

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



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



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 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
R/W -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"

GRAPHIC SCALE: 1 inch equals 100 feet

Situated 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
Survey for:	Year: 2023	

Checked on September 1st, 2023 by RLK

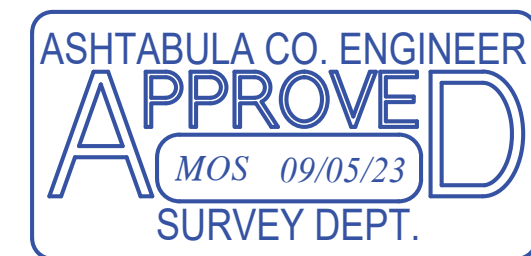
PLAT OF SURVEY OF:

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

DEED OF RECORD:

Volume 368, Page 1684

ENGINEER'S APPROVAL



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.

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

Signed and sealed on this
1st day of September, 2023

DBK PLAT
1129 2023



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 R/W)
and used for
property line (n/s)

1087.59' c.

S 88°22'54" W

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

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

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

Original
Lot 5

Dorset
Township

Original
Lot 5

Richmond
Township

Original
Lot 31

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

Original
Lot 50

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

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