

MAP OF LOT SPLIT AND RESURVEY OF
PPN 46-020-00-010-02, PPN 46-020-00-011-00 and
PPN 38-004-00-017-00

Aaron Shetler and Lydia Shetler
2512 and 2588 Fillingham Road

DEED OF RECORD:
DN 2021-00015185
Volume 758, Page 997,
first, second and third parcels

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.

FILLINGHAM ROAD

(TR 541, Section D, FB 477, 50 feet wide)

57.730 ACRE
RESIDUAL PARCEL

57.015 acres exclusive of R/W

PPN 46-020-00-011-00
Aaron Shetler and
Lydia Shetler
DN 2021-00015185
Volume 758, Page 997,
second parcel
2588 Fillingham Road

Original Lot 40

ORWELL TOWNSHIP

TOWNSHIP, SECTION
AND LOT LINES

may not be the same as occupied
and Legal Property Lines shown
hereon.

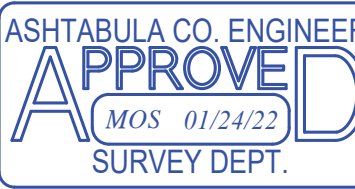
79.685 ACRE PARCEL
PPN 38-004-00-017-00
Aaron Shetler and
Lydia Shetler
DN 2021-00015185
Volume 758, Page 997,
third parcel

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



GRAPHIC SCALE: 1" equals 200 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" K. -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
ACRD -Denotes "Ashland County Records and Deeds"
ACER -Denotes "Ashland County Engineer's Records"
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
Δ -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



SURVEYOR'S CERTIFICATION

I certify to:
Aaron Shetler and Lydia Shetler
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, R.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 12th day
of January, 2022



DBK 1197 2022

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 DJVu in the ACER.
*The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec. C-E) Fillingham DJVu 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 DJVu in the ACER.
*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price DJVu in the ACER.
*The August 14, 1981 survey prepared by Stults and Associates, Inc., H. Edward Snodgrass, Registered Surveyor No. 5555, recorded in Volume 23, Page 3399 of ACRD.
*The May and July, 1998 survey prepared by Timmothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 495, Page 1766 and 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 the ACER.
*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.

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





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 $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle
point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from
a bent $3/4''$ iron pin found inside a broken concrete R/W monument.

Thence North $88^{\circ}48'52''$ East, along the centerline of Fillingham Road, 1226.23 feet
to the northwesterly corner of the parcel herein described and **The Principal Place
of Beginning of this Survey.**

Thence North $88^{\circ}48'52''$ 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 $01^{\circ}02'28''$ 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.

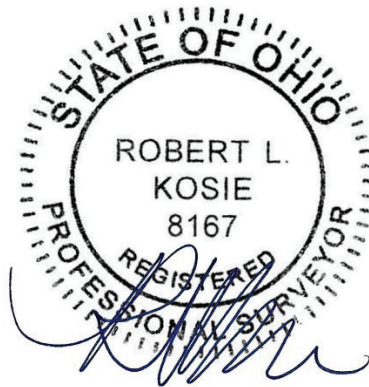
3.000 ACRE LOT SPLIT (continued)

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 21st, 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

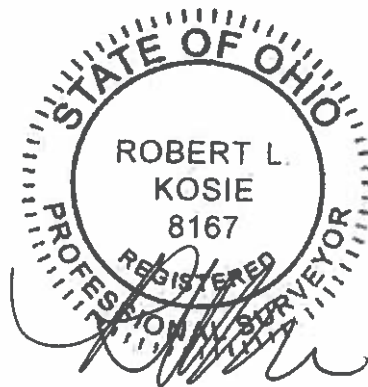
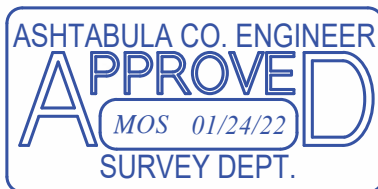
The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or

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*