

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



PLAT OF SURVEY OF:  
**PPN 40-016-00-005-03**  
**Cheryl A. Elswick**  
**1370 State Route 7**

DEED OF RECORD:  
 DN 2007-00010275  
 Volume 413, Page 2567

Situated in The Township of Pierpont, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 31 with said Township and Township 11, Range 1 in the Connecticut Western Reserve	Month: January	Page: ONE
	Year: 2018	of ONE
Survey for: Cheryl A. Elswick		

Checked on  
 January 23rd, 2017  
 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 1931 Road Alignment Record of State Route 167 (Road No. 18, FB 294, 60 feet wide) filed as ATB-167-(11.37-14.08) Pierpont (1931) aka.CH-18.DjVu in the ACER.
- \*The 1934 Road Alignment Record of Caine Road (Road No. 579, FB 371, 60 feet wide), field as 0579 (Sec.A-B) Caine,2011.DjVu in the ACER.
- \*The 1934 State of Ohio Department of Highways (ODOT) Improvement Plans of Youngstown-Conneut Road, S.H. - No. 13, ...C,-E-E, Ashtabula County, Pierpont Township, Bureau of Construction filed as ATB-7-(14.95) Pierpont Twp.(1934) SR-7-(SH-13 Sec. E-D) in the ACER.
- \*The March 13th, 2003 Survey Plat for Bruner Land Co., Inc. prepared by Roger W. Claus, Registered Professional Surveyor No. S-6456, filed as 40-016-00-005-03.DjVu in the ACER.

**LAND COVENANTS, RESTRICTIONS AND DISCLAIMER**

This property is subject to the Bruner Lewis Farm Protective Covenants until January 1st, 2075 as shown on DN 2007-00010275, recorded in Volume 413, Page 2567, Exhibit A of ACRD.

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 on this drawing, that which has not been recorded, nor any mistitling or malpropism. It is advised to contract a qualified Attorney who specializes in Property Law.

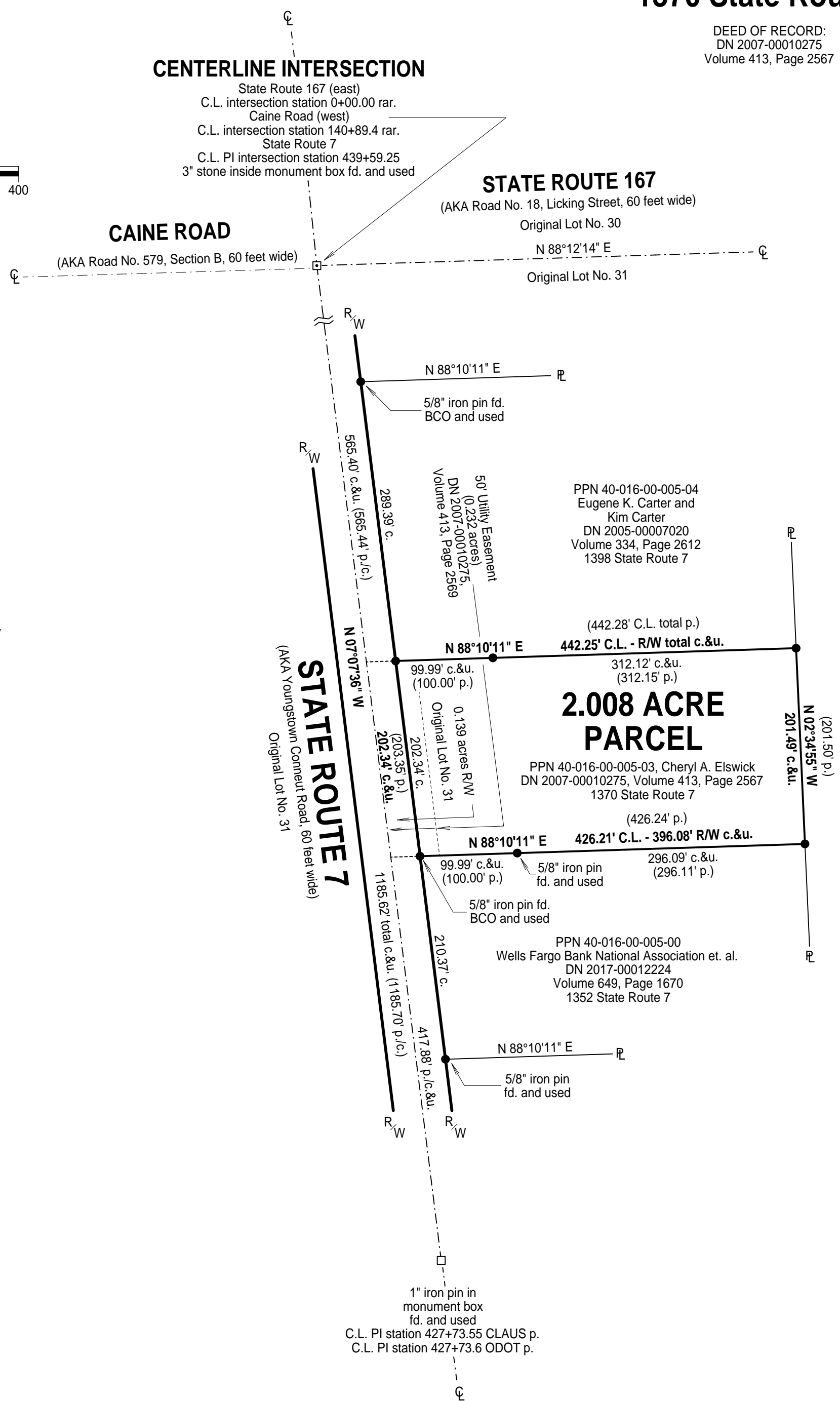
**SURVEYOR'S CERTIFICATION**

I certify to:  
 Cheryl A. Elswick

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.

*(Signature)*  
 Robert L. Kosie, P.S.  
 Registered Professional  
 Land Surveyor No. 8167

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin with plastic cap bearing "CLAUSE 6456" fd. and used unless otherwise noted
- 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
- CL -Denotes centerline R/W -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"
- AKA -Denotes "Also Known As" FB -Denotes "Field Book"
- rar -Denotes "County Road Alignment Record"
- 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



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)



**DBK PLAT NO.: 1025 2018**