

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



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. 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"
ACRD -Denotes "Ashabula County Records and Deeds"
ACER -Denotes "Ashabula 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 LOB -Denotes chord bearing

MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

PPN: 46-015-00-016-00

Robbie C. Miller

DEED OF RECORD:

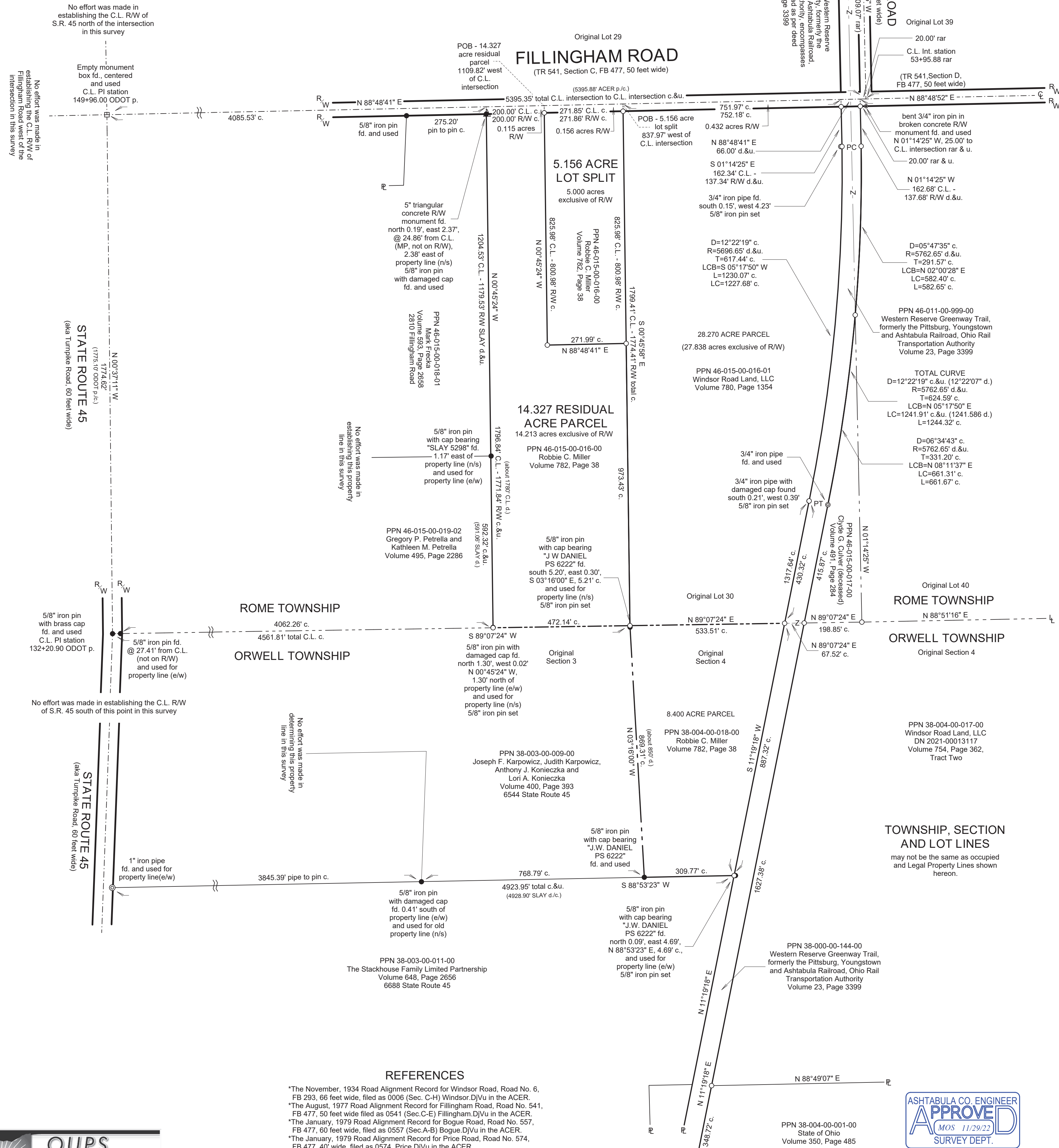
Volume 782, Page 38

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.

Situated in The	Month: November	Page: ONE
County of Ashabula and State of Ohio and known as being part of Original Lot 30 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the Connecticut Western Reserve	Year: 2022	of ONE
Survey for:	Robbie C. Miller	

Checked on November 23rd, 2022 by RLK



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.D/Vu 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.D/Vu 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.D/Vu in the ACER.
*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.D/Vu 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 August, 1989 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 319, Page 1042 of ACRD.
*The May and July, 1998 survey prepared by Timmothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and DN 2011-00003918, Volume 494, Page 1450 of ACRD.
*The August, 1999 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 593, Page 2658 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.D/Vu in the ACER.
*The April, 2001 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 625, Page 1015 of ACRD.
*The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 705, Page 286 of ACRD.
*The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 657, Page 1204 of ACRD.
*The February, 2008 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 648, Page 2656 of ACRD.
*The May, 2011 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 495, Page 2286 of ACRD.

ZONING INFORMATION

Minimum Frontage: 200.00' single family, 400.00' multi-family
Minimum Acreage: 2.00 acres exclusive of R/W
Minimum Setback: 50.00' from R/W
Minimum Sidewalk and Reentry: 20.00'



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

SURVEYOR'S CERTIFICATION

I certify to: Robbie C. 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 herein for the intended purpose of this survey.

Robbie C. Miller, R.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 20th day
of November, 2022



DBK MAP 1246 2022



5.156 ACRE LOT SPLIT

0.156 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) PPN 46-015-00-016-00, Robbie C. Miller, Volume 782, Page 38 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 30 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section C, Field Book 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 R/W monument.

Thence South 88°48'41" West, along the centerline of Fillingham Road, 837.97 feet to the northwesterly corner of PPN 46-015-00-016-01 as conveyed to Windsor Road Land, LLC, recorded in Volume 780, Page 1354 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 00°45'58" East, along the westerly line of the said Windsor Road, LLC parcel, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 825.98 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°48'41" West, along the southerly line of the parcel herein described, 271.99 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°45'24" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 800.98 feet, a total distance of 825.98 feet to the northwesterly corner thereof, on the centerline of the aforesaid Fillingham Road.

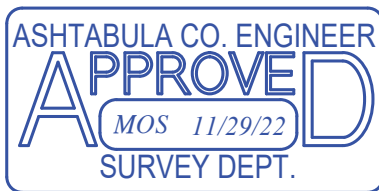
Thence North 88°48'41" East, along said centerline, a frontage distance of 271.85 feet to **The Principal Place of Beginning of this Survey** and containing 5.156 acres of land, of which, 0.156 acres are within the R/W of said Fillingham Road, leaving 5.000 acres of land exclusive of said R/W, surveyed in November of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North

5.156 ACRE LOT SPLIT (continued)

using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US 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 divide 5.156 acres of land from the northeasterly corner of PPN 46-015-00-016-00 as conveyed to Robbie C. Miller, recorded in Volume 782, Page 38 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 November 24th, 2022



14.327 ACRE RESIDUAL PARCEL

0.115 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) PPN 46-015-00-016-00, Robbie C. Miller, Volume 782, Page 38 of Ashabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashabula and State of Ohio and known as being part of Original Lot 30 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section C, Field Book 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 R/W monument.

Thence South $88^{\circ}48'41''$ West, along the centerline of Fillingham Road, 837.97 feet to the northwesterly corner of PPN 46-015-00-016-01 as conveyed to Windsor Road Land, LLC, recorded in Volume 780, Page 1354 of ACRD.

Thence South $88^{\circ}48'41''$ West, continuing along said centerline, 271.85 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located South $88^{\circ}48'41''$ West, a total distance of 1109.82 feet from said centerline intersection.

Thence South $00^{\circ}45'24''$ 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 825.98 feet to a $5/8''$ iron pin set

Thence North $88^{\circ}48'41''$ East, along a northerly line of the parcel herein described, 271.99 feet to a $5/8''$ iron pin set at a northeasterly corner thereof, on the westerly line of the said Windsor Road, LLC parcel (46-015-00-016-01).

Thence South $00^{\circ}45'58''$ East, along said westerly line of the Windsor Road, LLC parcel, 973.43 feet to $5/8''$ iron pin set at the northeasterly corner of PPN 38-003-00-009-00 as conveyed to Joseph F. Karpowicz, Judith Karpowicz, Anthony J. Konieczka and Lori A. Konieczka (KARPKONI), recorded in Volume 400, Page 393 of ACRD, being the southeasterly corner of the parcel herein described, witnessed by a $5/8''$ iron pin with cap bearing "J W DANIEL PS 6222" found South $03^{\circ}16'00''$ East, 5.21 feet therefrom.

14.327 ACRE RESIDUAL PARCEL (continued)

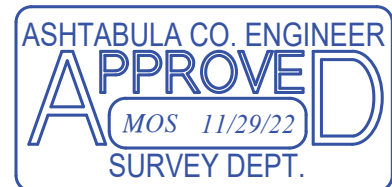
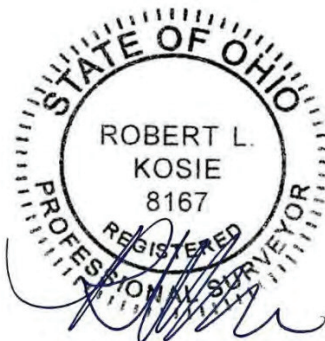
Thence South $89^{\circ}07'24''$ West, along the northerly line of the said KARP K O N I parcel, 472.14 feet to a $5/8''$ iron pin set at the southeasterly corner of P P N 46-015-00-019-02 as conveyed to Gregory P. Petrella and Kathleen M. Petrella, recorded in Volume 495, Page 2286 of A C R D, being the southwesterly corner of the parcel herein described and referenced by a $5/8''$ iron pin with a damaged cap found north 1.30 feet and west 0.02 feet (North $00^{\circ}45'24''$ West, 1.30 feet) therefrom.

Thence North $00^{\circ}45'24''$ West, along an easterly line of said Petrella's land, and also along the easterly line of P P N 46-015-00-018-01 as conveyed to Mark Frecka, recorded in Volume 593, Page 2658 of A C R D, passing through said $5/8''$ iron reference pin found at 1.30 feet, a $5/8''$ iron pin with a damaged cap found at 1771.84 feet, a total distance of 1796.84 feet to the northwesterly corner thereof, on the centerline of the aforesaid Fillingham Road.

Thence North $88^{\circ}48'41''$ East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 14.327 acres of land, of which, 0.115 acres are within the R/W of said Fillingham Road, leaving 14.212 acres of land exclusive of said R/W, surveyed in November 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 (NAD 83 - 2011, NAVD 88, GRS 80, and Geoid 18). Distances are based on US 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 describe the land remaining in P P N 46-015-00-016-00 as conveyed to Robbie C. Miller, recorded in Volume 782, Page 38 of A C R D, after a 5.156 acre division of land from the northeasterly corner thereof.

All $5/8''$ iron pins set shown herein noted as being $5/8'' \times 30''$ 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 November 24th, 2022