

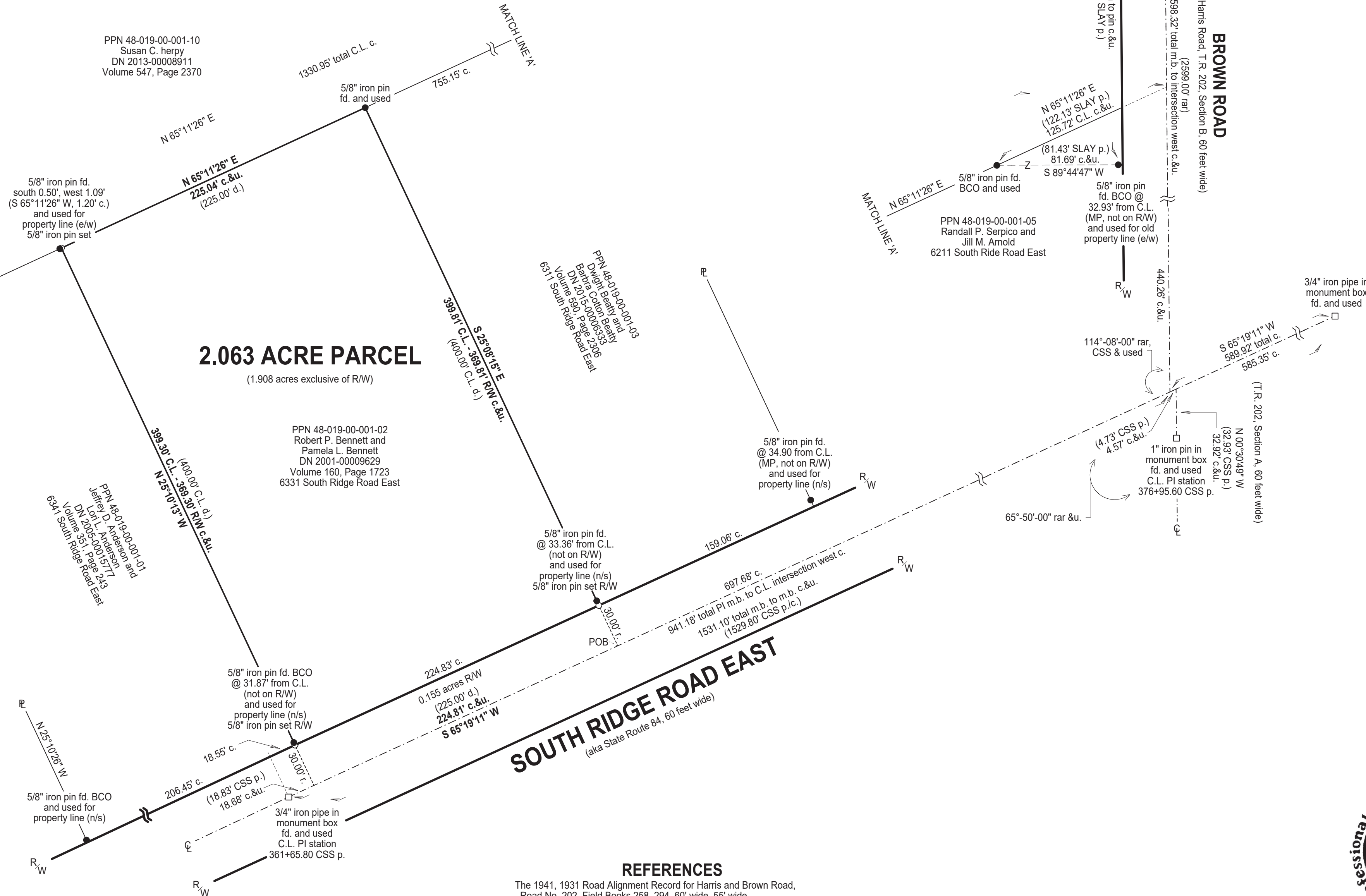
TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 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)  
L - Denotes lot line R - 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"  
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"  
CSS - Denotes "Crabbs Surveying Service survey" (See References)  
rar - Denotes "Road Alignment Record" (See References)

PPN 48-019-00-001-10  
Susan C. herpy  
DN 2013-00008911  
Volume 547, Page 2370



#### REFERENCES

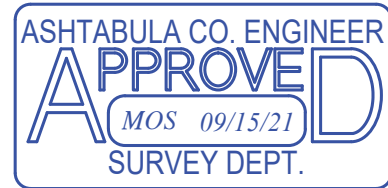
The 1941, 1931 Road Alignment Record for Harris and Brown Road,  
Road No. 202, Field Books 258, 294, 60' wide, 55' wide,  
filed as 0202 (Sec. A-B) Brown, Harris, D.V. in the ACER  
\*The undated sketch of monuments for State Route 84, filed as ATB-84  
CENTERLINE & FIELD BOOK INFORMATION/SR-84-Saybrook  
Sta. 361+65.8 to Sta. 376+95.6.pdf in the ACER  
\*The April 23rd, 2003 survey prepared by Jerry Slay, Ohio Surveyor 5298,  
recorded in DN 2013-00008911, Volume 547, Page 2370 of ACRD filed as  
48-019-00-001-00.pdf in the ACER  
\*The September 20th, 2005 survey prepared by Crabbs' Surveying Service,  
Timothy E. Stocker, Registered Professional Surveyor 7245, recorded in  
DN 2005-00015777, Volume 351, Page 243 of ACRD and filed as  
48-019-00-001-01.pdf in the ACER  
\*The March 22nd, 2011 survey prepared by Crabbs' Surveying Service,  
Timothy E. Stocker, Registered Professional Surveyor 7245, recorded in  
DN 2015-00006333, Volume 590, Page 2306 of ACRD, filed as  
48-019-00-001-03.pdf in the ACER.

Situated in The Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lot 61 within said Township and Township 12N, Range 4W in the Connecticut Western Reserve.	Month: September	Page: ONE of ONE
Survey for:	Robert P. Bennett and Pamela L. Bennett	

Checked on September 10th, 2021 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.



#### SURVEYOR'S CERTIFICATION

I certify to:  
Robert P. Bennett and Pamela L. Bennett  
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 9th day of September, 2021



DBK PLAT 1170 2021

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](http://www.dbksurveys.com)



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## **2.063 ACRE PARCEL**

0.155 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 48-019-00-001-02,  
 Robert P. Bennett and Pamela L. Bennett, Document Number (DN) 2001-00009629,  
 Volume 160, Page 1723 of Ashtabula County Records and Deeds (ACRD).  
 6331 South Ridge Road East.

Situated in the Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lot 61 within said Township and Township 12N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of South Ridge Road East (aka State Route 84, 60 feet wide) and Brown Road (aka, Harris Road, T.R. 202, Section B, 60 feet wide), located South 00°32'49" East, 2598.32 feet from a 5/8" iron pin with cap bearing "ATB COUNTY" in a monument box found on the centerline of said Brown Road and South 65°19'11" West, 589.92 feet from a 3/4" iron pipe in a monument box found on the centerline of said South Ridge Road East.

Thence South 65°19'11" West, continuing along the centerline of said South Ridge Road East, 697.68 feet to the southwesterly corner of PPN 48-019-00-001-03 as conveyed to Dwight Beatty and Barbra Cotton Beatty, recorded in DN 2015-00006333, Volume 590, Page 2306 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 65°19'11" West, continuing along said centerline, a frontage distance of 224.81 feet to the southeasterly corner of PPN 48-019-00-001-01 as conveyed to Jeffrey D. Anderson and Lori L. Anderson, recorded in DN 2005-00015777, Volume 351, Page 243 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 25°10'13" West, along said Anderson's easterly line, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin found bent, coned and observed at 31.87 feet, a total distance of 399.30 feet to a 5/8" iron pin set at the northeasterly corner thereof on a southerly line of PPN 48-019-00-001-10 as conveyed to Susan C. herpy, recorded in DN 2013-

## **2.063 ACRE PARCEL**

(continued)

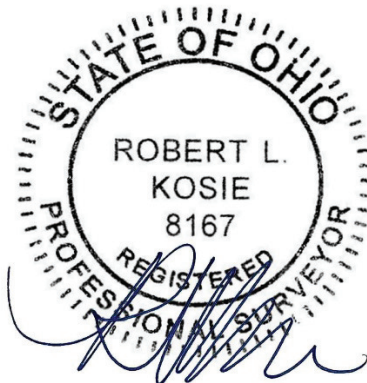
00008911, Volume 547, Page 2370 of ACRD, being the northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin found south 0.50 feet and west 1.09 feet therefrom.

Thence North 65°11'26" East, along said southerly line of Herpy's land, 225.04 feet to a 5/8" iron pin found at the northwesterly corner of the aforesaid Dwight Beatty and Barbra Cotton Beatty parcel (PPN 48-019-00-001-03), being the northeasterly corner of the parcel herein described.

Thence South 25°08'15" East, along the westerly line of said Beatty's land, passing through a 5/8" iron pin found at 366.45 feet (not on R/W), a 5/8" iron pin set at 369.81 feet, a total distance of 399.81 feet to **The Principal Place of Beginning of this Survey** and containing 2.063 acres of land, of which, 0.155 acres are within the R/W of said South Ridge Road East, leaving 1.908 acres of land exclusive of said R/W, surveyed in September 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 48-019-00-001-02 as conveyed to Robert P. Bennett and Pamela L. Bennett, recorded in DN 2001-00009629, Volume 160, Page 1723 of ACRD. Known as being 6331 South Ridge Road East.

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 *Friday, September 10th, 2021.*