

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



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"
 ODOT -Denotes the "Ohio Department of Transportation"
 OHARA -Denotes the O'Hara survey (see References)
 PETER -Denotes the Peter survey (see References)
 ACRD -Denotes "Ashtabula County Records and Deeds"
 ACER -Denotes "Ashtabula County Engineer's Records"



MAP OF RE-SURVEY OF
PPN 39-013-40-075-00
Wilmer Hostetler and Ruth Hostetler
30 Penniman Road

DEED OF RECORD:
 DN 2010-00008906, Volume 482, Page 608

Situated in The	Month:	Page:
Village of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 13 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve	January	ONE
	Year:	ONE
	2022	

Survey for: Wilmer Hostetler and Ruth Hostetler

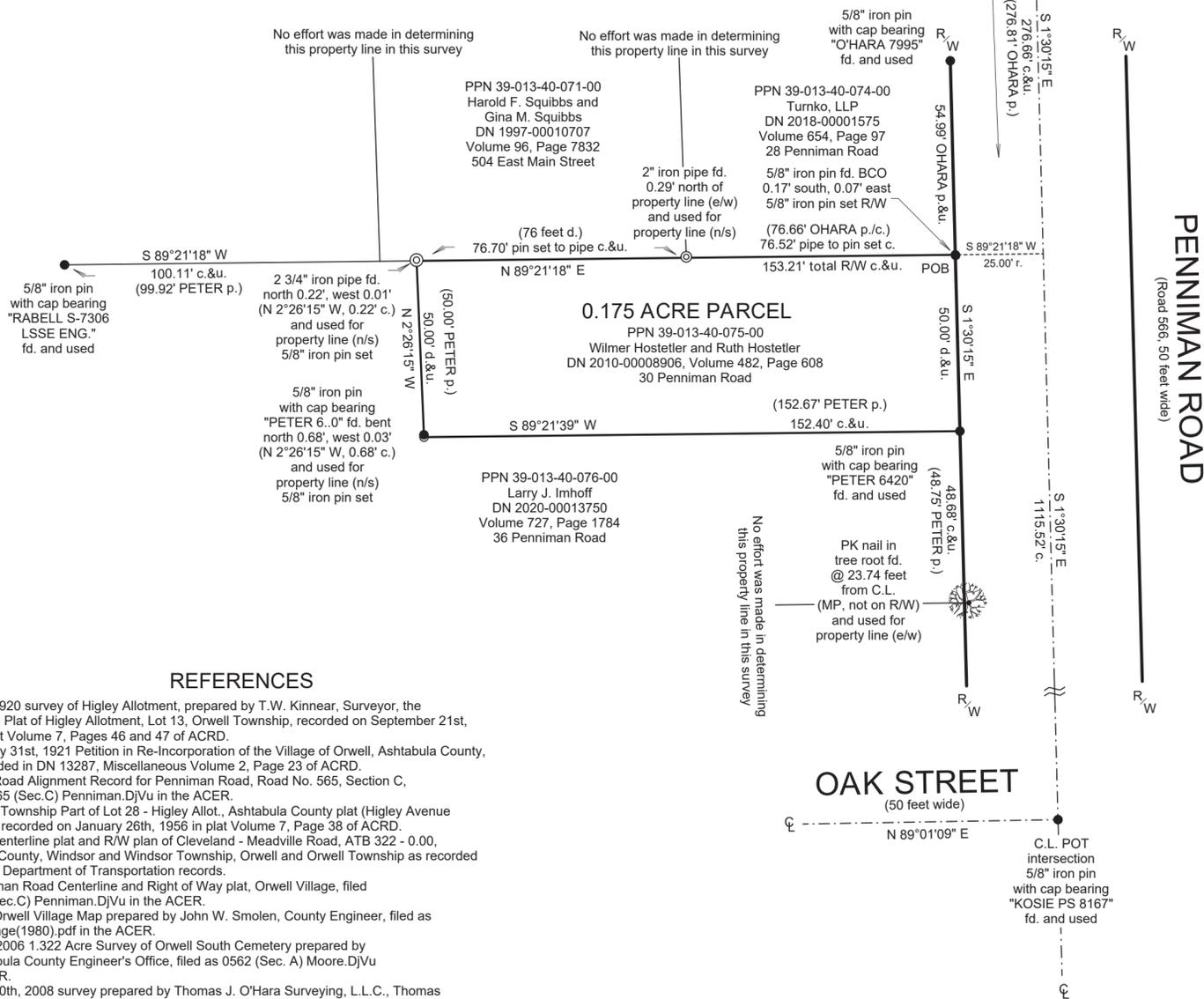
Checked on January 3rd, 2022 by RLK

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.



NOTE:
 The O'Hara survey (see References) shows the eastern side of this parcel as being the centerline of Penniman Road, however, the ownership prior to the O'Hara survey, recorded in DN 2003-00022527, Volume 272, Page 1329 of ACRD shows the easterly line as being the westerly R/W of Penniman Road vicariously:
 1.) "Commencing at a stake or stone at the northeast corner of lands..."
 2.) "south along the west line of said railroad grounds".



REFERENCES

- *The May, 1920 survey of Higley Allotment, prepared by T.W. Kinnear, Surveyor, the June, 1920 Plat of Higley Allotment, Lot 13, Orwell Township, recorded on September 21st, 1920 in plat Volume 7, Pages 46 and 47 of ACRD.
- *The January 31st, 1921 Petition in Re-Incorporation of the Village of Orwell, Ashtabula County, Ohio recorded in DN 13287, Miscellaneous Volume 2, Page 23 of ACRD.
- *The 1939 Road Alignment Record for Penniman Road, Road No. 565, Section C, filed as 0565 (Sec.C) Penniman.DjVu in the ACER.
- *The Orwell Township Part of Lot 28 - Higley Allot., Ashtabula County plat (Higley Avenue Extension) recorded on January 26th, 1956 in plat Volume 7, Page 38 of ACRD.
- *The 1958 centerline plat and R/W plan of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township as recorded in the Ohio Department of Transportation records.
- *The Penniman Road Centerline and Right of Way plat, Orwell Village, filed as 0566 (Sec.C) Penniman.DjVu in the ACER.
- *The 1980 Orwell Village Map prepared by John W. Smolen, County Engineer, filed as Orwell Village(1980).pdf in the ACER.
- *The June, 2006 1.322 Acre Survey of Orwell South Cemetery prepared by The Ashtabula County Engineer's Office, filed as 0562 (Sec. A) Moore.DjVu in the ACER.
- *The June 30th, 2008 survey prepared by Thomas J. O'Hara Surveying, L.L.C., Thomas J. O'Hara, Registered Surveyor 7995, recorded in DN 2018-00001575, Volume 654, Page 97 of ACRD and filed as 39-013-40-074-00.pdf in the ACER.
- *The May 2nd, 2016 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, PS 8167, recorded in DN 2016-00006546, Volume 615, Page 2321 of ACRD, filed as 39-013-20-001-00.pdf in the ACER, and noted as being DBK plat 917 2016.
- *The May 11th, 2019 survey prepared by James M. Peter, Registered Surveyor 6420, recorded in DN 2020-00013750, Volume 727, Page 1784 of ACRD and filed as 39-013-40-076-00 05-2019.pdf in the ACER.
- *The October 16th, 2019 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Sr., Professional Surveyor 8167, filed as 39-013-40-010-00 11-2019.pdf in the ACER.

OAK STREET
 (50 feet wide)

SURVEYOR'S CERTIFICATION

I certify to:
 Wilmer Hostetler and Ruth Hostetler

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.

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

Signed and sealed on this 28th day of January, 2022



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



DBK MAP 1194 2022





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0.0175 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 39-013-40-075-00, Wilmer Hostetler and Ruth Hostetler, Document Number (DN) 2010-00008906, Volume 482, Page 608 of Ashtabula County Records and Deeds (ACRD). 30 Penniman Road.

Situated in the Village of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 13 within said Township and Township 8N, Range 4W 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 East Main Street (also known as Cleveland - Meadville Road, U.S. Route 322, 66 feet wide) and Penniman Road (also known as Road 566, 50 feet wide).

Thence South 1°30'15" East, along the centerline of said Penniman Road, 276.66 feet to its intersection with the easterly extension of the southerly line of PPN 39-013-40-074-00 as conveyed to Turnko, LLP, recorded in DN 2018-00001575, Volume 654, Page 97 of ACRD, being the easterly extension of the northerly line of the parcel herein described.

Thence South 89°21'18" West, along said southerly extension of the Turnko, LLP parcel, 25.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly Right of Way (R/W) of said Penniman Road, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 1°30'15" East, along said R/W, a frontage distance of 50.00 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at a northeasterly corner of PPN 39-013-40-076-00 as conveyed to Larry J. Imhoff, recorded in DN 2020-00013750, Volume 727, Page 1784 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°21'39" West, along a northerly line of said Imhoff's land, 152.40 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described, referenced by a 5/8" iron pin with cap bearing "PETER 6..0" found bent, North 2°26'15" West, 0.68 feet therefrom.

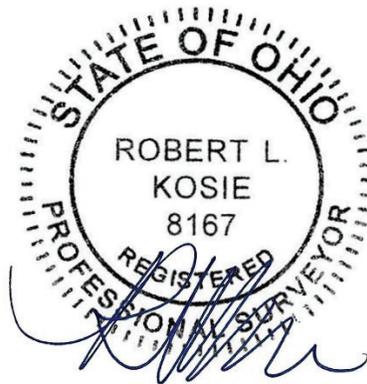
0.0175 ACRE PARCEL (continued)

Thence North 2°26'15" West, along an easterly line of said Imhoff's land, passing through said 5/8" iron pin found at 0.68 feet, a total distance of 50.00 feet to a 5/8" iron pin set on the southerly line of PPN 39-013-40-071-00 as conveyed to Harold F. Squibbs and Gina M. Squibbs, recorded in DN 1997-00010707, Volume 96, Page 7832 of ACRD, being the northwesterly corner of the parcel herein described, and witnessed by a 2 3/4" iron pipe found North 2°26'15" West, 0.22 feet therefrom.

Thence North 89°21'18" East, along said Squibbs' southerly line, along the southerly line of the aforesaid Turnko, LLP parcel (PPN 39-013-40-074-00), passing by a 2" iron pipe found 0.29 feet north of the property line at 76.70 feet, a total distance of 153.21 feet to **The Principal Place of Beginning of this Survey** and containing 0.175 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 more accurately describe PPN 39-013-40-075-00 as conveyed to Wilmer Hostetler and Ruth Hostetler, recorded in DN 2010-00008906, Volume 482, Page 608 of ACRD. Known as being 30 Penniman 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 3rd, 2022*