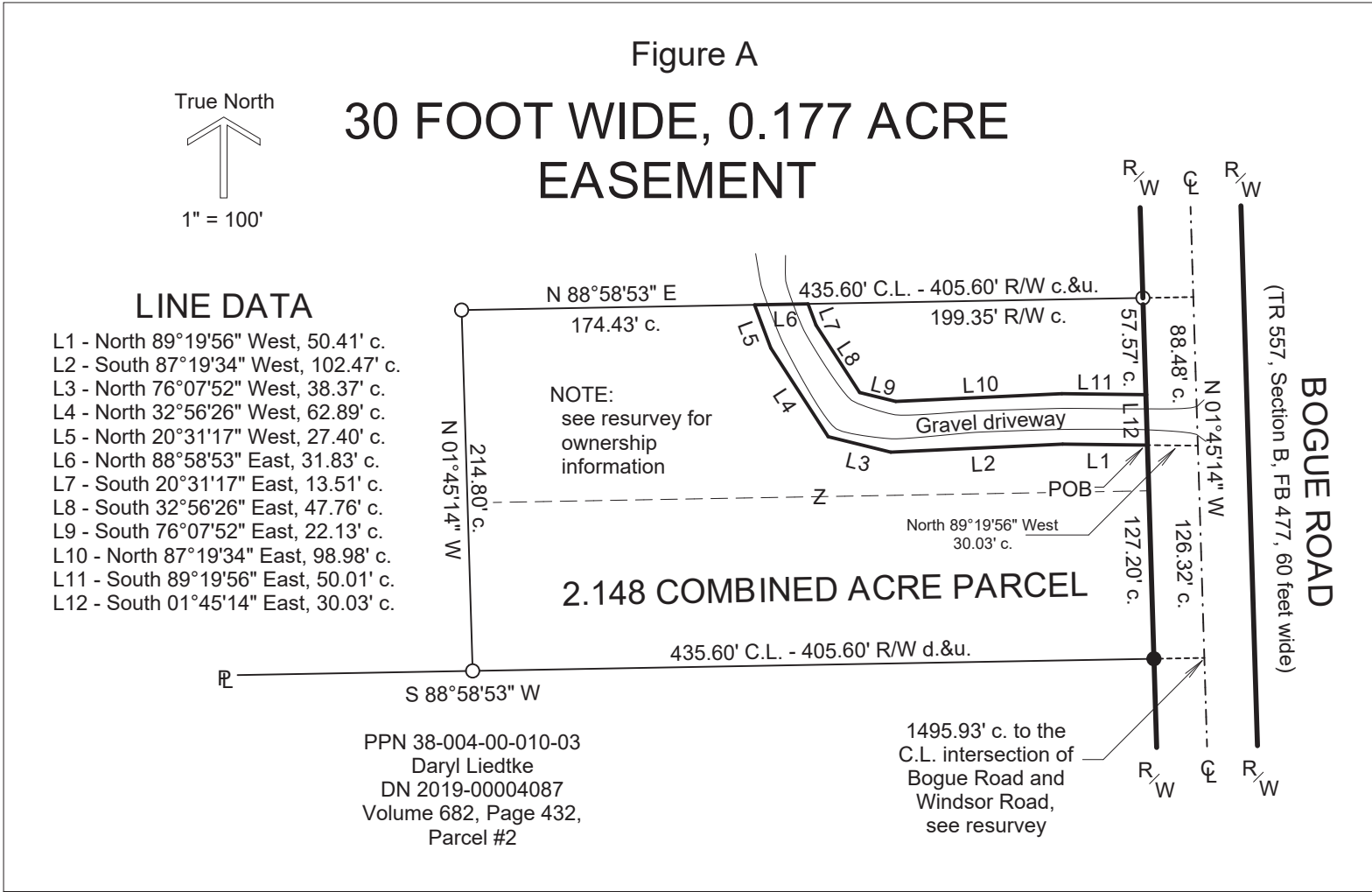


Situated in The	Month:	Page:
Township of Orwell, County of Ashland and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve	February	ONE
Survey for:	Year:	ONE
	2022	
Michael Ray Fisher and Marvin Fisher		

Checked on January 29th, 2022 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:

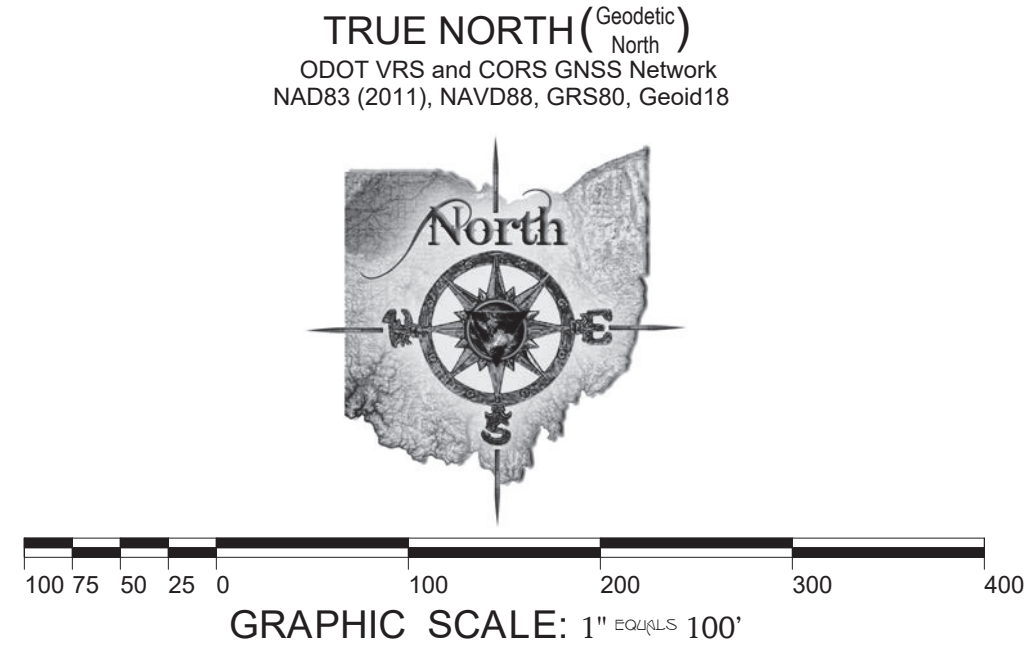
Michael Ray Fisher and Marvin Fisher

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 herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID12B). 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 herein. 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 the survey.

Signed and sealed on this 24th day of January, 2022

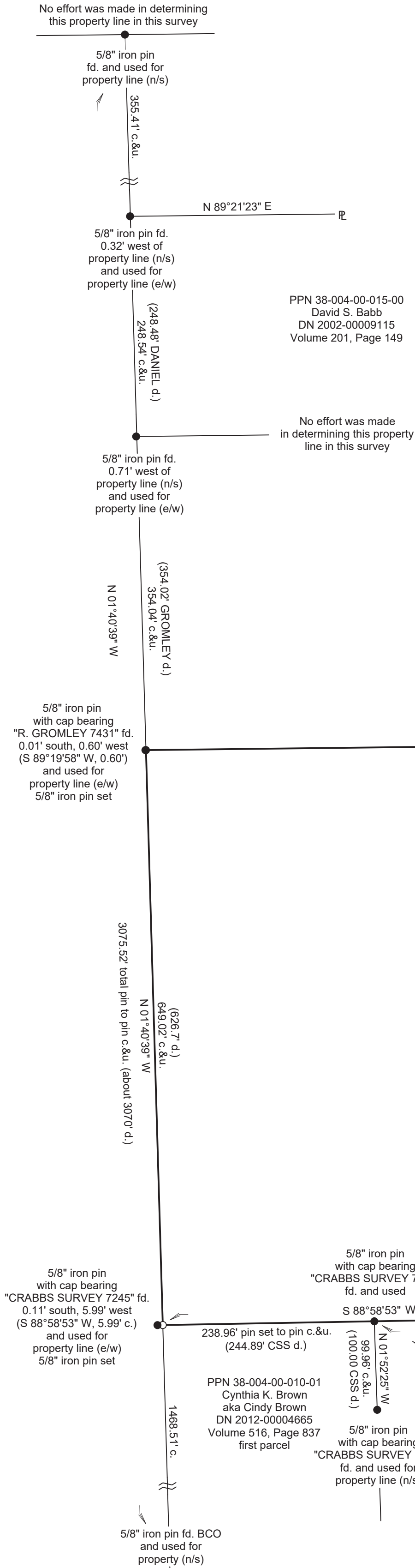


MAP OF RESURVEY, LOT SPLIT AND CONSOLIDATION OF  
PPN 38-004-00-013-00 and 38-004-00-012-00  
Michael Ray Fisher  
6909 Bogue Road  
DEED OF RECORD:  
DN 2014-00004325, Volume 565, Page 224, Parcels One and Two



O - 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" CH - Denotes "County Highway"  
ACRD - Denotes "Ashtabula County Records and Deeds"  
ACER - Denotes "Ashtabula County Engineer's Records"  
FB - Denotes "field book" TR - Denotes Township Road  
CR - Denotes County Road rar - Denotes "Road Alignment Record"  
PC - Denotes point of curve PT - Denotes point of tangency  
PCC - Denotes point of compound curve PRC - Denotes point of reverse curve  
PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency  
CSS - Denotes the Timothy E. Stocker survey, See References  
rar - Denotes Road Alignment Record information  
GROMLEY - Denotes the R. Gromley survey (see References)  
DANIEL - Denotes the JW Daniel survey (see References)  
CSS - Denotes the Crabbs, Timothy E. Stocker survey (see References)

PPN 38-004-00-008-00  
Cynthia K. Brown  
aka Cindy Brown  
DN 2012-00004665  
Volume 516, Page 837,  
Parcel No. 2



15.844 ACRE RESIDUAL PARCEL

0.294 acres R/W  
15.550 acres exclusive of R/W  
PPN 38-004-00-013-00  
Michael Ray Fisher  
DN 2014-00004325  
Volume 565, Page 224,  
Parcel One  
6909 Bogue Road

REFERENCES

\*The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.D/Vu in the ACER.  
\*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec.A-B) Bogue.D/Vu in the ACER.  
\*The March, 1997 survey prepared by Ralph Gromley, Registered Surveyor 7431, recorded in DN 1997-00004360, Volume 94, Page 5579 of ACRD.  
\*The May, 1997 survey prepared by Timothy E. Stocker, P.S. 7245, Crabbs' Surveying Order 1576, recorded in DN 2019-00004087, Volume 682, Page 432, Parcel #2 of ACRD.  
\*The April, 2002 surveys prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in DN 2002-00009115, Volume 201, Page 149 and DN 2003-00015043, Volume 258, Page 764 of ACRD.

No effort was made in determining the C.L. R/W of Windsor Road or the C.L. R/W of Bogue Road south of this intersection in this survey

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)

DBK 1179 2021



## **1.148 ACRE LOT SPLIT**

**0.079 acres Right of Way (R/W)**

Deed of Record: Permanent Parcel Number (PPN) 38-004-00-013-00, Michael Ray Fisher, Document Number (DN) 2014-00004325, Volume 565, Page 224, Parcel One of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail found at the centerline intersection of Windsor Road (County Highway 6, FB 293, 66 feet wide) and Bogue Road (Township Road 557, Section B, FB 477, 60 feet wide), witnessed by 4" triangular concrete monuments found South  $46^{\circ}56'43''$  East, 42.73 feet and North  $43^{\circ}09'34''$  East, 42.08 feet therefrom.

Thence North  $01^{\circ}45'14''$  West, along the centerline of said Bogue Road, 1595.93 feet to the northeasterly corner of PPN 38-004-00-012-00 as conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel Two of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $88^{\circ}58'53''$  West, along the northerly line of said Fisher's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 435.60 feet to a 5/8" iron pin set at the northwesterly corner thereof, being the southwest corner of the parcel herein described.

Thence North  $01^{\circ}45'14''$  West, along the westerly line of the parcel herein described, 114.80 feet to a 5/8" iron pin set at the northwesterly corner thereof.

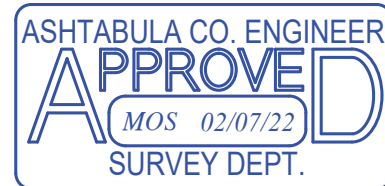
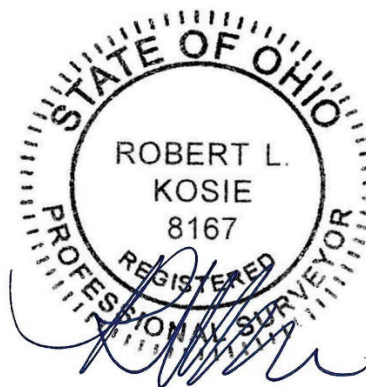
1.148 ACRE LOT SPLIT (continued)

Thence North 88°58'53" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 405.60 feet, a total distance of 435.60 feet to the northeasterly corner thereof, on the centerline of the aforesaid Bogue Road.

Thence South 01°45'14" East, along said centerline, a frontage distance of 114.80 feet to **The Principal Place of Beginning of this Survey** and containing 1.148 acres of land, of which, 0.079 acres are within the R/W of said Bogue Road, surveyed in February of 2022 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 divide 1.148 acres of land from PPN 38-004-00-013-00 as conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel One of ACRD.

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 *February 5th, 2022*



## **2.148 COMBINED ACRE PARCEL**

0.148 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-004-00-013-00, and PPN 38-004-00-012-00, Michael Ray Fisher, Document Number (DN) 2014-00004325, Volume 565, Page 224, Parcels One and Two of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail found at the centerline intersection of Windsor Road (County Highway 6, FB 293, 66 feet wide) and Bogue Road (Township Road 557, Section B, FB 477, 60 feet wide), witnessed by 4" triangular concrete monuments found South 46°56'43" East, 42.73 feet and North 43°09'34" East, 42.08 feet therefrom.

Thence North 01°45'14" West, along the centerline of said Bogue Road, 1495.93 feet to the northeasterly corner of PPN 38-004-00-010-03 as conveyed to Daryl Liedtke, recorded in DN 2019-00004087, Volume 682, Page 432, Parcel #2 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°58'53" West, along the northerly line of said Liedtke's land, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY 7245" found at 30.00 feet, a total distance of 435.60 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 01°45'14" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 100.00 feet, a total distance of 214.80 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 88°58'53" East, along the northerly line of the parcel herein described,

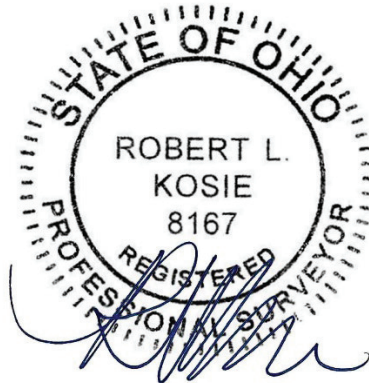
2.148 COMBINED ACRE PARCEL (continued)

passing through a 5/8" iron pin set at 405.60 feet, a total distance of 435.60 feet to the northeasterly corner thereof, on the centerline of the aforesaid Bogue Road.

Thence South 01°45'14" East, along said centerline, a frontage distance of 214.80 feet to **The Principal Place of Beginning of this Survey** and containing 2.148 acres of land, of which, 0.148 acres are within the R/W of said Bogue Road, leaving 2.000 acres exclusive of said R/W, surveyed in February of 2022 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 describe PPN 38-004-00-012-00 as conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel Two, together with 1.148 acres of land that was divided from PPN 38-004-00-013-00 as conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel One of ACRD.

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 *February 5th, 2022*



### **15.844 ACRE RESIDUAL PARCEL**

0.294 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-004-00-013-00, Michael Ray Fisher, Document Number (DN) 2014-00004325, Volume 565, Page 224, Parcel One of Ashtabula County Records and Deeds (ACRD). 6909 Bogue Road.

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail found at the centerline intersection of Windsor Road (County Highway 6, FB 293, 66 feet wide) and Bogue Road (Township Road 557, Section B, FB 477, 60 feet wide), witnessed by 4" triangular concrete monuments found South 46°56'43" East, 42.73 feet and North 43°09'34" East, 42.08 feet therefrom.

Thence North 01°45'14" West, along the centerline of said Bogue Road, 1495.93 feet to the northeasterly corner of PPN 38-004-00-010-03 as conveyed to Daryl Liedtke, recorded in DN 2019-00004087, Volume 682, Page 432, Parcel #2 of ACRD.

Thence North 01°45'14" West, continuing along said centerline, 214.80 feet to a southeasterly corner of the parcel herein described, and **The Principal Place of Beginning of this Survey**, located North 01°45'14" West, 1710.73 feet from the centerline intersection of said Bogue Road and Windsor Road.

Thence South 88°58'53" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 435.60 feet to a 5/8" iron pin set.

Thence South 01°45'14" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 114.80 feet, a total distance of 214.80 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the northerly line of the aforesaid Daryl Liedtke parcel (PPN 38-004-00-010-03).

Thence South 88°58'53" West, along the northerly line of said Liedtke's land, along the northerly line of PPN 38-004-00-010-01 as conveyed to Cynthia K. Brown aka Cindy Brown, recorded in DN 2012-00004665, Volume 516, Page 837, first parcel of ACRD, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY 7245" found at 540.47 feet a total distance of

15.844 ACRE RESIDUAL PARCEL (continued)

779.43 feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 38-004-00-008-00 as conveyed to Cynthia K. Brown aka Cindy Brown, recorded in DN 2012-00004665, Volume 516, Page 837, Parcel No. 2 of ACRD, being the southwesterly corner of the parcel herein described, and witnessed by a 5/8" iron pin with cap bearing "CRABBS SURVEY 7245" found South 88°58'53" West, 5.99 feet therefrom.

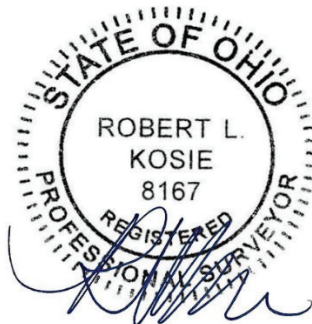
Thence North 01°40'39" West, along said easterly line of Brown's land, 649.02 feet to a 5/8" iron pin set at the southwesterly corner of PPN 38-004-00-014-00 as conveyed to David S. Babb and Bernice C. Babb, recorded in DN 1997-00004360, Volume 94, Page 5579 of ACRD, being the northwesterly corner of the parcel herein described, and witnessed by a 5/8" iron pin with cap bearing "R. GROMLEY 7431" found South 89°19'58" West, 0.60 feet therefrom.

Thence North 89°19'58" East, along the southerly line of said Babb's land, passing through a 5/8" iron pin set at 1184.28 feet, a total distance of 1214.29 feet to the southeasterly corner thereof, on the centerline of the aforesaid Bogue Road, being the northeasterly corner of the parcel herein described.

Thence South 01°45'14" East, along said centerline, a frontage distance of 426.78 feet to **The Principal Place of Beginning of this Survey** and containing 15.844 acres of land, of which, 0.294 acres are within the R/W of said Bogue Road, leaving 15.550 acres exclusive of said R/W, surveyed in February of 2022 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 describe the residual of land remaining in PPN 38-004-00-013-00 as conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel One of ACRD, after a 1.148 acre division therefrom. Known as 6909 Bogue 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 *February 5th, 2022*



### **30 FOOT WIDE, 0.177 ACRE EASEMENT**

Deed of Record: Permanent Parcel Number (PPN) 38-004-00-013-00, Michael Ray Fisher, Document Number (DN) 2014-00004325, Volume 565, Page 224, Parcel One of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail found at the centerline intersection of Windsor Road (County Highway 6, FB 293, 66 feet wide) and Bogue Road (Township Road 557, Section B, FB 477, 60 feet wide), witnessed by 4" triangular concrete monuments found South 46°56'43" East, 42.73 feet and North 43°09'34" East, 42.08 feet therefrom.

Thence North 01°45'14" West, along the centerline of said Bogue Road, 1495.93 feet to the northeasterly corner of PPN 38-004-00-010-03 as conveyed to Daryl Liedtke, recorded in DN 2019-00004087, Volume 682, Page 432, Parcel #2 of ACRD.

Thence North 01°45'14" West, continuing along said centerline, 126.32 feet to the easterly prolongation of a southerly line of the easement herein described.

Thence North 89°19'56" West, along said easterly prolongation, 30.03 feet to the southeasterly corner of the easement herein described, on the westerly Right of Way (R/W) of said Bogue Road, being **The Principal Place of Beginning of this Survey.**

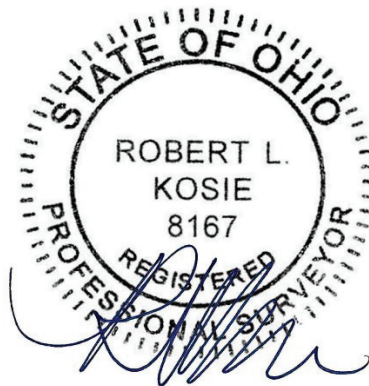
Thence around said easement the following twelve (12) courses:

- 1.) North 89°19'56" West, 50.41 feet to an angle point therein;
- 2.) South 87°19'34" West, 102.47 feet to an angle point therein;
- 3.) North 76°07'52" West, 38.37 feet to an angle point therein;
- 4.) North 32°56'26" West, 62.89 feet to an angle point therein;

30 FOOT WIDE, 0.177 ACRE EASEMENT (continued)

- 5.) North 20°31'17" West, 27.40 feet to an angle point therein, being the most northwesterly corner of the easement herein described;
- 6.) North 88°58'53" East, 31.83 feet to an angle point therein, being the most northeasterly corner of the easement herein described;
- 7.) South 20°31'17" East, 13.51 feet to an angle point therein;
- 8.) South 32°56'26" East, 47.76 feet to an angle point therein;
- 9.) South 76°07'52" East, 22.13 feet to an angle point therein;
- 10.) North 87°19'34" East, 98.98 feet to an angle point therein;
- 11.) South 89°19'56" East, 50.01 feet to the northeasterly corner of the easement herein described, on the aforesaid westerly R/W of Bogue Road; and
- 12.) South 01°45'14" East, along said R/W, 30.03 feet to **The Principal Place of Beginning of this Survey**, containing 0.177 acres of land, surveyed in February of 2022 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 describe an easement running through PPN 38-004-00-013-00, now or formerly conveyed to Michael Ray Fisher, recorded in DN 2014-00004325, Volume 565, Page 224, Parcel One of ACRD.



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

Signed and Sealed on *February 5th, 2022*