

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.

REFERENCES

\*The February, 1923 State Highway Department of Ohio Bureau of Construction improvement plans for ICH 1S Niles-Ashtabula Road, Sec.M.N.O.P.Q.R, Ashtabula County, Colebrook - New Lyme - Lenox Townships, filed in the ACER.  
\*The 1933 Road Alignment Record for Easton Road, Road No. 80, Section A, FB 344, 60 feet wide, filed as 0080 (Sec.A-B) Easton.Djvu in the ACER.  
\*The May, 1936 Road Alignment Record for Bunker Road, Road No. 85, Field Book 399, 50 feet wide filed as 0085 Bunker.Djvu in the ACER.  
\*The 1940 State of Ohio Department of Highways W.P.A. State Wide Highway Project, Ashtabula County, S.H. 150, Sec. M, Route 46, filed in the ACER.  
\*The August, 1998 surveys prepared by Jerry W. Daniel, Registered Surveyor 8222, recorded in Volume 687, Page 429, Volume 706, Page 2233, Volume 737, Page 515 and Volume 521, Page 2574 of ACRD.  
\*The April 24, 2006 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 375, Page 529 ACRD.  
\*The October, 2016, survey prepared by Timothy E. Stocker, P.S. 7245, Crabbs' Surveying Order 6468, recorded in Volume 751, Page 536 of ACRD.  
\*The September, 2020 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Ohio Registered Surveyor No. 7995, recorded in Volume 722, Page 1671 of ACRD.



SURVEYOR'S CERTIFICATION

I certify to: Kyle S. Chunyo and Shaina L. Chunyo

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 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

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

Signed and sealed on this  
25th day of May, 2022



DBK PLAT  
1214 2022

MAP OF SURVEY OF  
PPN 10-024-00-008-00  
Kyle S. Chunyo and Shaina L. Chunyo  
8930 State Route 46  
DEED OF RECORD:  
Volume 767, Page 1038



163.759 TOTAL ACRE PARCEL

1.498 acres are in the R/W of State Route 46 and  
0.764 acres are in the R/W of Bunker Road

161.497 acres exclusive of R/W

PPN 10-024-00-008-00  
Kyle S. Chunyo and  
Shaina L. Chunyo  
Volume 767, Page 1038  
8930 State Route 46

PPN 10-024-00-011-00  
Edward J. Kassay and  
Carol M. Kassay  
Volume 90, Page 6095  
8984 State Route 46

PPN 10-024-00-007-00  
George A. Kalas and  
Janett L. Kalas  
Volume 375, Page 529

TRUE NORTH (Geodetic)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1 inch equals 200 feet

o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 6167" set  
◆ -Denotes 5/8" iron pin with cap bearing "O'HARA 7995" found and used unless otherwise noted.  
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./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"  
ACRD -Denotes "Ashtabula County Records and Deeds"  
ACER -Denotes "Ashtabula County Engineer's Records"  
rar -Denotes "Road Alignment Record"

This map of survey prepared by  
**D.B. Kosie & Associates, LLC**  
Professional Land Surveying  
(440) 286-2131  
11040 Madison Road  
Montville, Ohio 44064  
www.dbksurveys.com







## **163.759 TOTAL ACRE PARCEL**

2.262 acres total Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-024-00-008-00, Kyle S. Chunyo and Shaina L. Chunyo, Volume 767, Page 1038, of Ashtabula County Records and Deeds (ACRD). 8930 State Route 46.

Situated in the Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 86, 87, 93, 94 and 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Easton Road (Township Road 80, Section A, 60 feet wide) and State Route 46 (also known as Niles-Ashtabula Road, 66 feet wide), witnessed by a badly damaged concrete R/W monument found North 40°01'20" East, 39.83 feet therefrom.

Thence South 15°55'32" East, along the centerline of said State Route 46, 1754.89 feet to the southwesterly corner of PPN 10-024-00-008-02 as conveyed to Dennis Neal Wolfe, recorded in Volume 468, Page 2428 of ACRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°18'15" East, along the southerly line of said Wolfe's land, passing through a 1/2" iron pin found at 30.93 feet, a 5/8" iron pin set at 34.04 feet, a total distance of 719.73 feet to a 1/2" iron pin found at the southeasterly corner thereof.

Thence North 03°02'58" West, along the easterly line of said Wolfe's land, passing through a 1/2" iron pin found at 284.26 feet, a total distance of 284.73 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 10-023-00-001-01 as conveyed to Robert D. Fisher, recorded in Volume 521, Page 2570 of ACRD, being a northwesterly corner of the parcel herein described.

163.759 TOTAL ACRE PARCEL (continued)

Thence North 89°50'25" East, along said southerly line of Fisher's land, and also along the southerly line of the following parcels of land: PPN 10-019-00-001-94 as conveyed to Cherry Valley Farm LLC, recorded in Volume 706, Page 2233, PPN 10-019-00-001-98 as conveyed to Levi J. Miller and Lizzie N. Miller, recorded in Volume 687, Page 429, Parcel No. 2, PPN 10-019-00-001-99 as conveyed to Volume 687, Page 429, Parcel No. 1, PPN 10-019-00-001-95 as conveyed to Cherry Valley Farm, LLC, Volume 737, Page 515 and PPN 10-024-00-010-00 as conveyed to Cherry Valley Farm, LLC as recorded in Volume 751, Page 536 of ACRD, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 401.05 feet, a 5/8" iron pin with a damaged cap found at 1200.90 feet, a total distance of 1403.19 feet to a 5/8" iron pin set at the northwesterly corner of PPN 10-024-00-009-00 as conveyed to William R. Cherosky and Irene Cherosky, recorded in Volume 833, Page 111 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 00°55'58" East, along the westerly line of said Cherosky's land, 1407.25 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 89°11'26" East, along the southerly line of said Cherosky's land, 1142.60 feet to a 5/8" iron pin set at the northwesterly corner of PPN 10-024-00-008-03, as conveyed to Bernard Mikolajski and Laurie Mikolajski, recorded in Volume 443, Page 1122 of ACRD, witnessed by a 1/2" iron pin with a damaged cap found South 00°52'05" East, 6.02 feet therefrom, being a northeasterly corner of the parcel herein described.

Thence South 00°52'05" East, along the westerly line of said Mikolajski's land, passing through said witness pin at 6.02 feet, a total distance of 275.62 feet to a 1/2" iron pin with cap bearing "PETER 6420" found at the southwesterly corner thereof.

Thence North 89°10'26" East, along the southerly line of said Mikolajski's land, passing through a 5/8" iron pin set at 775.04 feet, a total distance of 805.04 feet to the southeasterly corner thereof, on the centerline of Bunker Road (Township Road 85, Field Book 399, 60' wide), being a northeasterly corner of the parcel herein described.

Thence South 00°51'07" East, along said centerline, passing through a 1/2" iron pin found at 276.39 feet, a total frontage distance of 1109.85 feet to the northeasterly corner of PPN 10-024-00-007-00 as conveyed to George A. Kalas and Janet L. Kalas, recorded in Volume 375, Page 529 of ACRD, being the most southeasterly corner of the parcel herein described.

163.759 TOTAL ACRE PARCEL (continued)

Thence South 89°27'04" West, along the northerly line of said Kalas' land, and also along the northerly line of PPN 10-024-00-011-00 as conveyed to Edward J. Kassay and Carol M. Kassay, recorded in Volume 90, Page 6095 of ACRD, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin found at 33.21 feet, a total distance of 2905.32 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at the southeasterly corner of PPN 10-024-00-008-01 as conveyed to Bobby Ray Miller and Clara Mae Miller, recorded in Volume 722, Page 1671 of ACRD, being a southwesterly corner of the parcel herein described.

Thence along the easterly, northerly and westerly line(s) of said Miller's land, the following six (6) courses:

- 1.) Thence North 00°36'49" West, 236.70 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at a northeasterly corner thereof.
- 2.) Thence North 88°31'38" West, 401.44 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at a southwesterly corner of the parcel herein described.
- 3.) Thence North 12°24'44" West, 422.98 feet to a 5/8" iron pin found at a northeasterly corner thereof.
- 4.) Thence South 77°29'55" West, 14.94 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at a northwesterly corner thereof.
- 5.) Thence South 12°18'33" East, 50.99 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at a southeasterly corner of the parcel herein described.
- 6.) Thence South 79°22'01" West, passing through a 5/8" iron pin with cap bearing "O'HARA 7995" found at 122.85 feet, a 5/8" iron pin set at 123.25 feet, a total distance of 156.39 feet to a northwesterly corner thereof, on the centerline of the aforesaid State Route 46, being a southwesterly corner of the parcel herein described.

Thence North 15°49'20" West, along said centerline, a frontage distance (in part) of 1267.69 feet to a 1" iron pin found at an angle point therein.

Thence North 15°55'32" West, continuing along said centerline, a frontage distance (in part) of 712.41 feet to **The Principal Place of Beginning of this Survey** and containing 163.759 acres of land, of which, 1.498 acres are within the R/W of said State Route 46, 0.764 acres are within the R/W of said Bunker Road, leaving 161.497 acres of land exclusive of all R/W, surveyed in July of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US

163.759 TOTAL ACRE PARCEL (continued)

Survey Foot Conversion (feet with decimal parts). 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 10-024-00-008-00 as conveyed to Kyle S. Chunyo and Shaina L. Chunyo, recorded in Volume 767, Page 1038 of ACRD, known as being 8930 State Route 46.

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 June 14, 2022