

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



○ -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 d. -Denotes deed measurement
p. -Denotes plat measurement r. -Denotes Road Alignment Record information
fd. -Denotes found monument u. -Denotes used measurement
PPN -Denotes permanent parcel number DN -Denotes document number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
R -Denotes property line BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicular"
--- Denotes existing parcel line to be consolidated
--- Denotes Higley Allotment subplot line
--- Denotes Corporation Line
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
Δ -Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
PET -Denotes "the 1921 petition in re-incorporation", recorded in
DN 13287, Miscellaneous Volume 2, Page 23 of ACRD.
ODOT -Denotes the "Ohio Department of Transportation"

GRAPHIC SCALE: 1" equals 100'

PLAT OF RE-SURVEY AND LOT SPLIT OF:
Kennametal Inc.
PPN 39-013-40-010-00 and
PPN 38-013-40-015-00

DEED OF RECORD:
DN 2019-00006345
Volume 686, Page 1476

Situated in The	Month:	Page:
Township and Village of Orwell, County of Ashland and State of Ohio and known as being part of Sublot 22 and Sublot 23 in the Higley Allotment, recorded in Plat Volume 7, Pages 46 and 47, of part of Section 13 and part of Original Lot 1 in Section 15 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve	October	ONE
Year:	2019	ONE
Survey for:	The H.F. Lenz Company and Kennametal Inc.	

Checked on March 13th, 2019 by RLK
Revised on June 14th, 2019
Revised on October 2nd, 2019

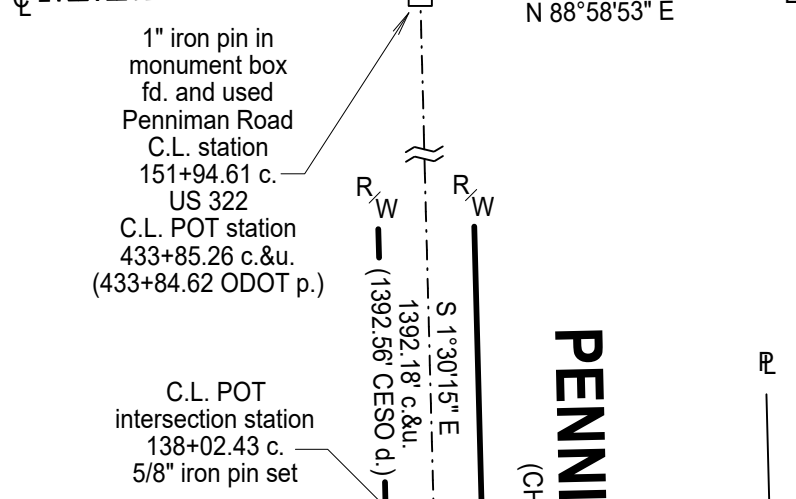
BASIS OF RESEARCH AND RECORDS

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.

CORPORATION LINE DETAIL

The corporation line between Orwell Village and Orwell Township was determined by using the The January 31st, 1921 Petition in Re-Incorporation of the Village of Orwell, Ashland County, Ohio recorded in DN 13287, Miscellaneous Volume 2, Page 23, the Centerline Plat of Penniman Road (ACER, 0566 (Sec.C) Penniman.pdf), prior surveys of record (1996 Westfall survey, et. al., see References), the 1983 Tax Map of Orwell Village (ACER, 40813D Orwell Village Tax Map.pdf) and the July, 1979 Annexation Map of Orwell Village (ACER, Orwell Village (1980).pdf), along with other documents and images gathered from the ACER, the Ashland County Tax Map Department, the Ashland Commissioner's Office and the Village of Orwell.

EAST MAIN STREET



PENNIMAN ROAD

PPN 39-013-40-007-00
Welded Tubes, Inc.
DN 2016-00010057
Volume 622, Page 819,
Exhibit A,
Legal Description 2
M-1
5/8" iron pin with
cap bearing "L.K." fd.
@ 24.11" from C.L.
(not on R/W) and used
for property line (e/w)
5/8" iron pin set

PPN 39-013-40-010-02
Ashland County Metropolitan
Parks District
Ashland County Metroparks
DN 2008-00013387
Volume 445, Page 1408
5/8" iron pin
with cap bearing
"L.K.N. #5609" fd.
north 0.02', east 0.78"
(N 88°29'45" E, 0.78" c.)
0.78" east of
property line (n/s)
and used for
property line (e/w)

5/8" iron pin
with cap bearing
"L.K.N. #5609" fd.
north 0.02', east 0.78"
(N 88°29'45" E, 0.78" c.)
0.78" east of
property line (n/s)
and used for
property line (e/w)

PT station
130+93.55 c.&u.
(130+93.69 far)
5/8" iron pin
with cap bearing
"WESTFALL 7677" fd.
north 0.03',
west 0.54'

5/8" iron pin
with cap bearing
"L.K.N. #5663" fd.
north 0.11',
east 0.33'

5/8" iron pin
with cap bearing
"L.K.N. #5663" fd.
north 0.11',
east 0.33'

5/8" iron pin
with cap bearing
"L.K.N. #5663" fd.
north 0.11',
east 0.33'

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east 0.33'

5/8" iron pin
with cap bearing
"L.K.N. #5663" fd.
north 0.11',
east 0.33'

CURVE DATA

CL-1
Δ45°00'58" c.&u. (45°00'00" p.)
R=170.00' p.&u.
T=70.44' c.&u. (70.42' p.)
L=133.57' c.&u. (133.52' p.)
LC=130.16' c.&u. (130.12' d.)
LCB=S 23°57'38" E

CL-2
Δ45°00'00" p.&u.
R=170.00' p.&u.
T=70.42' p.&u.
L=133.52' p.&u.
LC=130.11' c.&u. (130.12' d.)
LCB=S 23°55'05" E

R-1
Δ45°00'10" c.
R=195.00' c.
T=80.78' c.
L=153.16' c.
LC=149.26' c.
LCB=S 23°57'38" E

R-2
Δ45°00'00" c.
R=145.00' c.
T=60.06' c.
L=113.88' c.
LC=110.98' c.
LCB=S 23°55'05" E

REFERENCES

*The May, 1920 survey of Higley Allotment, prepared by T.W. Kinnear, Surveyor, the June, 1920 Plat of Higley Allotment, Lot 13, Orwell Township, recorded on September 21st, 1920 in plat Volume 7, Pages 46 and 47 of ACRD.
*The January 31st, 1921 Petition in Re-Incorporation of the Village of Orwell, Ashland County, Ohio recorded in DN 13287, Miscellaneous Volume 2, Page 23 of ACRD.
*The 1939 Road Alignment Record for Penniman Road, Road No. 565, Section C, filed as 0565 (Sec.C) Penniman.DJVu in the ACER.
*The Orwell Township Part of Lot 28 - Higley Allot., Ashland County plat (Higley Avenue Extension) recorded on January 26th, 1956 in plat Volume 7, Page 38 of ACRD.
*The 1958 centerline plat and R/W plan of Cleveland - Meadville Road, ATB 322 - 0.00, Ashland County, Windsor and Windsor Township, Orwell and Orwell Township as recorded in the Ohio Department of Transportation records.
*The 1959 survey prepared by Candela and Logan, Registered Surveyors, recorded in Volume 589, Page 220, Parcels No. 1 and 2 of ACRD.
*The Penniman Road Centerline and Right of Way plat, Orwell Village, filed as 0566 (Sec.C) Penniman.DJVu in the ACER.
*The June, 1980 survey prepared by Bernard D. Westfall, P.S., Registered Surveyor Ohio #6634, recorded in Volume 10, Page 9188 of ACRD.
*The 1980 Orwell Village Map prepared by John W. Smolen, County Engineer, filed as Orwell Village (1980).pdf in the ACER.
*The May, 1996 survey prepared by Eric B. Westfall, P.S. Ohio #7677, recorded in DN 1996-00012098, Volume 90, Page 2590 of ACRD.
*The October, 1996 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in DN 2012-00014574, Volume 531, Page 2314 of ACRD.
*The September 22nd, 2004 survey prepared by Eric B. Westfall, Registered Professional Surveyor 7877, filed as 39-013-40-010-02.pdf in the ACER.
*The June, 2006 1.322 Acre Survey of Orwell South Cemetery prepared by The Ashland County Engineer's Office, filed as 0562 (Sec. A) Moore.DJVu in the ACER.
*The May 2nd, 2016 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, PS 8167, recorded in DN 2016-00006546, Volume 615, Page 2321 of ACRD, noted as being DBK plat no. 917 2016.
*The February 15th, 2007 survey prepared by Robert C. Fleet, P.S. #6600, recorded in DN 2017-00013239, Volume 651, Page 982, First, Second and Third parcels.
*The January 24th, 2007 survey prepared by Robert C. Fleet, P.S. #6600, recorded in DN 2018-00002493, Volume 655, Page 1615 of ACRD.
*The August, 2016 Retracement survey prepared by CESO, Inc., Steven W. Clutter, PS-7655, recorded in DN 2016-00010057, Volume 622, Page 819 of ACRD, filed as 39-013-40-007-00.pdf in the ACER.

ASSIGNMENTS, AGREEMENTS AND EASEMENTS NOTED

- February 21st, 1985 - 33 acre Right of Way Agreement from Kennametal, Inc. to Park-Ohio Energy, Inc. for pipeline, recorded in Volume 28, Page 2335 of ACRD.
- Assignment of Rights-of-Way and Easements from Transfuel Resources Company to Lomak Operating Company, recorded in DN 16728, Volume 85, Page 1696
- Partial Assignment and Bill of Sale from Great Lakes Energy Partners, LLC to Summit Petroleum, Inc., recorded in DN 2005-0000155, Volume 322, Page 2441 of ACRD.
- Partial Assignment and Bill of Sale from Summit Petroleum, Inc. to Petrox, Inc., recorded in DN 2015-00008847, Volume 591, Page 2255 of ACRD.
- Conveyance, Assignment and Bill of Sale from Range Resources - Appalachia, LLC to EnerVest Energy Institutional Fund XI-A, L.P., recorded in DN 2010-00002778, Volume 472, Page 98 of ACRD.
- A 10' Utility Easement as shown on the Penniman Road Centerline and Right of Way plat, Orwell Village, filed as 0566 (Sec.C) Penniman.DJVu in the ACER.

CONDITIONS, ASSIGNMENTS, AGREEMENTS, EASEMENTS, RESTRICTIONS OR ENCUMBRANCES DISCLAIMER

No liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence of any Conditions, Assignments, Agreements, Easements, Restrictions or Encumbrances of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malproprism. It is advised to contract a qualified Attorney who specializes in Easement Law.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Digitized image photogrammetry and actual field observation
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 mistitling or malproprism, or that which is not shown on this drawing.



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



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

DBK PLAT NO.: 1089 2019