

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
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

PLAT OF RESURVEY OF:

PPN 16-003-00-009-00
Thomas R. Jones and
Timothy Dwyer
4220 Footville Richmond Road

DEED OF RECORD:

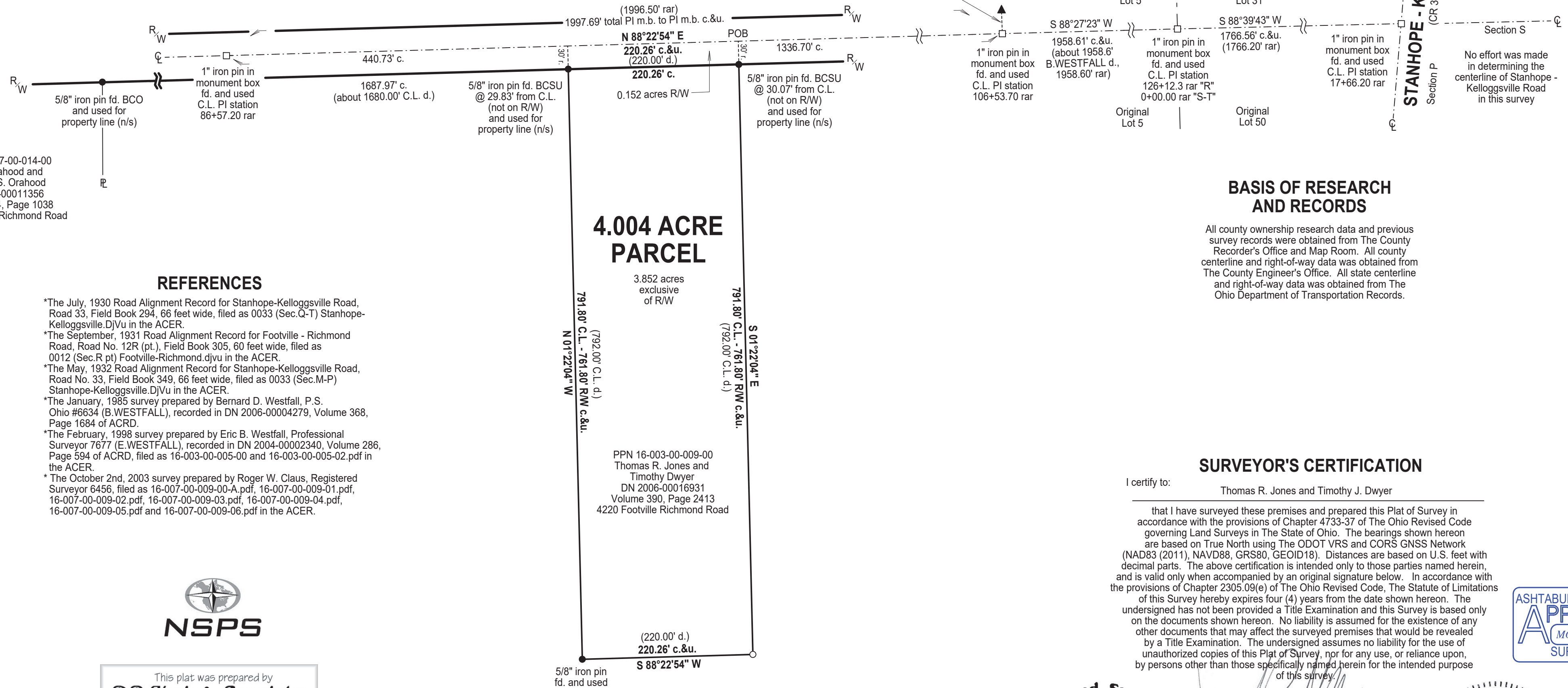
INST 2006-00016931
Volume 390, Page 2413

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: August Year: 2021	Page: ONE of ONE
Survey for: Thomas R. Jones and Timothy J. Dwyer		

Checked on August 25th, 2021 by RLK

FOOTVILLE - RICHMOND ROAD

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



PPN 16-007-00-014-00
Lee C. Orahood and
Amanda S. Orahood
DN 2016-00011356
Volume 624, Page 1038
4028 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

PPN 16-007-00-011-00
JWC Properties, Ltd.
DN 2004-00011906
Volume 303, Page 1579

**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.

SURVEYOR'S CERTIFICATION

I certify to: Thomas R. Jones 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.



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

Signed and sealed on this
23rd day of August, 2021



DBK PLAT 1163 2021



4.004 ACRE PARCEL

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 16-003-00-009-00, Thomas R. Jones and Timothy Dwyer, Document Number (DN) DN 2006-00016931, Volume 390, Page 2413 of Ashtabula County Records and Deeds (ACRD).
4220 Footville Richmond Road.

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 and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Stanhope - Kelloggsville Road (also known as County Road 33, Sections P-Q, 66 feet wide) and Footville Richmond Road (also known as County Road 12, Section R, FB 305, 60 feet wide).

Thence South $88^{\circ}39'43''$ West, along the centerline of said Footville – Richmond Road, 1766.56 feet to a 1" iron pin in a monument box found at an angle point therein, being the easterly line of Dorset Township as shown on the September, 1931 Road Alignment Record for Footville – Richmond Road, filed as 0012 (Sec.S-T pt) Footville-Richmond.DjVu in the Ashtabula County Engineer's records.

Thence South $88^{\circ}27'23''$ West, continuing along said centerline, 1958.61 feet to 1" iron pin in a monument box found at an angle point therein.

Thence South $88^{\circ}22'54''$ West, continuing along said centerline, 1336.70 feet to a northwesterly corner of PPN 16-007-00-011-00 as conveyed to JWC Properties, Ltd., recorded in DN 2004-00011906, Volume 303, Page 1579 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence along a westerly, northerly, and easterly line of the said JWC Properties, Ltd. parcel the following three (3) courses:

4.004 ACRE PARCEL

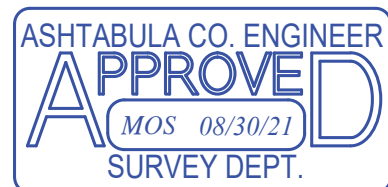
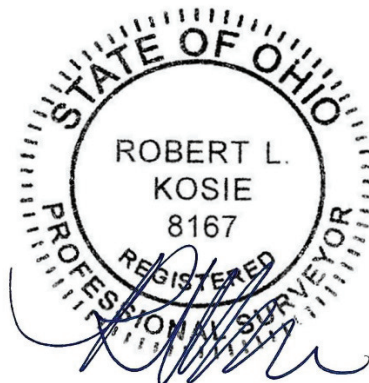
(continued)

- 1.) South 01°22'04" East, passing through a 5/8" iron pin found bent, coned and re-straightened at 30.07 feet (not on R/W), a total distance of 791.80 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.
- 2.) South 88°22'54" West, 220.26 feet to a 5/8" iron pin found at the southwesterly corner of the parcel herein described.
- 3.) North 01°22'04" West, passing through a 5/8" iron pin found bent, coned and re-straightened at 761.97 feet (not on R/W), a total distance of 791.80 feet to a northeasterly corner of the said JWC Properties, Ltd. parcel on the centerline of the aforesaid Footville – Richmond Road, being the northwesterly corner of the parcel herein described.

Thence North 88°22'54" East, along said centerline, a frontage distance of 220.26 feet to **The Principal Place of Beginning of this Survey** and containing 4.004 acres of land, of which, 0.152 acres are within the R/W of said Footville – Richmond Road, leaving 3.852 acres exclusive of said R/W, surveyed in August of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 16-003-00-009-00 as conveyed to Thomas R. Jones and Timothy Dwyer, recorded in DN 2006-00016931, Volume 390, Page 2413 of ACRD. Also known as being 4220 Footville Richmond Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on *Thursday, August 26th, 2021.*