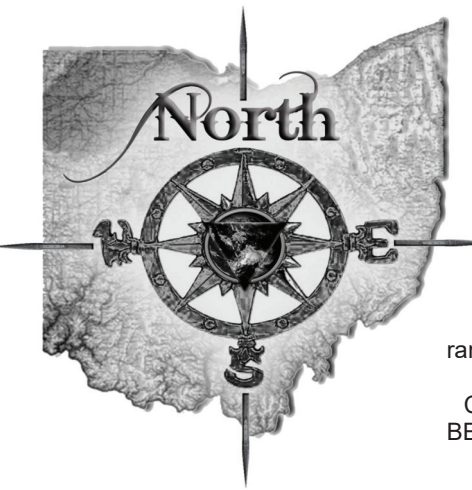


TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



○ -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  
fd. -Denotes found monument u. -Denotes used measurement  
PPN -Denotes permanent parcel number DN -Denotes document number  
C/L -Denotes centerline R/W -Denotes right-of-way (margin)  
L -Denotes lot line R -Denotes property line  
BCO -Denotes monument found bent, coned and observed  
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"  
ACES -Denotes the 2007 survey prepared by the Ashtabula County Engineer's Office (see References)  
rar -Denotes Road Alignment Record information CSS -Denotes the 2015/2017 Crabb's Surveys (see References)  
GROMLEY -Denotes the undated survey by Thomas L. Gromley (see References)  
CAMPBELL -Denotes the January 20th, 2009 survey prepared by Campbell & Associates, Inc. (see References)  
BENCHMARK -Denotes The August 28th, 2002 survey prepared by Benchmark Survey Company (see References)



#### 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 57-013-00-035-00  
Paul D. Knauff and Kathleen D. Knauff  
DN 1984-00007808  
Volume 24, Page 4337  
2419 State Route 534

#### 49.909 ACRE PARCEL

(49.470 acres exclusive of R/W)

PPN 57-013-00-033-00  
James W. LaMarsh, Susan E. LaMarsh Field,  
David James Field and Ellen LaMarsh Field Adams  
DN 2014-00010378  
Volume 575, Page 1507  
2477 State Route 534

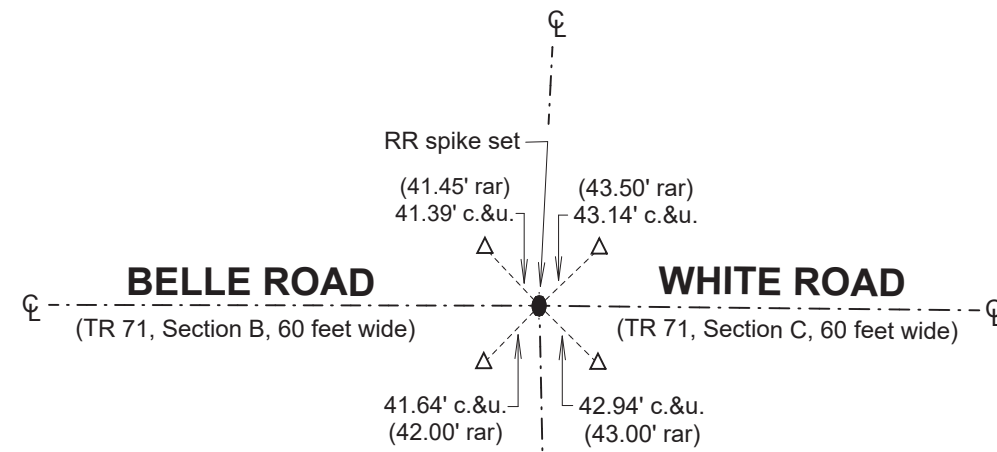
Situated in The	Month:	Page:
Township of Trumbull, County of Ashtabula and State of Ohio and known as being part of Original Lot 35, in Division 2, within said Township and Township 10N, Range 5W in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	of
James W. LaMarsh, Susan E. LaMarsh Field, David James Field and Ellen LaMarsh Field Adams	2021	ONE

Checked on August 25th, 2021 by RLK

#### PLAT OF RESURVEY OF PPN 57-013-00-033-00

James W. LaMarsh, Susan E. LaMarsh Field,  
David James Field and Ellen LaMarsh Field Adams  
2477 State Route 534

DEED OF RECORD:  
DN 2014-00010378  
Volume 575, Page 1507



C.L. intersection established by using the concrete R/W monuments originally referenced in the rar for Belle and White Road (see References) and averaging the error using least square adjustment.

STATE ROUTE 534  
(S.H. 154, 60 feet wide)

PPN 57-012-00-009-00  
Thomas E. Miller  
DN 2020-00005446  
Volume 710, Page 2201  
5939 Trumbull Road

Original Lot 36  
Original Lot 43

N 01°07'25" W  
863.82' c.

N 01°07'25" W  
849.33' c.&u.

1/2" iron pin fd. and used  
N 89°43'10" E +-  
200.45' +- c.  
(200.00' d.)

TRUMBULL ROAD  
(CH 69, Section C, 60 feet wide)  
No effort was made in determining the C.L. R/W of Trumbull Road in this survey

PPN 57-013-00-001-00  
John Joseph Hommel and Sandra Ann Hommel  
DN 1985-00008491  
Volume 29, Page 1437  
5875 Trumbull Road

PPN 57-013-00-002-01  
Lucas P. Elbert  
DN 2019-00013144  
Volume 699, Page 1334  
5857 Trumbull Road

PPN 57-013-00-002-02  
Dennis K. Goodrick and Michele A. Kovalchik  
DN 2018-00010990  
Volume 670, Page 2143, Parcel Three  
5837 Trumbull Road

PPN 57-013-00-002-00  
Robert A. Varner, II and Debra A. Varner  
DN 1996-00001200  
Volume 86, Page 7540  
5801 Trumbull Road

PPN 57-013-00-002-04  
Dennis K. Goodrick and Michele A. Kovalchik  
DN 2018-00010990  
Volume 670, Page 2143, Parcel One  
5735 Trumbull Road

Original Lot 35, Division 2

Original Lot 44, Division 2

#### REFERENCES

- \*The 1927 Road Alignment Record for Trumbull Road, Road No. 69, Sections C&D, Field Book 221, 60 feet wide, filed as 0069 (Sec. A-C) Trumbull.DjVu in the ACER.
- \*The March, 1939 Road Alignment Record for Belle Road, Section B and White Road Sections C&D, Road 71, Field Book 411, 60 feet wide, filed as 0071 (Sec. B-D) Belle, White.pdf in the ACER.
- \*The undated survey prepared by Thomas L. Gromley, Registered Surveyor 4848, recorded in DN 1996-00001200, Volume 86, Page 7540 of ACRD.
- \*The October, 2007 survey prepared by the Ashtabula County Engineer's Office, filed as 57-013-00-034-00-A.pdf in the ACER.
- \*The August 28th, 2002 survey prepared by Benchmark Survey Company, James A. Ziemba, Professional Surveyor 7094 (typo on deed), filed as 57-013-00-031-00.pdf in the ACER and recorded in DN 2017-00000886, Volume 645, Page 1699 of ACRD.
- \*The January 20th, 2009 survey prepared by Campbell & Associates, Inc., Timothy J. Briggs, Registered Surveyor 7495, filed as 57-013-00-002-04.pdf in the ACER and recorded in DN 2018-00010990, Volume 670, Page 2143, Parcel One of ACRD.
- \*The August, 2015 and September 2018 survey prepared by Crabb's Surveying Order 7192, Timothy E. Stocker, P.S. 7245, filed as 57-013-00-002-02 09-2018.pdf in the ACER, recorded in DN 2018-00010990, Volume 670, Page 2143, Parcel Three of ACRD.
- \*The June 23rd, 2017 survey prepared by Crabb's Surveying Service, Timothy E. Stocker, Registered Surveyor 7245, filed as 57-013-00-002-03.pdf in the ACER and recorded in DN 2017-00006511, Volume 639, Page 939 of ACRD.



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



#### SURVEYOR'S CERTIFICATION

I certify to:  
James W. LaMarsh, Susan E. LaMarsh Field,  
David James Field and Ellen LaMarsh Field Adams

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4753-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown herein 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 1168 2021





## **49.909 ACRE PARCEL**

0.439 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 57-013-00-033-00, James W. LaMarsh, Susan E. LaMarsh Field, David James Field and Ellen LaMarsh Field Adams, Document Number (DN) 2014-00010378, Volume 575, Page 1507 of Ashtabula County Records and Deeds (ACRD). 2477 State Route 534.

Situated in the Township of Trumbull, County of Ashtabula and State of Ohio and known as being part of Original Lot 35, in Division 2, within said Township and Township 10N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pipe in a monument box found at the centerline intersection of State Route 534 (Standard Highway 154, 60 feet wide) and Trumbull Road (County Highway 69, Section C, 60 feet wide).

Thence North  $01^{\circ}10'04''$  West, along the centerline of said State Route 534, 1111.33 feet to the northeasterly corner of PPN 57-013-00-032-00 as conveyed to Robert D. Shaughnessy and Ann M. Shaughnessy, recorded in DN 2016-00005179, Volume 613, Page 901 of ACRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $88^{\circ}41'29''$  West, along the northerly line of said Shaughnessy's land, passing through a  $5/8$ " iron pin set at 30.00 feet, a total distance of 440.00 feet to a  $5/8$ " iron pin set at the northwesterly corner thereof.

Thence South  $01^{\circ}10'04''$  East, along the westerly line of said Shaughnessy's land, parallel with the centerline of said State Route 534, 198.00 feet to a  $5/8$ " iron pin set at the southwesterly corner thereof on a northerly line of PPN 57-013-00-030-00 as conveyed to Richard H. Cook and Dorothy M. Cook, recorded in DN 1994-00005185,

## **49.909 ACRE PARCEL**

(continued)

Volume 74, Page 2154, Tract One, Tract Two and Exhibit A of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 88°41'29" West, along said Cook's northerly line, along the northerly line of the following six (6) parcels of land:

- 1.) PPN 57-013-00-002-03 as conveyed to Angela M. McCormack, recorded in DN 2017-00006511, Volume 639, Page 939,
- 2.) PPN 57-013-00-002-04 as conveyed to Dennis K. Goodrick and Michele A. Kovalchik, recorded in DN 2018-00010990, Volume 670, Page 2143, Parcel One,
- 3.) PPN 57-013-00-002-00 as conveyed to Robert A. Varner, II and Debra A. Varner, recorded in DN 1996-00001200, Volume 86, Page 7540,
- 4.) PPN 57-013-00-002-02 as conveyed to Dennis K. Goodrick and Michele A. Kovalchik, recorded in DN 2018-00010990, Volume 670, Page 2143, Parcel Three,
- 5.) PPN 57-013-00-002-01 as conveyed to Lucas P. Elbert, recorded in DN 2019-00013144, Volume 699, Page 1334 and
- 6.) PPN 57-013-00-001-00 as conveyed to John Joseph Hommel and Sandra Ann Hommel, recorded in DN 1985-00008491, Volume 29, Page 1437 of ACRD, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 1077.87 feet, a total distance of 2238.03 feet to a 1/2" iron pin found at the northwesterly corner of said Hommel's land, on the easterly line of PPN 57-012-00-009-00 as conveyed to Thomas E. Miller, recorded in DN 2020-00005446, Volume 710, Page 2201 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°07'25" West, along said easterly line of Miller's land, 853.82 feet to a 5/8" iron pin set at the southwesterly corner of PPN 57-013-00-035-00 as conveyed to Paul D. Knauff and Kathleen D. Knauff, recorded in DN 1984-00007808, Volume 24, Page 4337 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 89°05'35" East, along the southerly line of said Knauff's land, along the southerly line of PPN 57-013-00-034-00 as conveyed to the Board of Trumbull Township Trustees, recorded in DN 2006-00019908, Volume 396, Page 397 of ACRD, passing through the center of a 36" oak tree found at 4.2 feet, a 1" iron pipe found at 550.50 feet, a 5/8" iron pin found at 2077.34 feet and a 5/8" iron pin found at 2647.40, a total distance of 2677.40 feet to the centerline of the aforesaid State

## **49.909 ACRE PARCEL**

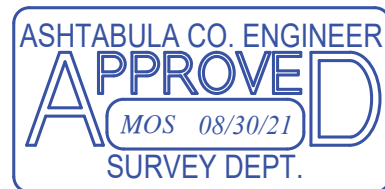
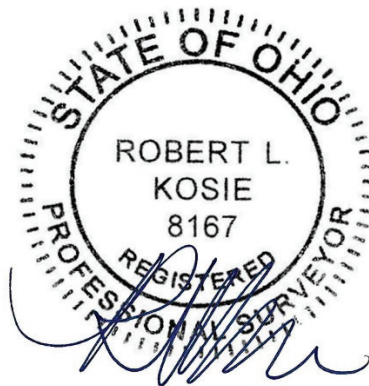
(continued)

Route 534, being the southeasterly corner of the said Board of Trumbull Township Trustees parcel and the northeasterly corner of the parcel herein described.

Thence South 01°10'04" East, along said centerline of frontage distance of 637.04 feet to **The Principal Place of Beginning of this Survey** and containing 49.909 acres of land, of which, 0.439 acres are within the R/W of said State Route 534, leaving 49.470 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 57-013-00-033-00 as conveyed to James W. LaMarsh, Susan E. LaMarsh Field, David James Field and Ellen LaMarsh Field Adams, recorded in DN 2014-00010378, Volume 575, Page 1507 of ACRD. Known as being 2477 State Route 534.

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.*