PLAT OF RE-SURVEY OF:

PPN 25-010-00-019-01 Edward S. Zuri, Jr. 2302 Brown Road

DEED OF RECORD: DN 2020-00005600, Volume 711, Page 346

O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

TRUE NORTH (Geodetic North)

Situated in The Township of Jefferson, County of Ashtabula and State of Ohio and known as being part of Original Lot 73 within said Township and Township 11N, Range 3W in the Connecticut Western Reserve.

Survey for:

Month: Page: November ONE Year: ONE 2020 Edward S. Zuri, Jr. and Timothy J. Dwyer

Checked on December 3rd, 2020 by RLK

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.

GRIGGS ROAD CR 16, Section N, 60 feet wide)

SHEFFIELD TOWNSHIP Township **DENMARK TOWNSHIP**

2" iron pin in monument box fd. and used Griggs Road station 141+50.40 rar Brown Road station 172+93.15 rar c.

REFERENCES

*The 1930 Road Alignment Record for Brown Road, Road No. 29, FB 319, *The 1930 Road Alignment Record for Brown Road, Road No. 29, FB 319, 50 feet wide, filed as 0029 (Sec.C-D) Brown t.pdf in the ACER.

*The January 1933 Road Alignment Record for Griggs Road, Road No. 16, FB 344, 60 feet wide, filed as 0016 (Sec.L-N) Griggs.DjVu in the ACER.

*The undated survey prepared by Thomas L. Gromley and Assoicates, L.T.D., recorded in DN 2020-00005600, Volume 711, Page 346 of ACRD. *The November, 2005 survey prepared by Benchmark Survey Company,
James A. Ziemba, Professional Surveyor 7094, recorded in DN 2018-00013217, Volume 674, Page 2377 of ACRD, filed as 25-010-00-019-04.pdf in the ACER. *The August, 2020 survey prepared by Crabbs' Surveying, Timothy E. Stocker, P.S. 7245, recorded in DN 2020-00008864, Volume 717, Page 2131

BROWN Section C, FB 319, 50 feet wide) ROAD



SURVEYOR'S CERTIFICATION

I certify to:

Edward S. Zuri, Jr. and Timothy J. Dwyer

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



DENMARK

TOWNSHIP

144+34.20 rar

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

Signed and sealed on this 2nd day of December, 2020





NSPS

1135 2020

DBK PLAT

