



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

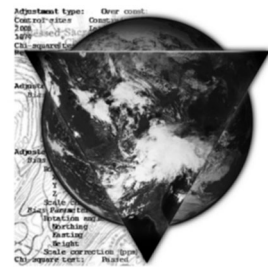


GRAPHIC SCALE: 1" equals 30'

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
⊥ -Denotes 1/2" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete, with four (4) stamped directional lines 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 R/W -Denotes right-of-way (margin)
ℓ -Denotes lot line ℓ -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 MP -Denotes "measured perpendicularly"

ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying



11040 Madison Road
Montville, Ohio 44064

440.286.2131

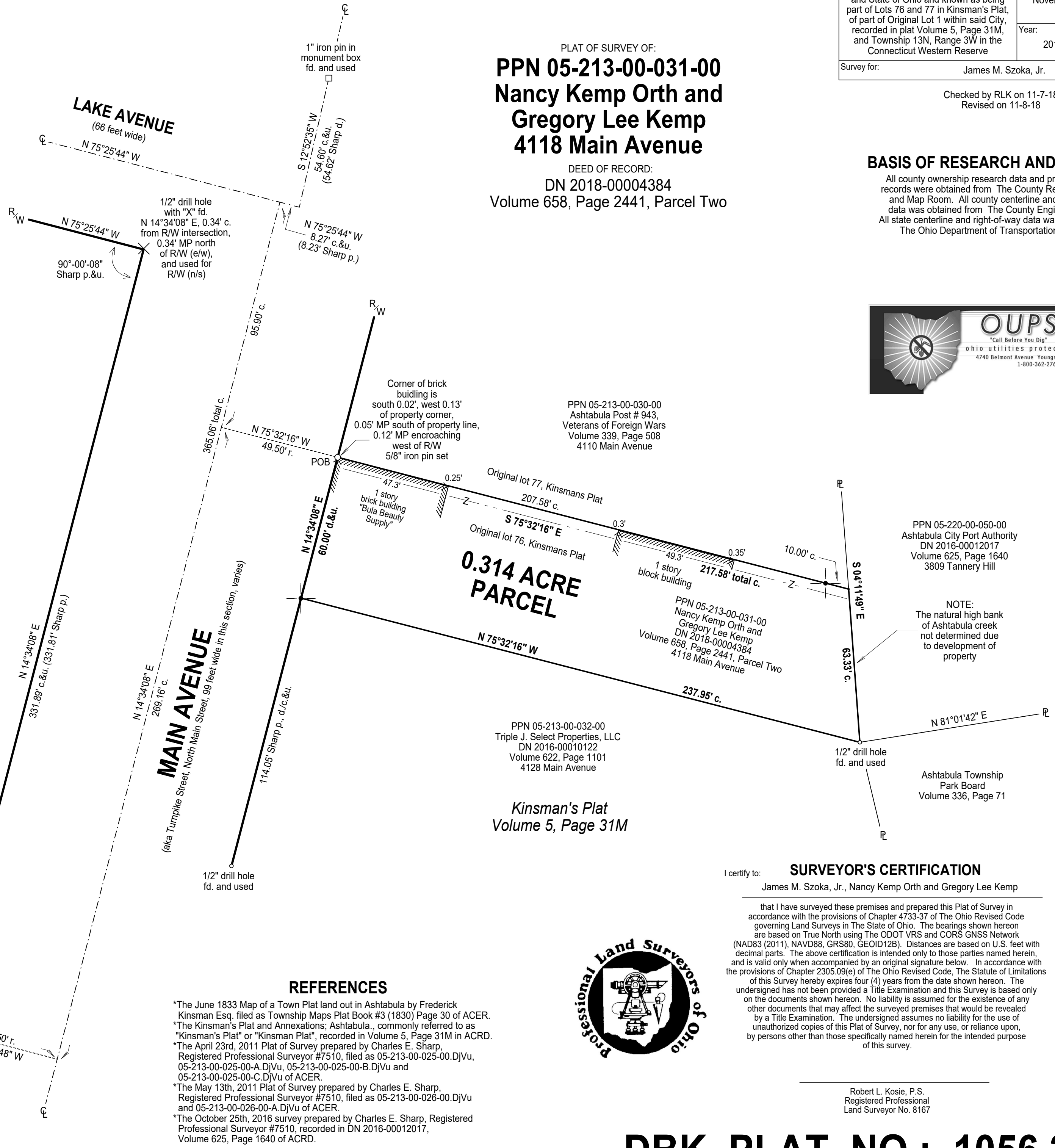
Fax 440.968.3578

www.dbksurveys.com

5/8" iron pin
fd. and used

WEST 42ND STREET
(33' wide)

Concrete filled
monument box with
3 1/2" brass cap
bearing "X" fd.
S 30°19'51" E
4.25' c. from R/W
intersection on
3'x3' R/W offset
and used



REFERENCES

*The June 1833 Map of a Town Plat land out in Ashtabula by Frederick Kinsman Esq. filed as Township Maps Plat Book #3 (1830) Page 30 of ACER.
*The Kinsman's Plat and Annexations; Ashtabula, commonly referred to as "Kinsman's Plat" or "Kinsman Plat", recorded in Volume 5, Page 31M in ACRD.
*The April 23rd, 2011 Plat of Survey prepared by Charles E. Sharp, Registered Professional Surveyor #7510, filed as 05-213-00-025-00.DjVu, 05-213-00-025-00-A.DjVu, 05-213-00-025-00-B.DjVu and 05-213-00-025-00-C.DjVu of ACER.
*The May 13th, 2011 Plat of Survey prepared by Charles E. Sharp, Registered Professional Surveyor #7510, filed as 05-213-00-026-00.DjVu and 05-213-00-026-00-A.DjVu of ACER.
*The October 25th, 2016 survey prepared by Charles E. Sharp, Registered Professional Surveyor #7510, recorded in DN 2016-00012017, Volume 625, Page 1640 of ACRD.



I certify to:

SURVEYOR'S CERTIFICATION

James M. Szoka, Jr., Nancy Kemp Orth and Gregory Lee Kemp

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

PLAT OF SURVEY OF:

PPN 05-213-00-031-00
Nancy Kemp Orth and
Gregory Lee Kemp
4118 Main Avenue

DEED OF RECORD:

DN 2018-00004384
Volume 658, Page 2441, Parcel Two

Situating in The City of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Lots 76 and 77 in Kinsman's Plat, of part of Original Lot 1 within said City, recorded in plat Volume 5, Page 31M, and Township 13N, Range 3W in the Connecticut Western Reserve	Month: November	Page: ONE
	Year: 2018	of ONE
Survey for: James M. Szoka, Jr.		

Checked by RLK on 11-7-18
Revised on 11-8-18

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.



PPN 05-220-00-050-00
Ashtabula City Port Authority
DN 2016-00012017
Volume 625, Page 1640
3809 Tannery Hill

NOTE:
The natural high bank
of Ashtabula creek
not determined due
to development of
property

Ashtabula Township
Park Board
Volume 336, Page 71

PPN 05-213-00-032-00
Triple J. Select Properties, LLC
DN 2016-00010122
Volume 622, Page 1101
4128 Main Avenue

Kinsman's Plat
Volume 5, Page 31M

PPN 05-213-00-030-00
Ashtabula Post # 943,
Veterans of Foreign Wars
Volume 339, Page 508
4110 Main Avenue

PPN 05-213-00-031-00
Nancy Kemp Orth and
Gregory Lee Kemp
DN 2018-00004384
Volume 658, Page 2441, Parcel Two
4118 Main Avenue