

Situating in The Township of Dorset, County of Ashtabula and State of Ohio and known as being part of Original Lot 5 within said Township, and Township 10N, Range 2W in the Connecticut Western Reserve.	Month: September	Page: ONE of ONE
	Year: 2020	
Survey for: Timothy J. Dwyer and Thomas R. Jones		

Checked on September 22nd, 2020 by RLK
Revised September 25th, 2020

PLAT OF SURVEY OF:
PPN 16-007-00-010-00
Timothy J. Dwyer and Thomas R. Jones
4331 Footville Richmond Road

DEED OF RECORD:
DN 2006-00004279
Volume 368, Page 1684

ENGINEER'S APPROVAL



PPN 16-003-00-005-02
Lawrence J. Briggs, Jr. and
Roberta C. Briggs, Trustees
DN 2004-00002340
Volume 286, Page 594
4373 Footville Richmond Road

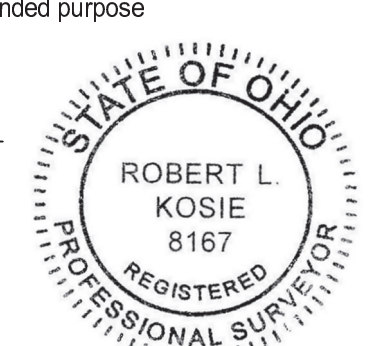
SURVEYOR'S CERTIFICATION

I certify to: Timothy J. Dwyer and Thomas R. Jones

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, GEOID18). 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.

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

Signed and sealed on this
18th day of September, 2020



DBK PLAT
1129 2020

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.

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



- -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 u. -Denotes used measurement
- fd. -Denotes found monument PPN -Denotes permanent parcel number
- DN -Denotes document number C.L. -Denotes centerline
- RW -Denotes right-of-way (margin) L. -Denotes lot line P. -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
- ACRD -Denotes "Ashtabula County Records and Deeds"
- ACER -Denotes "Ashtabula County Engineer's Records"
- rar - Denotes "Road Alignment Record"



PPN 16-007-00-010-01
State of Ohio Department
of Natural Resources
OR Volume 114, Page 2815,
Parcel 2

22.494 ACRE PARCEL

0.627 acres RW

PPN 16-007-00-010-00
Timothy J. Dwyer and
Thomas R. Jones
DN 2006-00004279
Volume 368, Page 1684
4331 Footville Richmond Road

REFERENCES

- *The July, 1930 Road Alignment Record for Stanhope-Kelloggsville Road, Road 33, Field Book 294, 66 feet wide, filed as 0033 (Sec.Q-T) Stanhope-Kelloggsville.DjVu in the ACER.
- *The September, 1931 Road Alignment Record for Footville - Richmond Road, Road No. 12R (pt.), Field Book 305, 60 feet wide, filed as 0012 (Sec.R pt) Footville-Richmond.djvu in the ACER.
- *The May, 1932 Road Alignment Record for Stanhope-Kelloggsville Road, Road No. 33, Field Book 349, 66 feet wide, filed as 0033 (Sec.M-P) Stanhope-Kelloggsville.DjVu in the ACER.
- *The January, 1985 survey prepared by Bernard D. Westfall, P.S. Ohio #6634 (B.WESTFALL), recorded in DN 2006-00004279, Volume 368, Page 1684 of ACRD.
- *The February, 1998 survey prepared by Eric B. Westfall, Professional Surveyor 7677 (E.WESTFALL), recorded in DN 2004-00002340, Volume 286, Page 594 of ACRD, filed as 16-003-00-005-00 and 16-003-00-005-02.pdf in the ACER.
- *The October 2nd, 2003 survey prepared by Roger W. Claus, Registered Surveyor 6456, filed as 16-007-00-009-00-A.pdf, 16-007-00-009-01.pdf, 16-007-00-009-02.pdf, 16-007-00-009-03.pdf, 16-007-00-009-04.pdf, 16-007-00-009-05.pdf and 16-007-00-009-06.pdf 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

No effort was made in determining this property line in this survey

5/8" iron pin fd. BCSU @ 29.86' from C.L. (not on RW) and used for property line (n/s)

1" iron pin in monument box fd. and used C.L. PI station 86+57.20 rar

1087.59' c. (1087.99' C.L. B.WESTFALL d.) (1087.79' C.L. - 1057.83' RW c.&u. N 02°07'45" W

S 88°22'54" W

FOOTVILLE - RICHMOND ROAD

(CR 12, Section R, FB 305, 60 feet wide)

0.627 acres R/W

910.10' c.

(910.16' B.WESTFALL d.)

910.09' c.&u.

1997.69' total PI m.b. to PI m.b. c.&u. (1996.50' rar)

Triangular concrete R/W monument fd. and used

1" iron pin in monument box fd. and used C.L. PI station 106+53.70 rar

No effort was made in determining the Township Lot Line in this survey

Dorset Township

Original Lot 5

Richmond Township

Original Lot 31

S 88°27'23" W 1958.61' c.&u. (about 1958.6' B.WESTFALL d., 1958.60' rar)

S 88°39'43" W 1766.56' c.&u. (1766.20' rar)

1" iron pin in monument box fd. and used C.L. PI station 126+12.3 rar "R" 0+00.00 rar "S-T"

Original Lot 5

Original Lot 50

1" iron pin in monument box fd. and used C.L. PI station 17+66.20 rar

STANHOPE - KELLOGGSVILLE ROAD
(CR 33, 66 feet wide)

No effort was made in determining the centerline of Stanhope - Kelloggsville Road in this survey