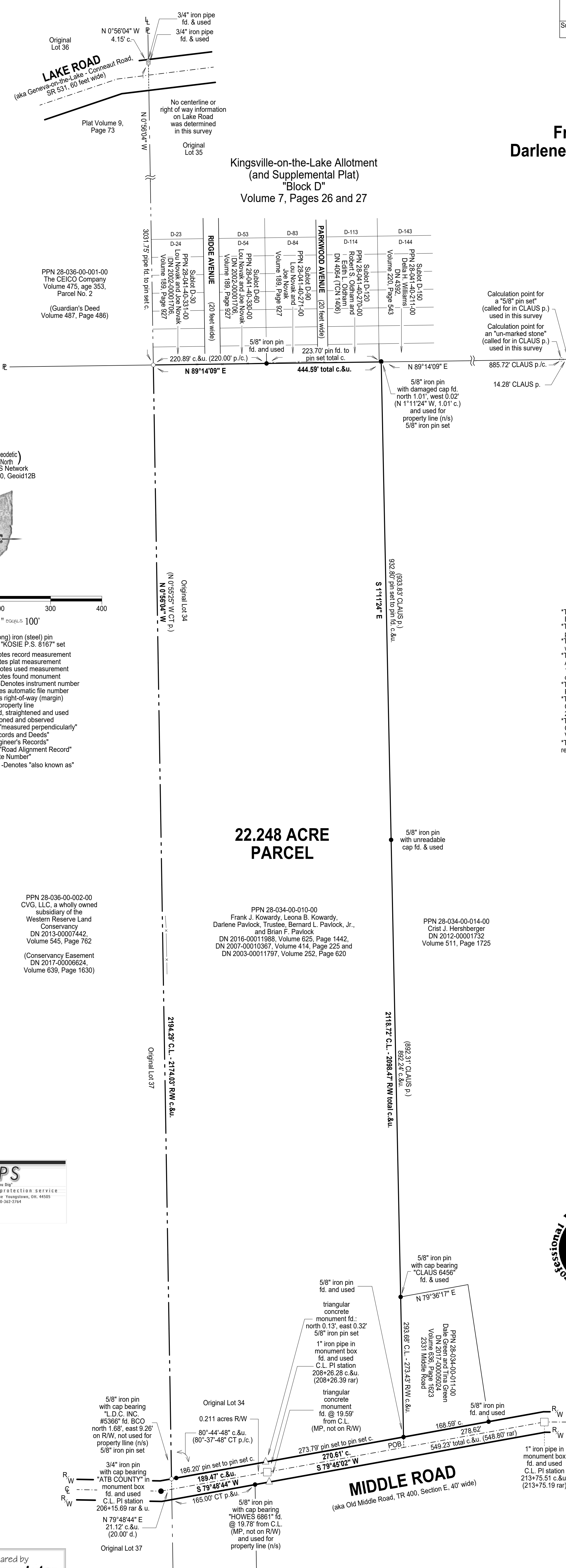


Checked on March 4th, 2019 by RLK

PLAT OF SURVEY OF:
PPN 28-034-00-010-00
Frank J. Kowardy, Leona B. Kowardy,
Darlene Pavlock, Trustee, Bernard L. Pavlock, Jr.,
and Brian F. Pavlock

DEED OF RECORDS:
 DN 2016-00011988, Volume 625, Page 1442,
 DN 200700010387, Volume 414, Page 225 and
 DN 200300011797, Volume 252, Page 620



TRUE NORTH (Geodetic)
 North 7
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



- GRAPHIC SCALE: 1" = 100'**
- O - 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 NSI - Denotes instrument number
 - DN - Denotes document number AFN - Denotes automatic file number
 - C./C.L. - Denotes centerline RW - Denotes right-of-way (margin)
 - l. - Denotes lot line R. - 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"
 - FB - Denotes "Field Book" rar / RAR - Denotes "Road Alignment Record"
 - TCN - Denotes "Torrens Certificate Number"
 - x - Denotes barbed-wire found aka - Denotes "also known as"

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 February 16th, 1918 survey of Kingsville-on-the-Lake Allotment prepared by Bixler and Weir Engineers, recorded in plat Volume 7, Page 26 of ACRD.
- *The June 15th, 1918 survey of Supplemental Plat to Kingsville-on-the-Lake Allotment prepared by Bixler and Weir Engineers, recorded in plat Volume 7, Page 27 of ACRD.
- *The 1933 Road Alignment Record for Middle Road, updated in 2014, Road No. 400DE, FB 365, 60 feet wide filed as (0400 (Sec.D-E) Middle.D)Vu in the ACER.
- *The Location Plat for ATB-531-10.27, Geneva-on-the-Lake - Conneaut Road, Ashtabula County, Ashtabula Township, Village of North Kingsville, Village of Lakeville, recorded on July 29th, 1955 in Volume 9, Page 73 of ACRD and filed as Vol09pg73, centerline plat atb-531-(10.27) ash.twp-conneaut city.lf in the ACER.
- *The 1983 Tax Maps of Kingsville Township (North) as filed as Page 20.D)Vu, Page 25.D)Vu, Page 28.D)Vu and Page 29.D)Vu in the ACER.
- *The March 29th, 2002 ALTA / ACSM Land Title Survey for FirstEnergy prepared by CT Consultants, Timothy P. Hadden, Ohio Professional Surveyor No. 6786, filed as 28-036-00-001-00.D)Vu in the ACER.
- *The December 14th, 2006 Survey Plat for Bruner Land Co., Inc. prepared by Roger W. Claus, Registered Professional Surveyor S-6456, recorded in DN 2012-00001732, Volume 511, Page 1725 of ACRD, filed as 28-034-00-014-00.D)Vu in the ACER.
- *The February 28th, 2017 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in DN 2017-00005024, Volume 636, Page 1623 of ACRD.

PPN 28-036-00-002-00
 CVG, LLC, a wholly owned subsidiary of the Western Reserve Land Conservancy
 DN 2013-00007442, Volume 545, Page 762
 (Conservancy Easement DN 2017-00006624, Volume 639, Page 1630)

PPN 28-034-00-010-00
 Frank J. Kowardy, Leona B. Kowardy, Darlene Pavlock, Trustee, Bernard L. Pavlock, Jr., and Brian F. Pavlock
 DN 2016-00011988, Volume 625, Page 1442,
 DN 2007-00010387, Volume 414, Page 225 and
 DN 2003-00011797, Volume 252, Page 620

PPN 28-034-00-014-00
 Crist J. Hershberger
 DN 2012-00001732
 Volume 511, Page 1725



SURVEYOR'S CERTIFICATION

I certify to:
 Frank J. Kowardy, Leona B. Kowardy, Darlene Pavlock, Bernard L. Pavlock, Jr., Brian F. Pavlock, Timothy L. Capretta and Timothy A. Capretta

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



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.:
1067 2019