

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



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)  
t. - 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 "Ashland County Records and Deeds"  
ACER - Denotes "Ashland County Engineer's Records"  
SHA - Denotes "Stephen Hovancsek & Associates, Inc." (See References)  
JAZ - Denotes "James A. Ziemba" (See References)  
--- Denotes edge of water line as located on January 17th, 2023

GRAPHIC SCALE: 1 inch equals 30 feet

#### CENTERLINE RIGHT OF WAY ORIENTATION INFORMATION

Multiple (9+) original subdivision monuments (3/4" - 1" iron pipes found in varying conditions) were found and averaged using least square calculation and used in determining final centerline right of way monument locations.

#### CURVE DATA

Curve 1 D=21°44'50" c. R=111.50' d.&u. T=21.42' c. L=42.32' c. LC=42.07' c. LCB=N 05°54'19" W	Curve 2 D=139°25'01" c. R=40.00' p.&u. T=108.18' c. L=75.04' c. LC=75.04' c. LCB=N 06°07'35" E	Curve 3 D=220°34'59" c. R=40.00' p.&u. T=154.00' c. L=154.00' c. LC=154.00' c. LCB=N 06°07'35" E
Curve 4 D=81°54'36" c. R=60.00' JMC d.&u. T=52.07' c. L=85.78' (85.76' JMC d.) LC=78.66' (78.65' JMC d.) LCB=N 28°31'33" E	Curve 5 D=68°23'44" c. R=105.32' p.&u. T=71.57' c. L=125.72' c. LC=118.39' c. LCB=N 46°36'55" W	Curve 6 D=18°26'11" c. R=55.84' p.&u. T=9.06' c. L=17.97' c. LC=17.89' c. LCB=S 86°48'05" W
Curve 7 D=36°49'49" c. R=55.84' p.&u. T=18.59' c. L=35.89' c. LC=35.28' c. LCB=N 65°33'55" W		



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

Situated in the Township of Rome, County of Ashland and State of Ohio and known as being Sublots M2, M3, M4, M5, M6, M7, M8, M16, M17, M18, L12, L13, L14 and L15 in the Grand River Acres No. 1 Subdivision, recorded in Plat Volume 10, Page 1, along with portion of land vacated from Maplewood Drive as shown in the vacation of Maplewood Drive plat recorded in Volume 10, Page 2 of and Commissioner's Journal Volume 25, Pages 500, 501, 533, 540, 559 and 57 of ACRD, of part of Original Rome Township Lot 4 in east Township and Township 30N, Range 4W in the Connecticut Western Reserve.	Month: February	Page: ONE of ONE
Survey for: Darrel J. Apanovitch	Year: 2023	

Checked on February 6th, 2023 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.

#### MAP OF SURVEY OF

PPN 46-028-00-152-00 and PPN 46-028-00-179-00

Darrel J. Apanovitch  
4930 Thornhill Drive

DEED OF RECORD:

Volume 681, Page 266

#### REFERENCES

- \*The September, 1928 plat of Grand River Acres No. 1 subdivision, recorded in Volume 10, Page 1 of ACRD.
- \*The undated survey prepared by J.M. Crabbs, Registered Engineer and Surveyor 387, recorded in Volume 606, Page 2233 of ACRD.
- \*The May 5th, 1995 survey prepared by Stephen Hovancsek & Associates, Inc., Stephen Hovancsek, Registered Surveyor 5160, recorded in plat Volume 15, Page 123 of ACRD and filed as 46-028-00-179-00.pdf in ACER.
- \*The March 18th, 1997 vacation of portion of Maplewood Drive in Grand River Acres No. 1 recorded in Volume 10, Page 2 of ACRD.
- \*The June 9th, 2009 survey prepared by James A. Ziemba, recorded in Volume 681 Page 266 of ACRD.



#### SURVEYOR'S CERTIFICATION

I certify to: Darrel J. Apanovitch

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 5th day of February, 2023



DBK MAP 1253 2023



# SKETCH OF PROPOSED LOT DESIGN AND VACATION

**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.

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- \*The September, 1928 plat of Grand River Acres No. 1 subdivision, recorded in Volume 10, Page 1 of ACRD.
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- \*The March 18th, 1997 vacation of portion of Maplewood Drive in Grand River Acres No. 1 recorded in Volume 10, Page 2 of ACRD.
- \*The June 9th, 2009 survey prepared by James A. Ziembra, recorded in Volume 681 Page 266 of ACRD.

## EDGE OF WATER PROPERTY LINE

**NOTE:**  
Volume 606, Page 2233, second parcel lost by erosion and is no longer applicable

PPN 46-028-00-152-00  
Darrel J. Apanovitch  
Volume 606, Page 2233,  
first parcel  
4930 Thornhill Drive

0.163 ACRE PARCEL OF LAND,  
UNVACTED PRIVATE ROAD R/W,  
AND PORTION OF CIRCLE OWNED BY  
DARREL J. APANOVITCH RECORDED IN  
VOLUME 360, PAGE 1705,  
FOURTH PARCEL  
AREA IN PRIVATE ROAD R/W  
PROPOSED TO BE VACATED

PROPOSED NEW  
0.084 ACRE  
PARCEL TO BE  
CONVEYED TO  
APANOVITCH,  
PORTION IN  
PRIVATE ROAD  
R/W AREA TO  
BE VACTED

PROPOSED NEW  
0.054 ACRE PARCEL  
TO BE DESIGNATED  
AS PRIVATE ROAD  
R/W AREA

0.050 ACRE UNVACTED  
PRIVATE ROAD R/W  
(MAPLEWOOD DRIVE, 40' WIDE)  
OWNED BY DARREL J. APANOVITCH  
RECORDED IN VOLUME 606, PAGE 2233,  
THIRD PARCEL  
PROPOSED TO BE VACATED

EXISTING 0.058 ACRE RESIDUAL  
UNVACTED PRIVATE ROAD R/W  
(MAPLEWOOD DRIVE, 40' WIDE)  
PROPOSED TO BE CONVEYED TO APANOVITCH  
AND VACATED

PPN 46-028-00-179-00  
Darrel J. Apanovitch  
Volume 681, Page 266

PPN 46-028-00-179-00  
Darrel J. Apanovitch  
Volume 681, Page 266

## SURVEYOR'S CERTIFICATION

I certify to: Darrel J. Apanovitch

that I have surveyed these premises and prepared this Sketch of Proposed Lot Design and Vacation in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The meridian shown hereon is 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 Sketch, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of the survey.

Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor 8167

Signed and sealed  
on this 5th day of  
February, 2023



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



GRAPHIC SCALE: 1 inch equals 10 feet

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- JAZ - Denotes "James A. Ziembra" (See References)
- Denotes edge of water line as located on January 17th, 2023
- Denotes proposed new property line

PPN 46-028-00-119-00  
Lake Cardinal &  
Estates, Inc.

This map of survey prepared by  
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