

TITLE PAGE AND VICINITY MAP

RAMADA HOTEL
PPN 48-026-00-003-00 and
PPN 07-003-00-042-00
Rajens C.M. Inc.
1860 Austinburg Road

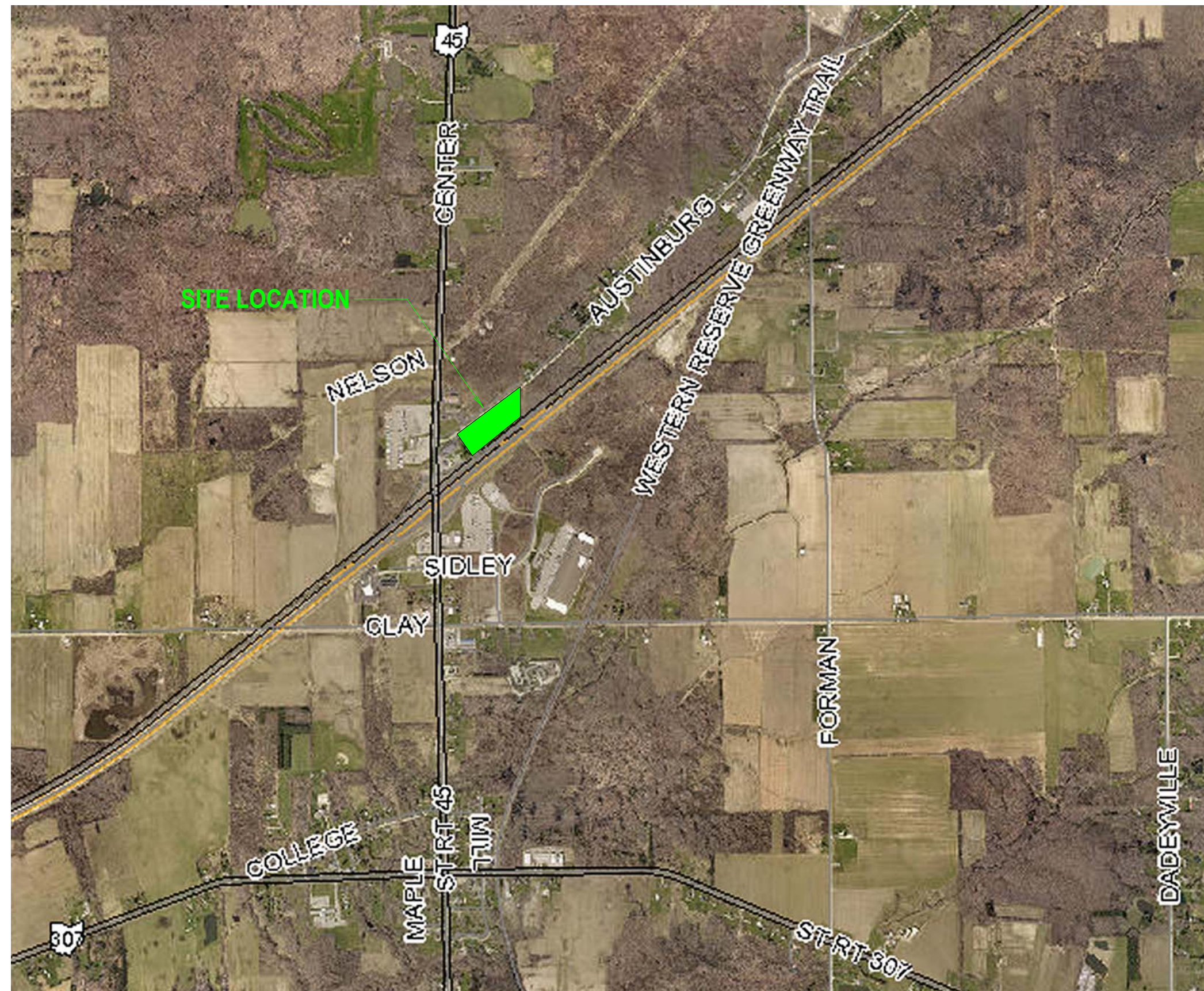
DEED OF RECORD:
 DN 2006-00015955
 Volume 389, Page 479

PAGE DETAIL

Page No. 1 - Title Page and Vicinity Map
 Page No. 2 - Plat of Re-Survey
 Page No. 3 - ALTA/ACSM Survey

VICINITY MAP

Unknown Scale



LEGAL DESCRIPTION

(Schedule B)

9.597 ACRE PARCEL
 0.808 acres Right of Way (R/W)
 Deed of Record: Permanent Parcel Number (PPN) 48-026-00-003-00 and PPN 07-003-00-042-00, Rajens C.M. Inc., Document Number (DN) 2006-00015955, Volume 389, Page 479 of Ashtabula County Records and Deeds (ACRD), 1860 Austinburg Road.

Situated in the Townships of Saybrook and Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Saybrook Township, part of Original Lot No. 6 in Austinburg Township, and part of Townships 11 and 12, Range 4, in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a point at the centerline intersection of State Route 45 (90 feet wide) and Austinburg Road (also known as Ashtabula - Austinburg Road, C.H. 19, Section A, Field Book No. 413, 66 feet wide). Said point known as being Centerline Station 0+00.00 as shown on the July 5th, 2012 Ashtabula County Engineer's Plat of a 0.92 Acre Survey for The Ashtabula County Commissioners. Said point located North 2°28'24" East, 249.12 feet from a 1 1/4" iron pin in a monument box found at an angle point on the centerline of said State Route 45.

Thence North 84°18'24" East, along the centerline of said Austinburg Road, 54.04 feet to a point of curve.

Thence continuing along said centerline, along said curve, deflecting to the left, having a bearing of North 69°10'10" East, a delta of 30°18'29", a radius of 347.25 feet, and a chord distance of 181.36 feet, a length distance of 183.48 feet, to the point of tangency of said curve.

Thence North 54°01'55" East, continuing along said centerline, 172.63 feet to a point. Said point being a northeasterly corner of PPN 48-026-00-004-00, conveyed to K T Investments, Inc., recorded in DN 1997-00006499, Volume 95, Page 3018 of ACRD.

Said point also being a northwesterly corner of the parcel herein described and The Principal Place of Beginning of this Survey.

Thence North 54°01'55" East, continuing along said centerline, a frontage distance of 1077.48 feet to point. Said point being the northwesterly corner of PPN 48-026-00-001-00, conveyed to Armington Farms, L.L.C., recorded in DN 2014-00005529, Volume 567, Page 209, Exhibit A, 6.003 Acre Parcel of ACRD. Said point also being the northeasterly corner of the parcel herein described.

Thence South 1°20'45" East, along the westerly line of the said Armington Farms, L.L.C. parcel, passing through a 3/4" iron pin found at 40.45 feet (not on R/W), a total distance of 484.88 feet to a point on the northerly R/W of Interstate 90 (also known as S.R. 1, R/W Varies, limited access). Said point being the southwesterly corner of the said Armington Farms, L.L.C. parcel. Said point also being the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin found south 0.01 feet and east 0.20 feet therefrom.

Thence South 51°24'32" West, along said R/W, 232.82 feet to a point. Said point being a southwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found south 0.02 feet and west 0.21 feet therefrom.

Thence North 38°35'28" West, along a westerly line of the parcel herein described, 40.00 feet to a point. Said point witnessed by a 5/8" iron pin with damaged cap found north 0.04 feet and west 0.29 feet therefrom.

Thence South 51°24'32" West, along a southerly line of the parcel herein described, 30.00 feet to a point. Said point witnessed by a 5/8" iron pin with damaged cap found north 0.13 feet and west 0.23 feet therefrom.

Thence South 38°35'28" East, along an easterly line of the parcel herein described, 40.00 feet to a point. Said point being a southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with damaged cap found north 0.38 feet and west 0.10 feet therefrom.

Thence South 51°24'32" West, continuing along said northerly R/W of Interstate 90, 220.00 feet to an angle point therein. Said angle point witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found north 0.10 feet and west 0.24 feet therefrom.

Thence South 58°38'30" West, continuing along said R/W, 429.68 feet to a 5/8" iron pin set. Said point being a southeasterly corner of PPN 07-003-00-041-00, conveyed to the aforesaid K T Investments, Inc. (recorded in DN 1997-00006499, Volume 95, Page 3018 of ACRD). Said point also being a southwesterly corner of the parcel herein described.

Thence North 30°53'27" West, along an easterly line of the said K T Investments, Inc. parcel (KTIP), passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 0.68 feet, 25.69 feet to a 5/8" iron pin set. Said point being a northeasterly corner of the said KTIP.

Thence South 59°06'33" West, along a northerly line of the said KTIP, 10.01 feet to a 5/8" iron pin found. Said point being a northwesterly corner of the said KTIP.

Thence South 30°53'27" East, along a westerly line of the said KTIP, 15.01 feet to a 5/8" iron pin set. Said point being a southeasterly corner of the parcel herein described.

Thence South 59°06'33" West, along a northerly line of the said KTIP, 25.77 feet to a point. Said point being a southwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with damaged cap found south 0.02 feet and west 0.25 feet therefrom.

Thence North 35°25'17" West, along an easterly line of the said KTIP, 239.99 feet to a 5/8" iron pin found bent, coned, and straightened. Said point being a northwesterly corner of the parcel herein described.

Thence North 54°07'56" East, along a southerly line of the said KTIP, 140.27 feet to a 1/2" iron pin found bent, coned, and straightened. Said point being a southeasterly corner of the said KTIP.

Thence North 35°38'54" West, along an easterly line of the said KTIP, passing through a 5/8" iron pin set at 100.04 feet, a PK Nail with a steel ring bearing "7245" found at 100.26 feet, a total distance of 133.04 feet to The Principal Place of Beginning of this Survey and containing 9.597 acres of land, of which, 9.092 acres are in Saybrook Township (PPN 48-026-00-003-00), 0.505 acres are in Austinburg Township (PPN 07-003-00-042-00) and 0.808 acres are within the R/W of said Austinburg Road, surveyed in September of 2018 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B).

Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe PPN 48-026-00-003-00 and PPN 07-003-00-042-00, conveyed to Rajens C.M. Inc., recorded in DN 2006-00015955, Volume 389, Page 479 of ACRD. Also known as 1860 Austinburg Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

EASEMENT INFORMATION

Schedule BII (SBII)

12. Easement for Highway Purposes granted to State of Ohio disclosed by instrument recorded in Deed Volume 564, Page 48 on April 18, 1958.
13. Sewer Easement granted to Station Development Corporation disclosed by instrument recorded in Deed Volume 603, Page 218 on May 18, 1961.
14. Sewer Easement granted to Station Development Corporation disclosed by instrument recorded in Deed Volume 615, Page 165 on May 26, 1962.
15. Subject to the items shown in the Warranty Deed from Saybrook Motel Company to Gulf Oil Corporation recorded December 16, 1966, in Volume 662, Page 1156.
16. Easement Agreement granted to Gulf Oil Corporation disclosed by instrument recorded in Deed Volume 662, Page 1160 on December 16, 1966.
17. Easement granted to Gulf Oil Corporation disclosed by instrument recorded in Deed Volume 663, Page 956 on February 8, 1967.
18. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte disclosed by instrument recorded in Deed Volume 649, Page 148 on July 9, 1976.
19. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte and Chez L'Ami Development Company disclosed by instrument recorded in Volume 10, Page 9462 on July 21, 1980.
20. Non-Exclusive Easement Agreement granted to Josephine T. Firlotte and Clement J. Firlotte and Chez L'Ami Development Company disclosed by instrument recorded in Volume 10, Page 9468 on July 21, 1980.

OTHER EASEMENTS THAT MAY APPLY

- X1. Agreement for Channel Change between George Walter Bissell and Edith Bissell, Life Estate and the Department of Highways, State of Ohio entered on February 12th, 1958 and recorded in Volume 564, Page 59.
- X2. Deed of Easement between Carl G. Bissell, Grace Brail, Margaret Runyan and Josephine T. Firlotte, Clement J. Firlotte, Victor J. Allen, II, Marjorie A. Allen, Joanne F. Armington, Claridge Manor Company, Ltd., Ashtabula Motel Company and Chez L'Ami Development Corporation made on June 20th, 1980, recorded in Volume 10, Page 9477.

Situated in The	Month:	Page:
Situated in the Townships of Saybrook and Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Saybrook Township, Original Lot No. 6 in Austinburg Township, and Township 12, Range 4, in the Connecticut Western Reserve.	July	ONE of THREE
	Year:	
Survey for:	2018	

Revised August 17th, 2018
 Revised August 23rd, 2018
 Revised September 7th, 2018
 Revised September 17th, 2018

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 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. Blerko, Professional Surveyor No. 4841, filed as 48-026-00-002-00.djvu 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. Roesner 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 VOL18PG038_SIDLEY INDUSTRIAL PARK SUBDIVISION NO 1.pdf and VOL19PG016_SIDLEY INDUSTRIAL PARK #1 REPLAT.pdf in the 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.

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



SURVEYOR'S CERTIFICATION

I certify to:
 American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAOA ATIMA and Gandhi & Associates, 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 herea for the intended purpose of this survey.

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



DBK PLAT NO.: 1049 2018

TRUE NORTH (Geoidic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, 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
- brush/tree line - 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 malpropiem, or that which is not shown on this drawing.

CONDITION, EASEMENT, RESTRICTION, ENCUMBRANCE DISCLAIMER

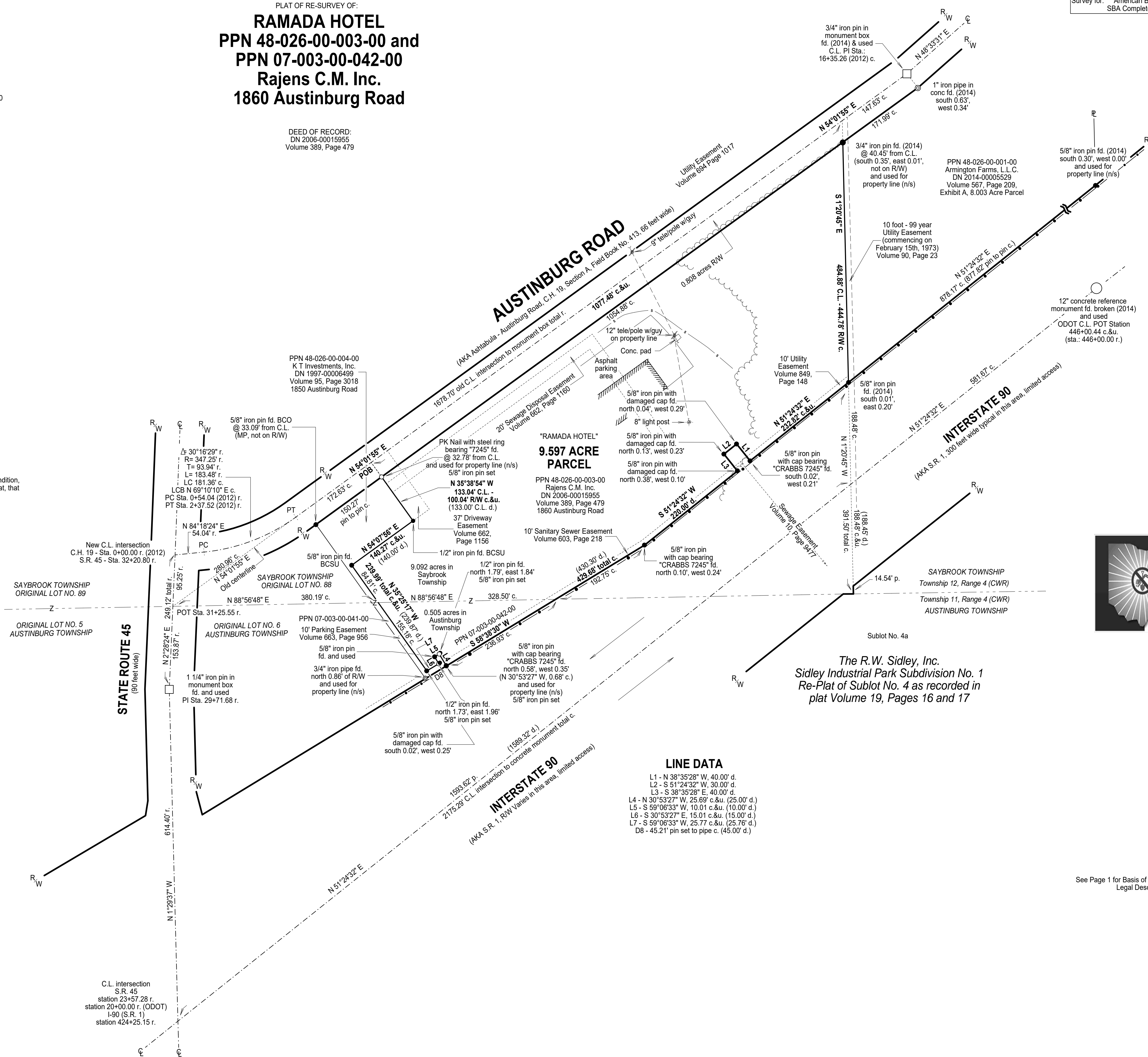
No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown, listed, or referenced on this plat, that which has or has not been recorded, any mistaking or malpropiem. It is advised to contract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



LINE DATA

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

Situated in The	Month:	Page:
Situated in the Townships of Saybrook and Austsburg, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 88 within said Saybrook Township, Original Lot No. 6 in Austsburg Township, and Township 12, Range 4, in the Connecticut Western Reserve.	December	TWO
Survey for: American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAQA ATIMA and Gandhi & Associates, LLC	Year:	of THREE
	2017	

Checked on December 22nd, 2017 by RLK
Revised December 28th, 2017
Revised July 17th, 2018
Revised August 17th, 2018
Revised August 23rd, 2018
Revised September 7th, 2018



This plat was prepared by
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DBK PLAT NO.: 1049 2018

(Original Drawing No. 1020 2017)

TRUE NORTH (Geoid) North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid12B



ALTA / ACSM TITLE SURVEY OF
RAMADA
PPN 48-026-00-003-00 and
PPN 07-003-00-042-00
Rajens C.M. Inc.
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Survey for:	Year:	of
American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAQA ATIMA and Gandhi & Associates, LLC	2018	THREE

NOTES

- 1.) No gaps, gores, or overlaps inherent to the surveyed property were noted based on the field survey and research as shown.
- 2.) No Title Examination of this property was provided and this Survey is based only on the documents shown herein.
- 3.) 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.
- 4.) 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 herein.

LEGAL DESCRIPTIONS

See Page 1 of 3 for Legal Descriptions

EASEMENT INFORMATION

See Page 1 of 3 for Easement Information

PARKING SPACES

20 + 31 + 12 + 55 + 13 + 13 + 14 =
158 parking spaces, of which
7 are dedicated handicapped parking

HYDROLOGY

No Riparian setback information was available

FLOOD INFORMATION

Zone X
Other Areas
Areas determined to be outside of the 0.2% annual chance floodplain.
FEMA Map number 39007C0165D.
Effective date: December 18th, 2007;
Community: Ashtabula County;
Number: 390010;
Panel 0165 (165 of 550);
Suffix D

UTILITY INFORMATION DISCLAIMER

All utility information shown herein was provided by:
OUPS staking, field location and digitized image photogrammetry
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 underground structure that is not visible, any misfitting or malproportion, or that which is not shown herein. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.



See Page 1 for Basis of Research, Survey References, Boundary Survey Certification, Legal Descriptions, Easement Information and Vicinity Map

SURVEYOR'S CERTIFICATION (ALTA/ACSM)

American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAQA ATIMA, Gandhi & Associates, LLC and to any additional parties:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,7a,8,11,16 and 19 of Table A thereof.

The fieldwork was completed on August 8th, 2018.
Date of Plat or Map: August 8th, 2018, Revised August 17th, 2018, Revised August 23rd, 2018, Revised September 7th, 2018.

The bearings shown herein are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, Geoid12B). Distances are based on U.S. feet with decimal parts.



Robert L. Kosie,
Registered Professional
Land Surveyor No. 8167

Checked on August 9th, by RLK



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- 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"
- OUPS - Denotes "The Ohio Utilities Protection Service"
- UG - Denotes "under ground as staked by OUPS"
- 5' chain-link fence —•—•— Denotes center of swale
- Denotes brush/tree line —W—W— Denotes UG water line
- GAS— Denotes 4" steel L#948 (55 psi) UG gas line
- ⊕ - Denotes fire hydrant ⊕ - Denotes sanitary manhole ⊕ - Denotes light pole
- ⊕ - Denotes telephone / utility pole ⊕ - Denotes guy wire ⊕ - Denotes drop - inlet catch basin
- 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
- Denotes UG electric line (CEI Illuminating Company) —•—•— Denotes UG telephone (Windstream) line
- Denotes UG Cable TV line (Charter Comm - Spectrum/Time Warner)
- Denotes edge of planter unless otherwise noted —•—•— Denotes overhead utility line(s)
- SS— Denotes UG sanitary sewer line (see sanitary sewer note)
- SS— Denotes sanitary sewer information obtained from vague sketches and conversations with Larry Severino (8-9-18) to be used as reference only.

OUPS INFORMATION

Ticket 1: A819701017-00A, Ticket 2: A819701022-00A and Ticket 3: A821403618-00A (re-submission for gas line)

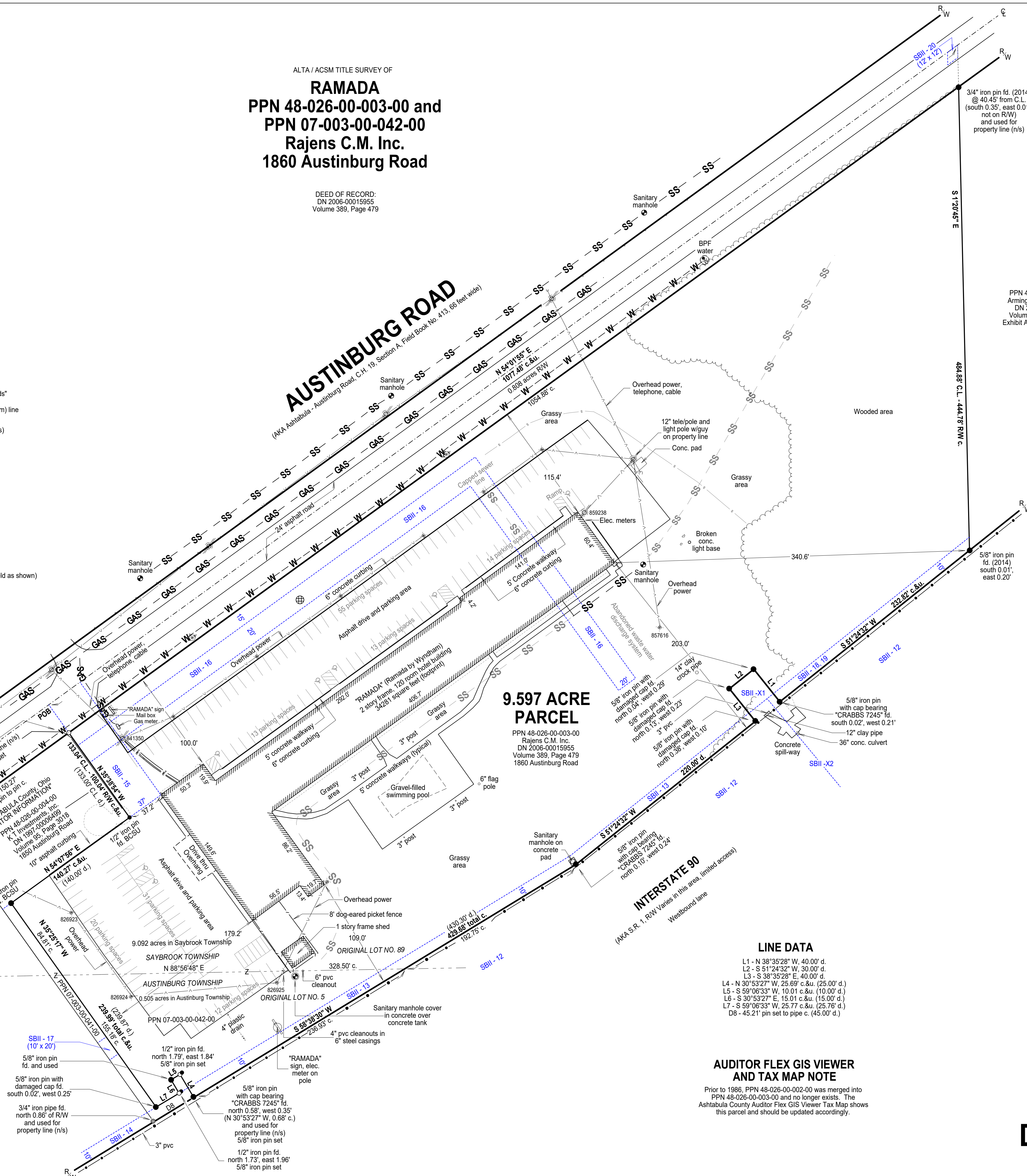
- Members:
- ALAP = WINDSTREAM OHIO (no response to plan request, staked by OUPS and observed in field as shown)
 - ASHS = ASHTABULA COUNTY ENVIRO SERVIC (Plan provided, staked by OUPS and observed in field as shown)
 - ASHW = ASHTABULA COUNTY ENVIRO SERVIC (Plan provided, staked by OUPS and observed in field as shown)
 - CEI = ILLUMINATING CO (no response to plan request, staked by OUPS and observed in field as shown)
 - CNT = CONNEAUT TELEPHONE (no response to plan request, nothing staked by OUPS, nothing observed in field)
 - EOL = DOMINION ENERGY OHIO - LAKE (Plan provided, staked by OUPS as shown)
 - ODT4 = ODOT 4 TRAFFIC (DISTRICT 4) (no response to plan request, nothing staked by OUPS as shown)
 - WNOP = CHARTER COMM (SPECTRUM/TIME WA (no response to plan request, staked by OUPS and observed in field as shown)
 - VRS = ROAMING SHORES - VILLAGE OF (no response to plan request, nothing staked by OUPS)

SANITARY SEWER NOTES

Sanitary Sewer Permit for Commercial
Construction Permit #: CC2448, COFF2448
Receipt #: 126876, Date: 05/03/12

This plat was prepared by
D.B. Kosie & Associates
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- D8 - 45.21' pin set to pipe c. (45.00' d.)

AUDITOR FLEX GIS VIEWER AND 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.

DBK PLAT NO.: 1049 2018