

WARNER ROAD
(aka SR 307, 60 feet wide)

STATE ROUTE 307
(aka Jefferson - Geneva Road,
I.C.H. 152, 60 feet wide)

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



GRAPHIC SCALE: 1" equals 100'

MAP OF RE-SURVEY AND CONSOLIDATION OF:
PPN 22-015-00-018-00 and PPN 22-015-00-017-01
Barbara A. Hertrick
1050 County Line Road South

DEED OF RECORD:
Volume 816, Page 845

Situated in The Township of Harpersfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 96 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve	Month: December	Page: ONE of ONE
Survey for: Barbara A. Hertrick	Year: 2019	

Checked on December 12th, 2019
Revised on November 5th, 2024

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 survey prepared by Milton A. Boomhower, Registered Surveyor No. 4247, recorded in Volume 594, Page 2506, Exhibit A, Parcel One of ACRD.
- *The 1950 Road Alignment Record for Clyde Hill Road, Road No. 141-A, FB 425, 60 feet wide, filed as 0141 (Sec. A) Clyde Hill, DJV in the ACER.
- *The survey prepared by Robert L. Krieg, Registered Survey, recorded in Volume 96, Page 5771 of ACRD.
- *The 1962 Ohio Department of Highways improvement plans for State Route 307 (ATB. 307), filed as ATB-307-(00.00-2.93) Harpersfield(1962) Imp in the ACED.
- *The June 2nd, 1998 Silver Ash Farms Subdivision plat prepared by Foresight Engineering Group (FEG), Steven A. Roessner, P.S. No. 7070, recorded in Volume 34, Pages 26 and 26-1 of Lake County Records and Deeds.
- *The September, 2001 survey prepared by Eric B. Westfall, Registered Professional Surveyor 7677, recorded in Volume 468, Page 1721 of ACRD, filed as 22-015-00-017-01.pdf and 22-015-00-019-01.pdf (January, 2003) 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

- 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 INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℄ -Denotes lot line ℄ -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 -Denotes "Road Alignment Record"
- EBW -Denotes "Eric B. Westfall survey" (see References)
- FEG -Denotes "Foresight Engineering Group" survey (see References)

PPN 22-015-00-017-00
John D. Williams, Trustee
Volume 148, Page 1140,
Parcel No. 1
1296 County Line Road South

PPN 22-015-00-008-01
SMS Financial NCU, LLC
Volume 814, Page 1741
1085 Mirra Drive

ORIGINAL LOT 80
N 89°25'04" E
870.78' C.L. - 840.78' R/W c.&u. (871.16' EBW p.)
920.61' C.L. - 890.61' R/W total c.&u.
(920.89' C.L. EBW p./c.)
ORIGINAL LOT 96

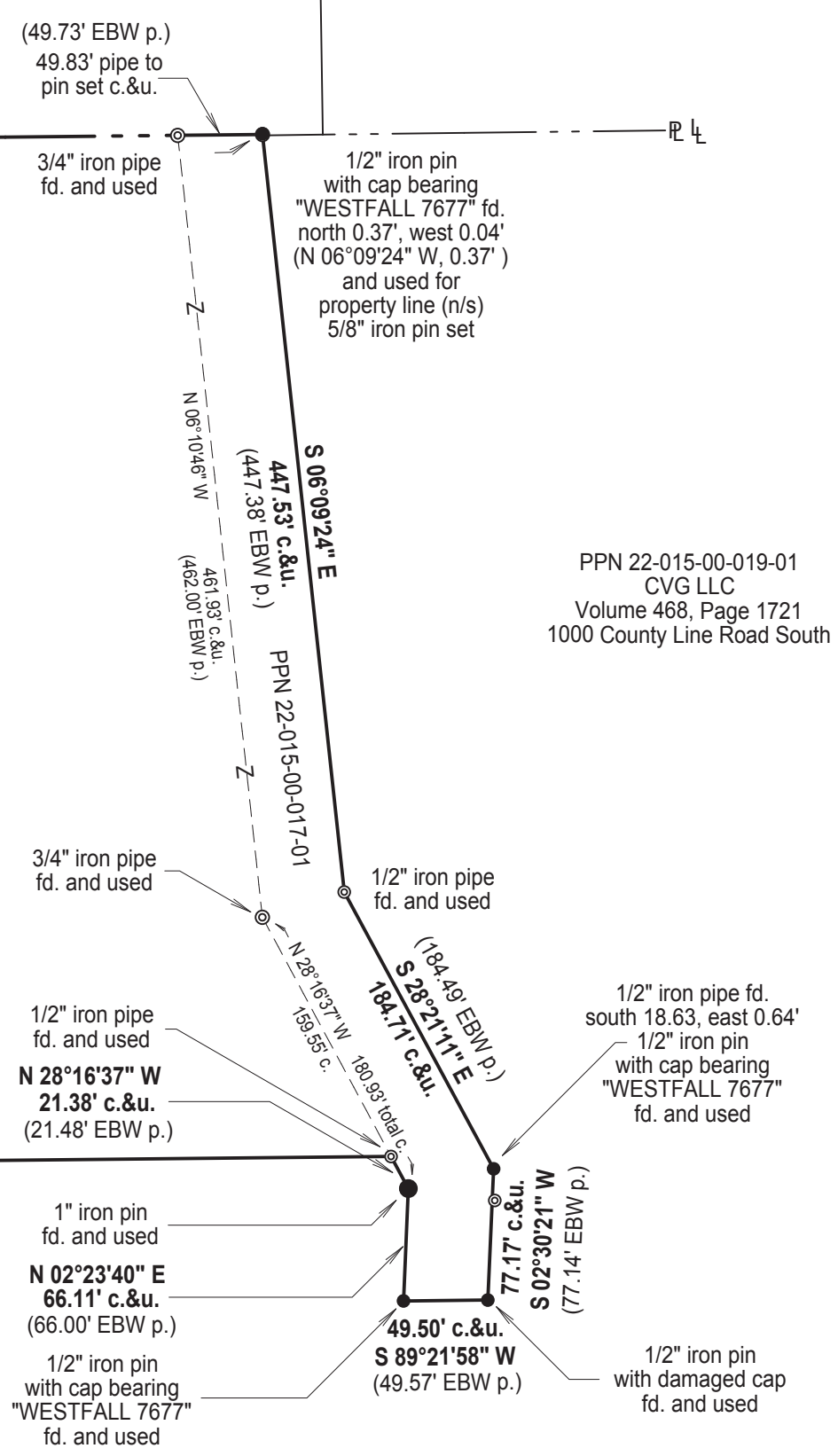
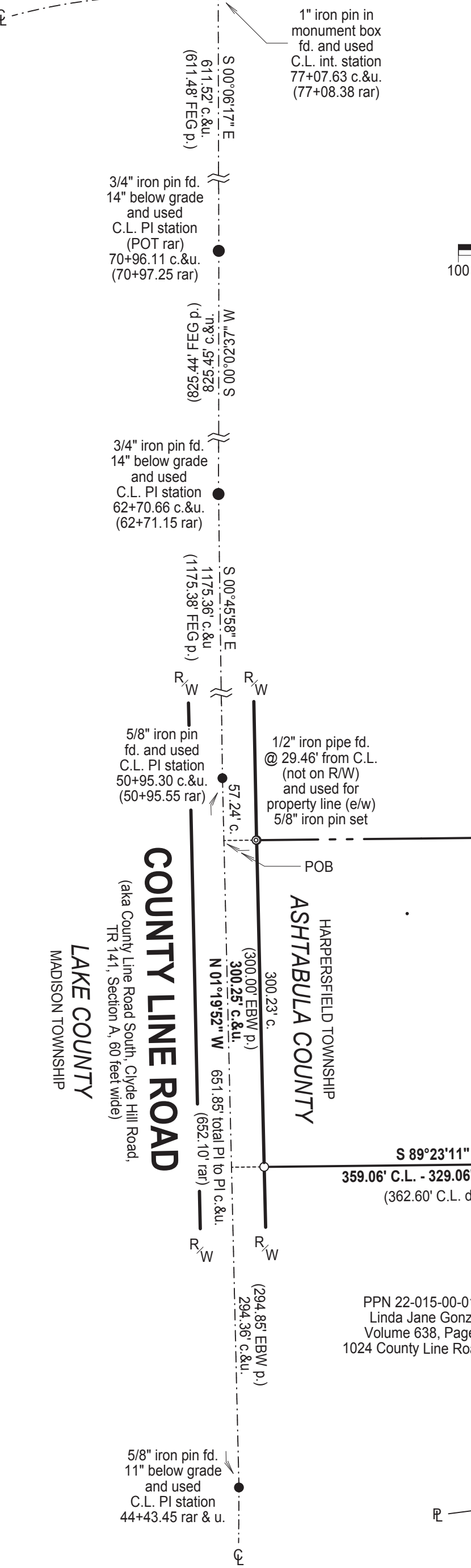
**10.799 TOTAL COMBINED
ACRE PARCEL**
(0.207 acres R/W)

PPN 22-015-00-018-00
Barbara A. Hertrick
Volume 816, Page 845
1050 County Line Road South

PPN 22-015-00-019-00
Linda Jane Gonzalez
Volume 638, Page 967
1024 County Line Road South

PPN 22-015-00-019-01
CVG LLC
Volume 468, Page 1721
1000 County Line Road South

PPN 22-015-00-019-01
CVG LLC
Volume 468, Page 1721
1000 County Line Road South



ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
Barbara A. Hertrick

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



Signed and sealed on this 5th day
of November, 2024. For any conflict
resulting from electronic certifications
please refer to ORC Section 1306.06,
Electronic record or signature satisfies
legal requirements.



DBK MAP 1095 2019



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& Associates
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10.799 ACRE PARCEL

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 22-015-00-018-00 and PPN 22-015-00-017-01, Barbara A. Hertrick, Volume 816, Page 845 of Ashtabula County Records and Deeds (ACRD). 1050 County Line Road South.

Situated in the Township of Harpersfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 96 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of State Route 307 (also known as being Jefferson - Geneva Road, I.C.H. 152, 60 feet wide) and County Line Road (also known as being County Line Road South, Clyde Hill Road, TR 141, Section A, 60 feet wide).

Thence South 00°06'17" East, along the centerline of said County Line Road, 611.52 feet to a 3/4" iron pin found at an angle point therein.

Thence South 00°02'37" West, continuing along said centerline, 825.45 feet to a 3/4" iron pin found at an angle point therein.

Thence South 00°45'58" East, continuing along said centerline, 1175.36 feet to a 5/8" iron pin found at an angle point therein.

Thence South 01°19'52" East, continuing along said centerline, 57.24 feet to a southwesterly corner of PPN 22-015-00-017-00 as conveyed to John D. Williams, Trustee, recorded in Volume 148, Page 1140, Parcel No. 1 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

10.799 ACRE PARCEL

(continued)

Thence North 89°25'04" East, along a southerly line of said Williams' land, passing through a 1/2" iron pipe found at 29.46 feet, a 5/8" iron pin set at 30.00 feet and a 3/4" iron pipe found at a 870.78 feet, a total distance of 920.61 feet to a 5/8" iron pin set at a northwesterly corner of PPN 22-015-00-019-01 as conveyed to CVG LLC, recorded in Volume 468, Page 1721 of ACRD, being a northeasterly corner of the parcel herein described, witnessed by 1/2" iron pin with cap bearing "WESTFALL 7677" found North 06°09'24" West, 0.37 feet therefrom.

Thence along the westerly, northerly and easterly boundaries of the said CVG LLC parcel the following seven (7) courses:

- 1.) South 06°09'24" East, 447.53 feet to a 1/2" iron pipe found at an angle point therein.
- 2.) South 28°21'11" East, 184.71 feet to a 1/2" iron pin with cap bearing "WESTFALL 7677" found at an angle point therein.
- 3.) South 02°30'21" West, 77.17 feet to a 1/2" iron pin with a damaged cap found, being a southeasterly corner of the parcel herein described.
- 4.) South 89°21'58" West, 49.50 feet to a 1/2" iron pin with cap bearing "WESTFALL 7677" found, being a southwesterly corner of the parcel herein described.
- 5.) North 02°23'40" East, 66.11 feet to a 1" iron pin found at an angle point therein.
- 6.) North 28°16'37" West, 21.38 feet to a 1/2" iron pipe found, being a northeasterly corner of the said CVG LLC parcel.
- 7.) South 89°25'09" West, 625.81 feet to a 1/2" iron pipe found at the southeasterly corner of PPN 22-015-00-019-00 as conveyed to Linda Jane Gonzalez, recorded in Volume 638, Page 967 of ACRD, being a southeasterly corner of the parcel herein described.

Thence North 00°48'38" West, along the easterly line of said Gonzalez's land, 300.95 feet to a 1/2" iron pipe found bent, coned, straightened and re-set at the northeasterly corner thereof.

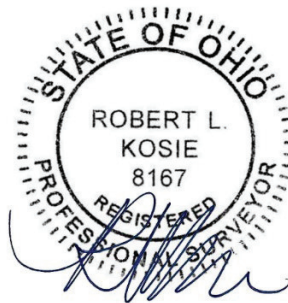
Thence South 89°23'11" West, along the northerly line of said Gonzalez's land, passing through a 5/8" iron pin set at 329.06 feet, a total distance of 359.06 feet to a point on the centerline of the aforesaid County Line Road, being the northwesterly corner of said Gonzalez's land and a southwesterly corner of the parcel herein described.

10.799 ACRE PARCEL
(continued)

Thence North 01°19'52" West, along said centerline, a frontage distance of 300.25 feet to **The Principal Place of Beginning of this Survey** and containing 10.799 acres of land, of which, 0.207 acres are within the R/W of said County Line Road, as surveyed in November of 2024 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, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to combine PPN 22-015-00-018-00 together with PPN 22-015-00-017-01, as conveyed to Barbara A. Hertrick, recorded in Volume 816, Page 845 of ACRD. Also known as being 1050 County Line Road South.

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".



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

November 5th, 2024

