

Checked on January 2nd, 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.

TRUE NORTH<sup>(Geoidic)</sup>  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (R5 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 "Ashtabula County Records and Deeds"  
ACER -Denotes "Ashtabula County Engineer's Records"  
rar -Denotes "Road Alignment Record"

#### REFERENCES

\*The 1936 Road Alignment Record for Rice Road, FB 399 and FB 114, filed in Rice DJ/Vu in the ACER.  
\*The September, 1975 Road Alignment Record for Riverdale Road, FB 476-A, filed in 0069 (Sec.F-G) Riverdale DJ/Vu in the ACER.  
\*The February 5th, 1998 survey prepared by John M. Zaranec Jr., Professional Surveyor 7126, recorded in Volume 537, Page 2299 of ACRD.  
\*The June, 2011 survey prepared by James M. Peter, Ohio Registered Surveyor 6420, recorded in Volume 652, Page 832 of ACRD.  
\*The June 20th, 2022 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 763, Page 2515 of ACRD.

#### ENGINEER'S APPROVAL



#### SURVEYOR'S CERTIFICATION

I certify to:

Dave B. Bixel and Rosemary Ann Bixel

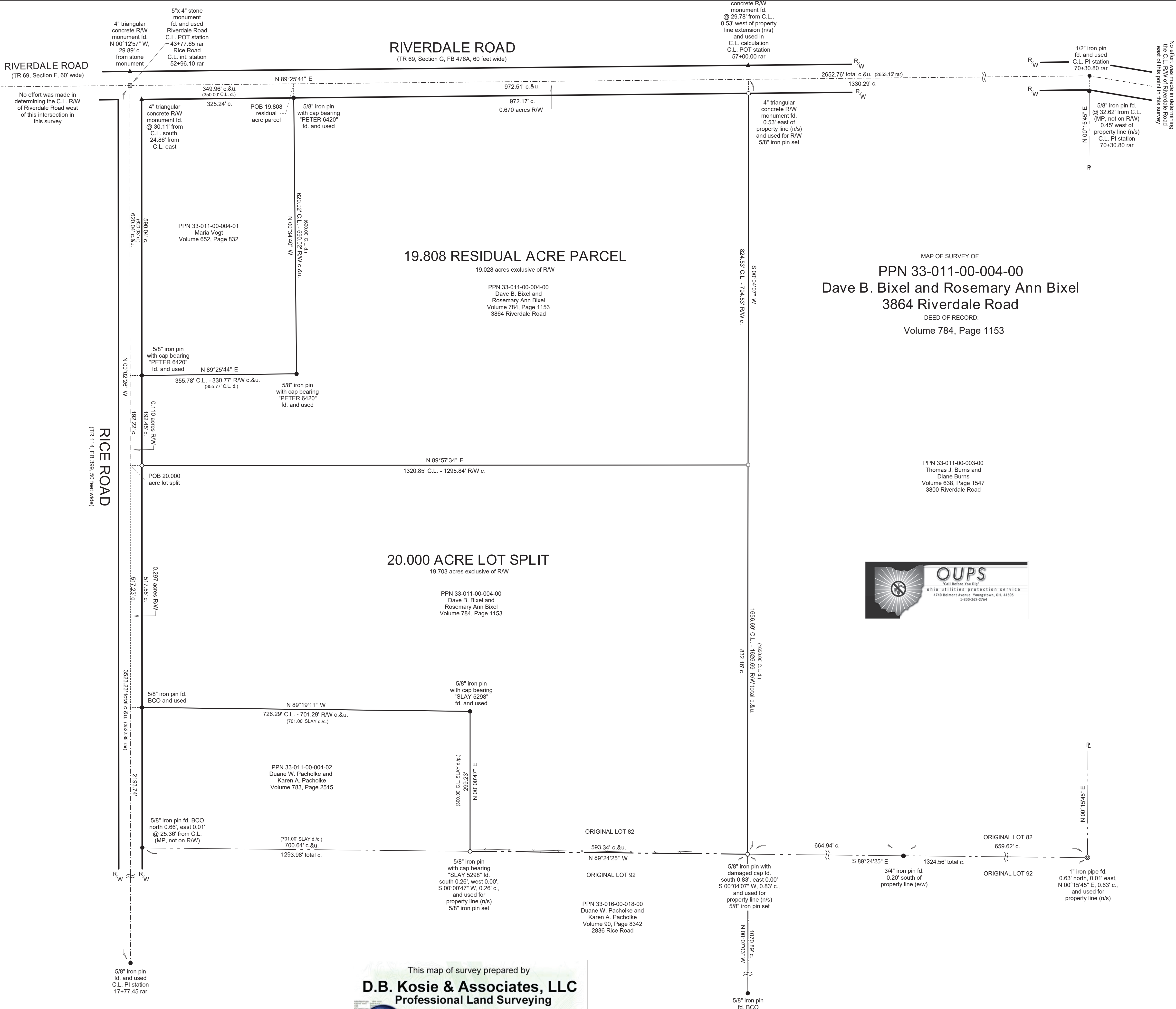
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (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, P.S.  
Registered Professional  
Land Surveyor 8167

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



DBK MAP 1249 2022



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](http://www.dbksurveys.com)





## **19.808 RESIDUAL ACRE PARCEL**

0.780 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-011-00-004-00, Dave B. Bixel and Rosemary Ann Bixel, Volume 784, Page 1153 of Ashtabula County Records and Deeds (ACRD). 3864 Riverdale Road

Situated in the Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lot 82 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5"x 4" stone monument found at the centerline intersection of Riverdale Road (Township Road 69, Section G, Field Book 476A, 60 feet wide) and Rice Road (Township Road 114, Field Book 399, 50 feet wide), referenced by a 4" triangular concrete R/W monument found North 00°12'57" West, 29.89 feet therefrom.

Thence North 89°25'41" East, along the centerline of said Riverdale Road, 349.96 feet to the northeasterly corner of PPN 33-011-00-004-01 as conveyed to Maria Vogt, recorded in Volume 652, Page 832 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°25'41" East, continuing along said centerline, 972.51 feet to the northwesterly corner of PPN 33-011-00-003-00 as conveyed to Thomas J. Burns and Diane Burns, recorded in Volume 638, Page 1547 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 00°04'07" West, along the westerly line of said Burns' land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 824.53 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°57'34" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1295.84 feet, a total distance of 1320.85 feet to the southwesterly corner thereof, on the centerline of the aforesaid Rice Road.

Thence North 00°02'26" West, along said centerline, 192.22 feet to the southwesterly corner of the aforesaid Maria Vogt parcel (PPN 33-011-00-004-01), being a northwesterly corner of

19.808 RESIDUAL ACRE PARCEL (continued)

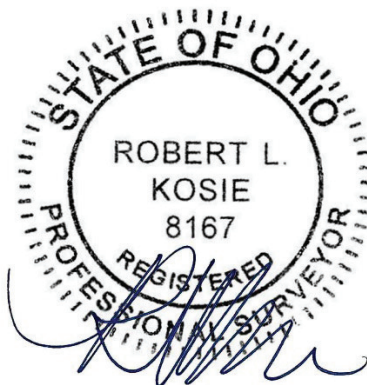
the parcel herein described.

Thence North 89°25'44" East, along the southerly line of said Vogt's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 25.00 feet, a total distance of 355.78 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at the southeasterly corner thereof.

Thence North 00°34'40" West, along the easterly line of said Vogt's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 590.02 feet, a total distance of 620.02 feet to **The Principal Place of Beginning of this Survey** and containing 19.808 acres of land, of which, 0.670 acres are within the R/W of said Riverdale Road and 0.110 acres are within the R/W of said Rice Road leaving 19.028 acres of land exclusive all R/W, surveyed in January of 2023 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 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 PPN 33-011-00-004-00 as conveyed to Dave B. Bixel and Rosemary Ann Bixel, recorded in Volume 784, Page 1153 of ACRD, after a 20.000 acre division from the southerly side thereof. Known as being 3864 Riverdale 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 3rd, 2023



## **20.000 ACRE LOT SPLIT**

**0.297 acres Right of Way (R/W)**

Deed of Record: Permanent Parcel Number (PPN) 33-011-00-004-00, Dave B. Bixel and Rosemary Ann Bixel, Volume 784, Page 1153 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lot 82 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5"x 4" stone monument found at the centerline intersection of Riverdale Road (Township Road 69, Section G, Field Book 476A, 60 feet wide) and Rice Road (Township Road 114, Field Book 399, 50 feet wide), referenced by a 4" triangular concrete R/W monument found North 00°12'57" West, 29.89 feet therefrom.

Thence South 00°02'26" East, along the centerline of said Rice Road, 620.04 feet to the southwesterly corner of PPN 33-011-00-004-01 as conveyed to Maria Vogt, recorded in Volume 652, Page 832 of ACRD.

Thence South 00°02'26" East, continuing along said centerline, 192.22 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°57'34" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1320.85 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 33-011-00-003-00 as conveyed to Thomas J. Burns and Diane Burns, recorded in Volume 638, Page 1547 of ACRD.

Thence South 00°04'07" West, along said westerly line of Burns' land, 832.16 feet to a 5/8" iron pin set at the southwesterly corner thereof, being the northeasterly corner of PPN 33-016-00-018-00 as conveyed to Duane W. Pacholke and Karen A. Pacholke, recorded in Volume 90, Page 8342 of ACRD and the southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with a damaged cap found South 00°04'07" West, 0.83 feet therefrom.

20.000 ACRE LOT SPLIT (continued)

Thence North 89°24'25" West, along the northerly line of said Pacholke's land, 593.34 feet to a 5/8" iron pin set at the southeasterly corner of PPN 33-011-00-004-02 as conveyed to Duane W. Pacholke and Karen A. Pacholke, recorded in Volume 783, Page 2515 of ACRD, being a southwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "SLAY 5298" found South 00°00'47" West, 0.26 feet therefrom.

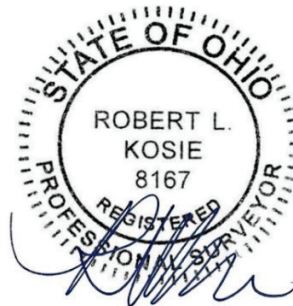
Thence North 00°00'47" East, along the easterly line of said Pacholke's land, 299.23 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northeasterly corner thereof.

Thence North 89°19'11" West, along the northerly line of said Pacholke's land, passing through a 5/8" iron pin found bent, coned and observed at 701.29 feet, a total distance of 726.29 feet to the northwesterly corner thereof, on the centerline of the aforesaid Rice Road, being a southwesterly corner of the parcel herein described.

Thence North 00°02'26" West, along said centerline, a frontage distance of 517.23 feet to **The Principal Place of Beginning of this Survey** and containing 20.000 acres of land, of which, 0.297 acres are within the R/W of said Rice Road leaving 19.703 acres of land exclusive of said R/W, surveyed in January of 2023 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 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 20.000 acres of land from the southerly side of PPN 33-011-00-004-00 as conveyed to Dave B. Bixel and Rosemary Ann Bixel, recorded in Volume 784, Page 1153 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 3rd, 2023*