January County of Ashtabula and State of Ohio and known as being part of Original ONE Lot 40 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the ONE Connecticut Western Reserve 2022 MAP OF LOT SPLIT AND RESURVEY OF Survey for: PPN 46-020-00-010-02, PPN 46-020-00-011-00 and Aaron Shetler and Lydia Shetler Checked on January 13th, 2022 PPN 38-004-00-017-00 Revised January 21st, 2022 3/4" iron pin fd. and used Aaron Shetler and Lydia Shetler C.L. PI (POT rar) BASIS OF RESEARCH AND RECORDS 15+09.07 rar 2512 and 2588 Fillingham Road 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 DEED OF RECORD: data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from DN 2021-00015185 The Ohio Department of Transportation Records. Volume 758, Page 997, first, second and third parcels FILLINGHAM ROAD (TR 541, Section D, FB 477, 50 feet wide) 4" triangular concrete POB - 57.730 acre R/W monument residual parcel POB - 3.000 fd. and used C.L. Int. station acre lot split (302.00' CRABBS d.) 54+50.23 c.&u. N 88°48'52" E N 88°48'52" E (53+95.88 rar) \_301.91' c.&u. -1226.23' c 200.00' C.L. c. 246.23' total C.L. c 449.51' c. 4" triangular concrete 5/8" iron pin fd. 200.00' R/W c 5/8" iron pin 1226.14' R/W c. R/W monument BCO, and used 0.115 acres R/W bent 3/4" iron pin in 1246.14' total R/W 301.91' total c. fd. and used 3.000 AC 2.885 acr PPN 46-020-00-Lydia Shette Volume 758, F broken concrete R/W 0.715 acres R/W 0.173 monument fd. and used C.L. PI (POT rar)sta. N 01°14'25" W, 25.00' to acres 80+93.01' rar C.L. intersection rar & u. R/W established by dividing - 101.83' c. 20.00' rar & u. both concrete monuments equally (25.125' c.). 3/4" iron pin fd. bent 0.11' north of R/W N 01°14'25" W 5/8" iron pin – 162.68' C.L. with cap bearing 137.68' R/W d.&u. "CRABBS SURVE" - PS 7245" fd. @ 25.13' from C.L (not on R/W) and used for PPN 46-011-00-999-00 property line (n/s) D=05°47'35" c. Western Reserve Greenway Trail, R=5762.65' d.&u. formerly the Pittsburg, Youngstown T=291.57' c. and Ashtabula Railroad, Ohio Rail LCB=N 02°00'28" E **Transportation Authority** 200.00' c LC=582.40' c. Volume 23, Page 3399 L=582.65' c. 5/8" iron pin corner reference set N 01°02'28" W, 1.50' **TOTAL CURVE** from corner, S 01°02'28" E,-D=12°22'19" c.&u. (12°22'07" d.) 651.90' from C.L. R=5762.65' d.&u. PPN 46-020-00-010-00 (20" tree on corner) 4" triangular T=624.59' c. Thomas J. Reiter and 4" triangular 57.730 ACRE LCB=N 05°17'50" E Jennifer A. Reiter concrete C.L. POT station 12.507 ACRE monument fd. LC=1241.91' c.&u. (1241.586 d.) DN 2011-00003918 monument fd. RESIDUAL PARCEL @ 30.25' from C.L **PARCEL** @ 29.80' from C.L. L=1244.32' c. Volume 494, Page 1450 (not on R/W) 12.334 acres 2460 Fillingham Road (not on R/W) 57.015 acres exclusive of R/W and used for and used for exclusive of C.L. calculation C.L. calculation R/W D=06°34'43" c. POT station POT station R=5762.65' d.&u. 88+36.16 rar 88+36.16 rar T=331.20' c. LCB=N 08°11'37" E LC=661.31' c. L=661.67' c. PPN 46-020-00-010-02 PPN 46-020-00-011-00 Aaron Shetler and Aaron Shetler and Lydia Shetler 3/4" iron pipe Lydia Shetler DN 2021-00015185 fd. and used DN 2021-00015185 Volume 758, Page 997, Volume 758, Page 997, first parcel 3/4" iron pipe with 2512 Fillingham Road second parcel damaged cap fd. 2588 Fillingham Road 0.34' west of R/W 5/8" iron pin with cap bearing "CRABBS SURVEY Original Lot 30 Original Lot 40 PS 7245" fd. 5/8" iron pin 0.48' north of with cap bearing "CRABBS SURVEY 5/8" iron pin fd. **ROME TOWNSHIP** property line (e/w) 5/8" iron pin @ 30.15' from C.L. — and used for with cap bearing (not on R/W) PS 7245"-(471.79' CRABBS d.) property line (n/s) "CRABBS SURVEY and used for fd. and used 471.76' total c.&u. PS 7245" property line (e/w) fd. and used (302.00' CRABBS d.) (about 1470' d.) 301.80' c.&u. 1472.95' c.&u. 2419.00' total c. N 88°51'16" E 199.05' c. 327.24' c. 1672.00' c. 1999.24' total c.&u. N 88°51'16" E (about 2071.74' d.) D **ORWELL TOWNSHIP** Original Section 4 Original Section 4 Original Section 4 TOWNSHIP, SECTION AND LOT LINES may not be the same as occupied and Legal Property Lines shown PPN 38-000-00-144-00 Western Reserve Greenway Trail, formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail **Transportation Authority** Volume 23, Page 3399 TRUE NORTH (Geodetic) 79.685 ACRE PARCEL ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 PPN 38-004-00-017-00 Aaron Shetler and Lydia Shetler DN 2021-00015185 Volume 758, Page 997, third parcel PPN 38-004-00-016-00 Eugene E. Crosby and Walter A. Crosby DN 2009-00010855 Volume 464, Page 1075 200 150 100 50 0 GRAPHIC SCALE: 1 inch equals 200 feet (about 2417.58' d.) 2374.39' c.&u. O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin S 88°49'07" W (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set Ancient steel t-posts found near property line, averaged by using least square calculation and used for property line 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 PPN 38-004-00-001-00 € /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4-Denotes lot line P-Denotes property line Volume 350, Page 485 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" 3/4" iron pipe with damaged cap fd. 3/4" iron pipe FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway" 0.16' west of R/W fd. and used ACRD -Denotes "Ashtabula County Records and Deeds" ACER -Denotes "Ashtabula County Engineer's Records" rar -Denotes "Road Alignment Record" 5/8" iron pin PC -Denotes point of curve PT -Denotes point of Tangency with cap bearing PCC -Denotes point of compound curve PRC -Denotes point of reverse curve "SCHWARTZ 7193" PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency fd. and used ∆- Denotes delta angle R -Denotes radius distance T -Denotes tangent distance L -Denotes length distance LC -Denotes chord distance LCB -Denotes chord bearing ♦-Denotes steel t-post found • Denotes locust post found ASHTABULA CO. ENGINEER SURVEY DEP ohio utilities protection service ont Avenue Youngstown, OH. 4450 1-800-362-2764 SURVEYOR'S CERTIFICATION N 89°09'07" E 2" iron pipe I certify to: fd. and used 198.46' c.&u. Aaron Shetler and Lydia Shetler (198.53' d.) 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 (150.00' d.) –149.92' c.&ú. **REFERENCES** 5/8" iron pin fd. badly bent and (200.00' d./c.) adulterated \*The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, 1" iron pin This plat was prepared by 199.88' c.&u. FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.DjVu in the ACER. D.B. Kosie & Associates fd. BCO 349.80' total c.&u. \*The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, (350.00' d./c.) FB 477, 50 feet wide filed as 0541 (Sec.C-E) Fillingham.DjVu in the ACER. Registered Professional Professional Land Surveying \*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec.A-B) Bogue.DjVu in the ACER. Land Surveyor No. 8167 WINDSOR ROAD ROBERT \*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.DjVu in the ACER. (CH 6, Section D, FB 293, 66 feet wide) 11040 Madison Road KOSIE Signed and sealed on this 12th day No effort was made in determining the centerline R/W \*The August 14, 1981 survey prepared by Stults and Associates, Inc., H. Edward Snodgrass, Registered Surveyor No. 5555, recorded in Montville, Ohio 44064 of January, 2022 of Windsor Road in this survey Volume 23, Page 3399 of ACRD. 440.286.2131 \*The May and July, 1998 survey prepared by Timmothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and Fax **440.968.3578** DN 2011-00003918, Volume 494, Page 1450 of ACRD. \*The August, 1999 road alignment record for Fillingham Road, Road No. 541, Fieldbook 477, 50 feet wide, Filed as 0541 (sec. C - E) Fillingham.DjVu in www.dbksurveys.com NSPS \*The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 705, Page 286 of ACRD. \*The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 657, Page 1204 of ACRD. DBK 1197 2022

Situated in The



# 3.000 ACRE LOT SPLIT PARCEL

0.115 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00 Aaron Shetler and Lydia Shetler, Document Number (DN) 2021-00015185, Volume 758, Page 997, second parcel of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 40 within said Township and Township 9N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541,Section D, FB 477, 50 feet wide), located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken concrete R/W monument.

Thence North 88°48'52" East, along the centerline of Fillingham Road, 1226.23 feet to the northwesterly corner of the parcel herein described and <u>The Principal Place</u> of Beginning of this Survey.

Thence North 88°48'52" East, continuing along said centerline, a frontage distance of 200.00 feet to the northwesterly corner of PPN 46-020-00-010-02 as conveyed to Aaron Shetler and Lydia Shetler, recorded in DN 2021-00015185, Volume 758, Page 997, first parcel of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 01°02'28" East, along the westerly line of said Shetler's land, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at 25.13 feet and a 5/8" iron pin corner reference set at 651.90 feet, a total distance of 653.40 feet to a 20" tree found at the southeasterly corner of the parcel herein described.

#### 3.000 ACRE LOT SPLIT (continued)

Thence South 88°48'52" West, along the southerly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°02'28" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 628.40 feet, a total distance of 653.40 feet to **The Principal Place of Beginning of this Survey** and containing 3.000 acres of land, of which, 0.115 acres are within the R/W of said Fillingham Road, leaving 2.885 acres exclusive of said R/W, surveyed in January 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 3.000 acres of land from northeasterly corner of PPN 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in DN 2021-00015185, Volume 758, Page 997, second parcel 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 January 21 to 2022



## **57.730 ACRE RESIDUAL PARCEL**

0.715 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00 Aaron Shetler and Lydia Shetler, Document Number (DN) 2021-00015185, Volume 758, Page 997, second parcel of Ashtabula County Records and Deeds (ACRD). 2588 Fillingham Road.

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 40 within said Township and Township 9N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), being **The Principal Place of Beginning of this Survey** and located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken concrete R/W monument.

Thence North 88°48'52" East, along the centerline of Fillingham Road, a frontage distance (in part) of 1226.23 feet to a northeasterly corner of the parcel herein described.

Thence South 01°02'28" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 653.40 feet to a 5/8" iron pin set.

Thence North 88°48'52" East, along a northerly line of the parcel herein described, 200.00 feet to 20" tree found at a northeasterly corner thereof, on the westerly line

### 57.730 ACRE RESIDUAL PARCEL (continued)

of PPN 46-020-00-010-02 as conveyed to Aaron Shetler and Lydia Shetler, recorded in DN 2021-00015185, Volume 758, Page 997, first parcel of ACRD, referenced by a 5/8" iron pin set North 01°02'28" West, 1.50 feet therefrom.

Thence South 01°02'28" East, along said westerly line of Shetler's land, 1151.35 feet to a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at the southwesterly corner thereof, on the northerly line of PPN 38-004-00-017-00 as conveyed Aaron Shetler and Lydia Shetler, recorded in DN 2021-00015185, Volume 758, Page 997, third parcel of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°51'16" West, along the northerly line of the said Shetler's land, 1472.95 feet to a 5/8" iron pin set at the southeasterly corner of PPN 46-015-00-017-00 as conveyed to Clyde G. Culver, recorded in Volume 491, Page 284 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°14'25" West, along the easterly line of said Culver's land, 1059.54 feet to a 5/8" iron pin set at the most northerly corner thereof, on an easterly line of PPN 46-011-00-999-00 as conveyed to the Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD, being a point of curve therein.

Thence along the easterly line of the said WRGT parcel, along said curve, deflecting to the left, having a chord bearing of North 02°00'28" East, a delta angle of 05°47'35", a radius of 5762.65 feet, and a chord distance of 582.40 feet, a total length distance of 582.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North 01°14'25" West along an easterly line of the said WRGT parcel, passing through a 5/8" iron pin set at 137.68 feet, a total distance of 162.68 feet to the centerline of the aforesaid Fillingham Road, being the northwesterly corner of the parcel herein described.

Thence North 88°48'52" East, along said centerline, a frontage distance (in part) of 20.00 feet to The Principal Place of Beginning of this Survey and containing 57.730 acres of land, of which, 0.715 acres are within the R/W of said Fillingham Road, leaving 57.015 acres exclusive of said R/W, having a total frontage of 1246.23 feet, surveyed in January 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

### 57.730 ACRE RESIDUAL PARCEL (continued)

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 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in DN 2021-00015185, Volume 758, Page 997, second parcel of ACRD after a 3.000 acre division from the northeasterly corner thereof. Known as being 2588 Fillingham 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 January 13th, 2021