

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 APN -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

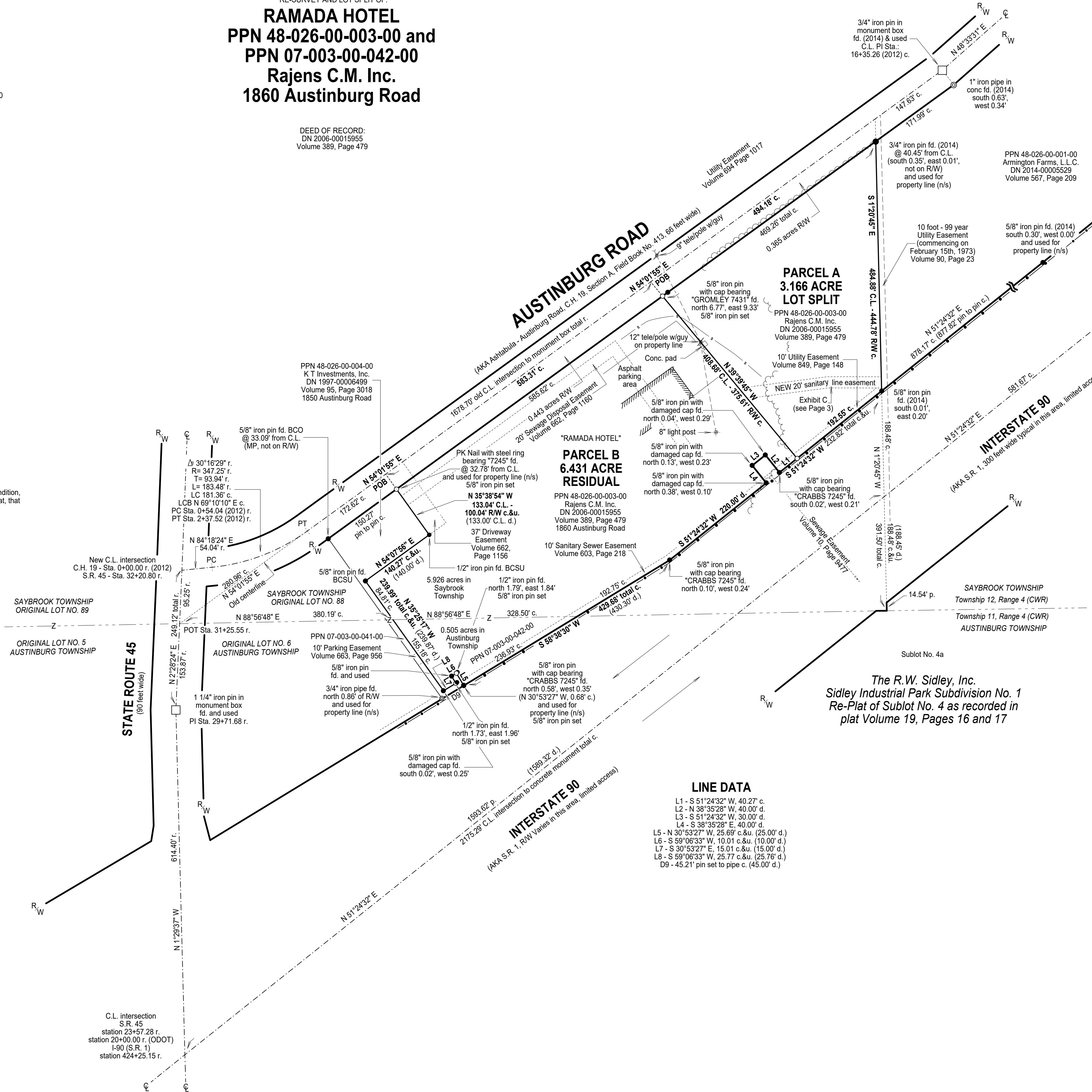
No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown, listed, or referenced on this plat, that which has or has not been recorded, any mistaking or malproprism.
It is advised to contract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

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



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.)
D9 - 45.21' pin set to pipe c. (45.00' d.)



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

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.: 1049 2018

(Original Drawing No. 1020 2017)

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



GRAPHIC SCALE: 1" EQUALS 50'

ALTA / ACSM TITLE SURVEY OF
RAMADA
PPN 48-026-00-003-00 and
PPN 07-003-00-042-00
Rajens C.M. Inc.
1860 Austinburg Road

DEED OF RECORD:
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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	THREE
Survey for:	Year:	of
American Business Ventures USA LP, First American Title Insurance Company, SBA Complete, Inc., Hometown Bank, ISAOA 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 hereon.
- 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 hereon.

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 + 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: 390101;
Panel 0165 (165 of 550);
Suffix D

UTILITY INFORMATION DISCLAIMER

All utility information shown hereon 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 hereon. 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, ISAOA 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 October 19th, 2018.
Date of Plat: August 8th, 2018, Revised August 17th, 2018, Revised August 23rd, 2018, Revised on October 19th, 2018.

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.



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

Checked on August 9th, by RLK



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SANITARY SEWER NOTE

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

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)
 - 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)

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