PLAT OF SURVEY OF:

PPN 22-026-00-026-00 and PPN 22-026-00-027-00
Cheryl A. Sevald, Bonnie L. Spangler and James C. Russ, III

DEED OF RECORD:

DN 2012-00001239, Volume 510, Page 2384

Situated in The	Month:	Page:
Township of Harpersfield, County of Ashtabula and State of Ohio and known as being Sublots 26 and 27 in Idlewood Allotment No. 1 as recorded in plat Volume 8, Pages 41 and 42, of part of Original Lot 65 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve.	November	ONE of ONE
	Year: 2020	
Survey for: Cheryl A. Sevald, Bonnie L. Spangler and James C. Russ, III		

Checked on November 23rd, 2020 by RLK

TRUE NORTH (Geodetic North)

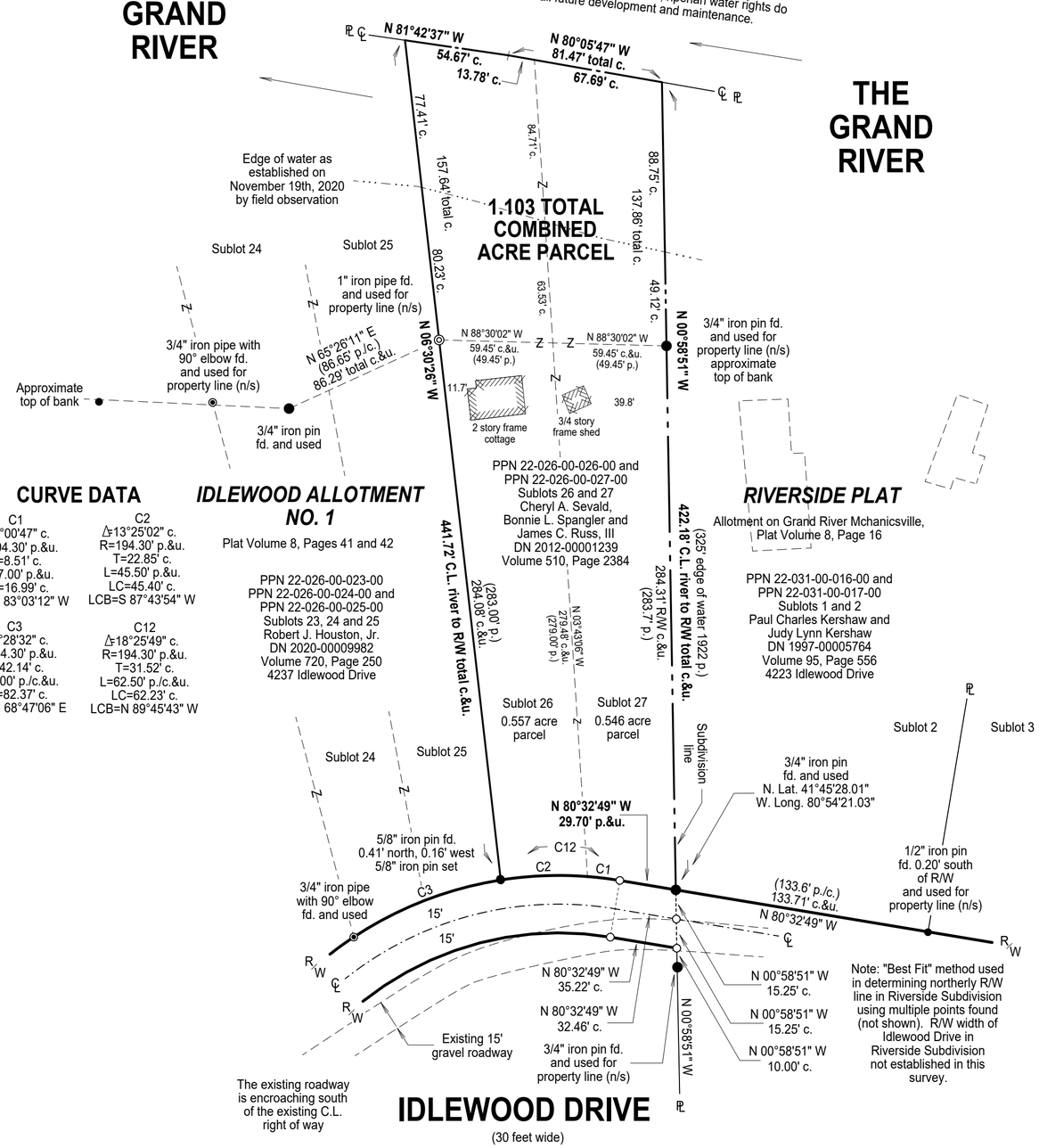
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18

50 38 25 13 0 50 100 150 200

GRAPHIC SCALE: 1 inch equals 50 feet

○ -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"
-·-·-·-·-Denotes edge of water as observed on November 19th, 2020

Note: The center of the Grand River is a meandering line that is constantly changing. The center as shown hereon was established on November 20th, 2020 by field observation and orthophotogrammetry using the 2020 orthophotos provided by the Ashtabula County GIS. Although ownership by plat and deed is to the center of the Grand River, riperian water rights do exist and should be considered in any and all future development and maintenance.



CURVE DATA

C1
Δ=05°00'47" c.
R=194.30' p.&u.
T=8.51' c.
L=17.00' p.&u.
LC=16.99' c.
LCB=N 83°03'12" W

C2
Δ=13°25'02" c.
R=194.30' p.&u.
T=22.85' c.
L=45.50' p.&u.
LC=45.40' c.
LCB=S 87°43'54" W

C3
Δ=24°28'32" c.
R=194.30' p.&u.
T=42.14' c.
L=83.00' p./c.&u.
LC=82.37' c.
LCB=N 68°47'06" E

C12
Δ=18°25'49" c.
R=194.30' p.&u.
T=31.52' c.
L=62.50' p./c.&u.
LC=62.23' c.
LCB=N 89°45'43" W

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 November, 1922 survey of Riverside Plat, Allotment on Grand River Mchanicsville, prepared by D.W. Leggett, Surveyor, recorded in Plat Volume 8, Page 16 of ACRD.
*The August, 1924 Idlewood Allotment No. 1 recorded in plat Volume 8, Pages 41 and 42 of ACRD.

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ORIGINAL MONUMENTATION NOTE

Although many different types of monuments were found, It appears 3/4" iron pins were typically used and are assumed to be the original corner monuments in this subdivision.

SURVEYOR'S CERTIFICATION

I certify to: Cheryl A. Sevald, Bonnie L. Spangler and James C. Russ, III

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 20th day of November, 2020

Professional Land Surveyors of Ohio

NSPS

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

This plat was prepared by
D.B. Kosie & Associates
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