MAP OF RESURVEY AND CONSOLIDATION OF

PPN 40-005-00-003-00, PPN 40-005-00-004-00
PPN 40-005-00-005-00 and PPN 40-005-00-006-00
Marvin M. Miller and Emma J. Miller
2121 MIDDLE ROAD

DEED OF RECORD:

DN 2021-00007139
Volume 741, Page 2192,
Parcels One, Two, Three and Four

Situated in The	Month:	Page:
Township of Pierpont, County of Ashtabula and State of Ohio and known as being part of Original Lot 10 within said Township and Township 11N, Range 1W in the Connecticut Western Reserve	January	ONE
	Year: 2022	of ONE
Survey for: Marvin M. Miller and Emma J. Miller		

Checked on January 22nd, 2022 by RLK
Revised January 24th, 2022

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.

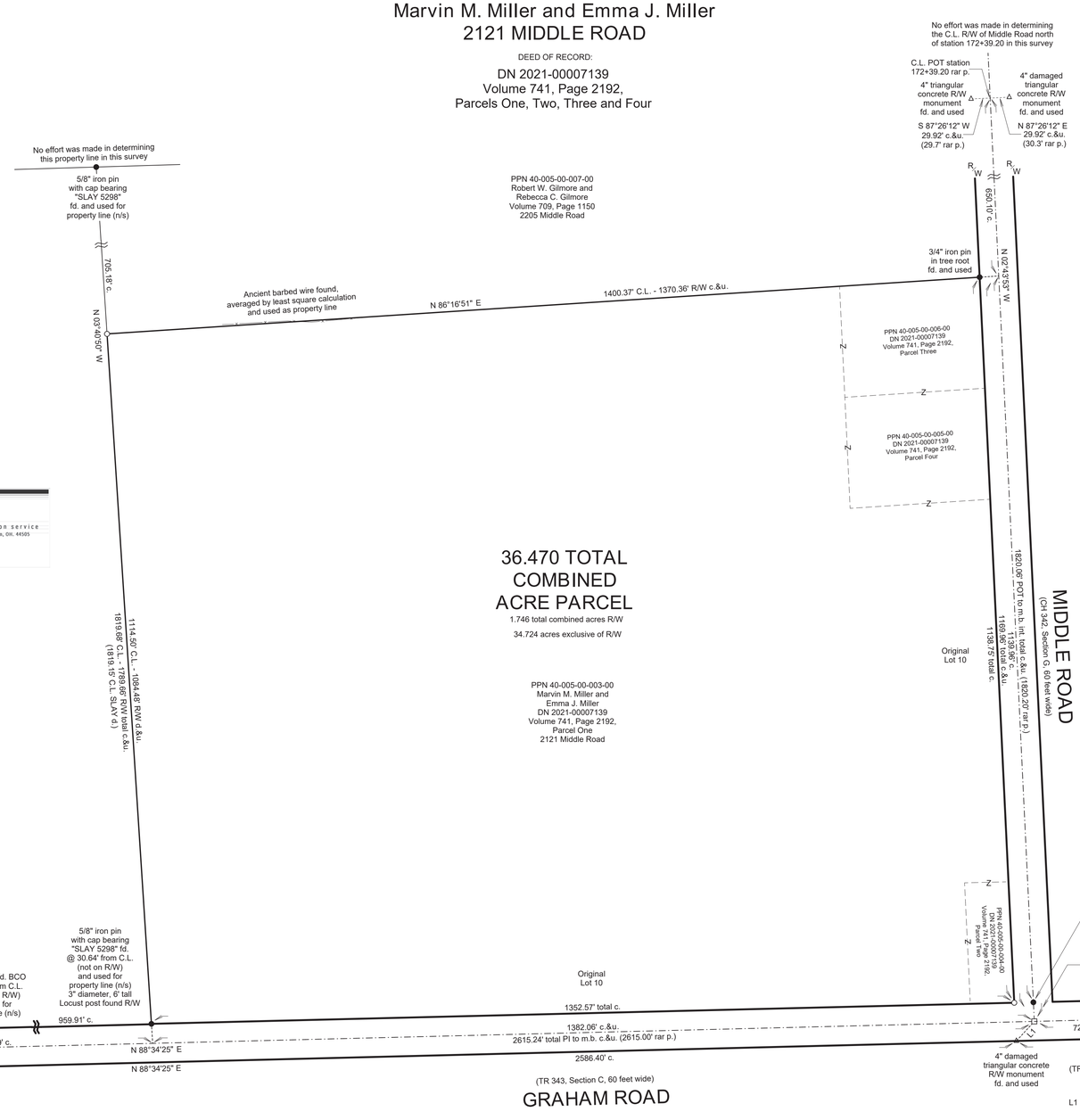
TRUE NORTH (Geodetic North)

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18

100 75 50 25 0 100 200 300 400

GRAPHIC SCALE: 1 inch equals 100 feet

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 Z-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"
rar -Denotes "Road Alignment Record"



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

NSPS

ASHTABULA CO. ENGINEER APPROVED MOS 01/24/22 SURVEY DEPT.

REFERENCES

*The 1935 Road Alignment Record for Middle Road, Road No. 342, Sec. E-G, FB 376, 60 feet wide, filed as 0342 (Sec.E-G) Middle.DjVu in the ACER.
*The August, 1946 Road Alignment Record for Graham Road, Road No. 343 C-D, FB 422, 60 feet wide, filed as 0343 (Sec.C-D) Graham.DjVu in the ACER.
*The April 20, 2011 survey prepard by Jerry Slay, Registered Surveyor 5298, recorded in DN 2011-00004134, Volume 494, Page 2357 of ACRD.
The July 26th, 2011 (revised) survey prepared by Sharps Land Surveying, Charles E. Sharp, Registered Professional Surveyor 7510, filed as 40-005-00-001-00.pdf in the ACER.

SURVEYOR'S CERTIFICATION

I certify to:

Marvin M. Miller and Emma J. Miller

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 hereon, 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 January, 2022

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

DBK 1187 2022