DATA

- L1 - S 51°24'32" W, 40.27' c.
- L2 - N 38°35'28" W, 40.00' d.
- L3 - S 51°24'32" W, 30.00' d.
- L4 - S 38°35'28" E, 40.00' d.
- L5 - N 30°53'27" W, 25.69' c.&u. (25.00' d.)
- L6 - S 59°06'33" W, 10.01' c.&u. (10.00' d.)
- L7 - S 30°53'27" E, 15.01' c.&u. (15.00' d.)
- L8 - S 59°06'33" W, 25.77' c.&u. (25.76' d.)
- D8 - 45.21' pin set to pipe c. (45.00' d.)

REFERENCES

- *The 1939 Road Alignment Record of Ashtabula-Austinburg Road, Road No. 19, Section A, Field Book No. 413, 66 feet wide and filed as 0019 (Sec. A) Ashtabula-Austinburg, 2012.DJV in the ACER.
- *The December 12th, 1957 ATB - 1 - 7.56 R/W Plans (Limited Access), filed in plat Book 13, Page 272 - 273 of ODOT records and shown on ashtabula_r090_07.560_1958.pdf in the ACER.
- *The November 17th, 1986 survey for and at the instance of Brighton Manor Company et. al, prepared by Ronald M. Bienko, Professional Surveyor No. 4841, filed as 48-026-00-002-00.dju in the ACER.
- *The September 29th, 2000 Centerline Plat of ATB - 45 - 19.92 for the Ohio Department of Transportation, District 4, prepared by Kevin L. Stacy, Professional Surveyor No. 7531, recorded in plat Volume 17, Page 77 of ACRD.
- *The July, 16th, 2002 survey of Sidley Industrial Park Subdivision No. 1, prepared by Foresight Engineering Group, Steven N. Roessner Registered Professional Surveyor No. S-7070, recorded in plat Volume 18, Page 38-40 and Volume 19, Pages 16-17 of ACRD and shown on VOL18P038, SIDLEY INDUSTRIAL PARK SUBDIVISION NO 1.pdf and VOL19P016, SIDLEY INDUSTRIAL PARK #1 REPLAT.pdf in ACER.
- *The July 5th, 2012 0.92 Acre Survey for the Ashtabula County Commissioners, prepared by James C. Donathan, Registered Professional Surveyor No. S-8090 and Timothy T. Martin, Registered Professional Surveyor No. 8107, filed as 0019 (Sec. A) Ashtabula-Austinburg, 2012.DJV in the ACER.
- *The 2014 plat of Re-Survey (update) of PPN 48-026-00-001-00 Robert F. Armington, Trustee and Armington Woods, LLC File No. 2011-00012516, Volume 508, Page 1059 (Plat No. 851) prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor No. 8167 and filed as 48-026-00-001-00.DJV in the ACER.

SURVEYOR'S CERTIFICATION

I certify to: Rajens C.M. Inc.
 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, GEOD12B). 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



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