



Checked on February 16th, 2021 by RLK

PLAT OF SURVEY OF:

**Penney Pallenik**  
**PPNs 22-026-00-011-00, 22-026-00-012-00**  
**22-026-00-013-00 and PPN 22-026-00-014-00**  
**No Address**

DEED OF RECORD:  
DN 2020-00007005, Volume 713, Page 2273,  
Parcels 1,2,3 and 4 (Sublots 14, 11, 12 and 13)  
Subject to restrictions

**CURVE DATA**

Curve A	Curve B	Curve C
Curve A Δ10°47'06" c. R=206.80' c.&u. (214.2' p.) T=19.52' c. L=38.93' c.&u. (39.33' p.) LC=38.87' c. LCB=N 79°28'19" E	Curve B Δ14°53'11" c. R=206.80' c.&u. (214.2' p.) T=27.02' c. L=53.73' c.&u. (54.0' p.) LC=53.58' c. LCB=S 18°22'09" W	Curve C Δ11°47'39" c. R=206.80' c.&u. (214.2' p.) T=21.36' c. L=42.57' c.&u. (42.0' p.) LC=42.49' c. LCB=S 05°02'21" W
Curve 1	Curve 2	Curve 3
Curve 1 Δ11°14'34" c. R=206.80' c.&u. (214.2' p.) T=20.35' c. L=40.58' c.&u. (41.0' p.) LC=40.51' c. LCB=N 68°27'30" E	Curve 2 Δ12°20'23" c. R=206.80' c.&u. (214.2' p.) T=22.36' c. L=44.54' c.&u. (45.0' p.) LC=44.45' c. LCB=N 56°40'01" E	Curve 3 Δ11°47'28" c. R=206.80' c.&u. (214.2' p.) T=21.35' c. L=42.56' c.&u. (43.0' p.) LC=42.48' c. LCB=N 44°36'05" E
Curve 4	Total Curve 1,2,3,4	Total Curve A,1,2,3,4,B,C
Curve 4 Δ12°53'21" c. R=206.80' c.&u. (214.2' p.) T=23.36' c. L=46.52' c.&u. (47.0' p.) LC=46.42' c. LCB=N 32°15'37" E	Total Curve 1,2,3,4 Δ48°15'46" c. R=206.80' c.&u. (214.2' p.) T=92.64' c. L=174.20' c.&u. (176.0' p/c.) LC=169.09' c. LCB=N 49°56'52" E	Total Curve A,1,2,3,4,B,C Δ85°43'44" c.&u. (83°17' p.) R=206.80' c.&u. (214.2' p.) T=191.93' c.&u. (190.5' p.) L=309.42' c.&u. (311.33' p.) LC=281.36' c.&u. LCB=N 42°00'00" E

**ENCROACHMENTS**

- 1.) The abandoned gravel driveway servicing this property meanders southwesterly, crossing the southwesterly property line. This should be corrected if new driveway construction is required.
- 2.) The existing gravel roadway meanders 38'+-southeasterly of the southeasterly R/W of Idlewood Drive and should not be used in lot design calculation.

THE GRAND RIVER

THE GRAND RIVER

**IDLEWOOD ALLOTMENT NO. 1**

Plat Volume 8, Pages 41 and 42

**4.002 ACRE PARCEL**

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



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
- 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 ℓ -Denotes property line
- BCO -Denotes monument found bent, coned and observed
- MP -Denotes "measured perpendicularly"
- ACRD -Denotes "Ashtabula County Records and Deeds"
- ACER -Denotes "Ashtabula County Engineer's Records"
- PC -Denotes point of curve PT -Denotes point of Tangency
- PI -Denotes point of angular intersection (vertex)
- Δ -Denotes delta angle R -Denotes radius distance T -Denotes tangent distance
- L -Denotes length distance LC -Denotes chord distance LCB -Denotes chord bearing
- Denotes edge of water as located in January, 2021

**ORIGINAL MONUMENT REFERENCE 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.

**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 Mechanicsville, 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.

**SURVEYOR'S CERTIFICATION**

I certify to: Penney Pallenik



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 15th day of February, 2021

This plat was prepared by  
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**DBK PLAT 1146 2021**