

Situated in The	Month:	Page:
City of Ashtabula, County of Ashtabula and State of Ohio and known as being Lot 5 in the Hubbard Plat as recorded in Volume 1, Page 35 of Ashtabula County Records and Deeds, of part of Township 13N, Range 3W of the Connecticut Western Reserve	January	ONE
	Year:	ONE
	2023	
Survey for:	Shirley Connor, Donald Booth and Carla Amsdell	

Checked on January 2nd, 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.



TRUE NORTH (Geodetic)
North
0007 VRS and CORS GNSS Network
NAD83 (2011), NAVD83, 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 RW -Denotes right-of-way (margin)
L. -Denotes lot line P. -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"

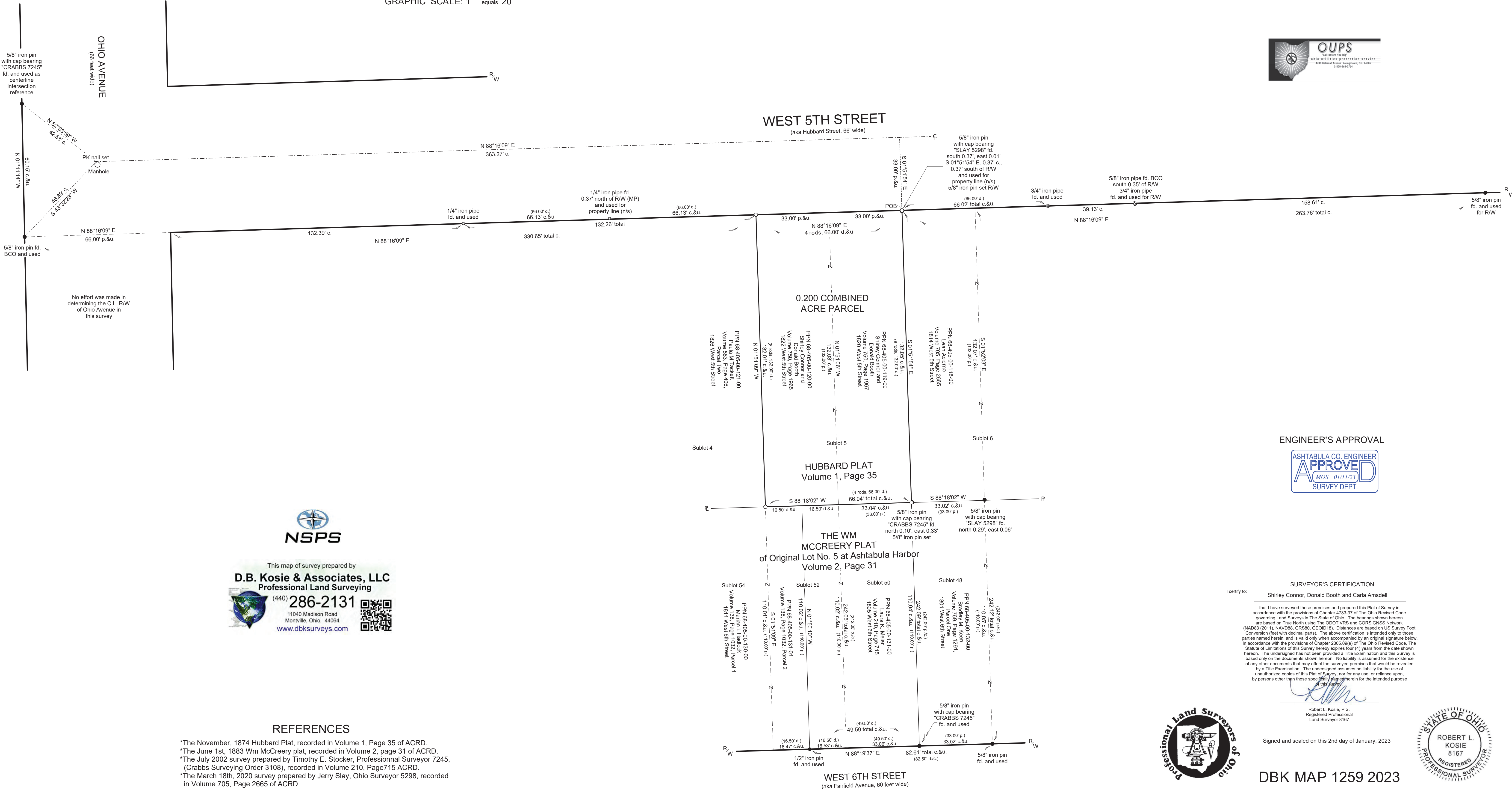
GRAPHIC SCALE: 1 inch equals 20 feet

MAP OF SURVEY OF

PPN 68-405-00-119-00 and PPN 68-405-00-120-00

Shirley Connor and Donald Booth

Deeds of Record,
Volume 750, Page 1965 and
Volume 750, Page 1967



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

REFERENCES

- *The November, 1874 Hubbard Plat, recorded in Volume 1, Page 35 of ACRD.
- *The June 1st, 1883 Wm McCreery plat, recorded in Volume 2, page 31 of ACRD.
- *The July 2002 survey prepared by Timothy E. Stocker, Professional Surveyor 7245, (Crabbs Surveying Order 3108), recorded in Volume 210, Page 715 ACRD.
- *The March 18th, 2020 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 705, Page 2665 of ACRD.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:

Shirley Connor, Donald Booth and Carla Amsdell

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), NAVD83, 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 (89) 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 the survey.

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

Signed and sealed on this 2nd day of January, 2023

DBK MAP 1259 2023





0.200 COMBINED ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 68-405-00-119-00 and PPN 68-405-00-120-00, Shirley Connor and Donald Booth, Volume 750, Page 1965 and Volume 750, Page 1967 of Ashtabula County Records and Deeds (ACRD).

Situated in the City of Ashtabula, County of Ashtabula and State of Ohio and known as being Lot 5 in the Hubbard Plat as recorded in Volume 1, Page 35 of Ashtabula County Records and Deeds, of part of Township 13N, Range 3W of the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail set at the centerline intersection of Ohio Avenue (66 feet wide) and West 5th Street (also known as Hubbard Street, 66' wide), referenced by a 5/8" iron pin found bent, coned and observed South 43°32'28" West, 46.89 feet and a 5/8" iron pin with cap bearing "CRABBS 7245" found North 52°03'59" West, 42.53 feet therefrom.

Thence North 88°16'09" East, along the centerline of said West 5th Street, 363.27 feet to the northerly extension of the westerly line of PPN 68-405-00-118-00 as conveyed to Leah Acierno, recorded in Volume 705, Page 2665 of ACRD, being the northerly extension of the westerly line of Sublot 6 in the said Hubbard Plat.

Thence South 01°51'54" East, along said northerly extension, 33.00 feet to a 5/8" iron pin set at the northwesterly corner of said Acierno's land, on the southerly Right of Way (R/W) of said West 5th Street, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°51'54" East, along the westerly line of said Acierno's land and said Sublot, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 0.37 feet, a total distance of 132.05 feet to a 5/8" iron pin set at the southwesterly corner thereof, being the northeasterly corner of PPN 68-405-00-131-00 as conveyed to Laura K. Meier, recorded in Volume 210, Page 715, being the northeasterly corner of Sublot 50 in The Wm McCreery Plat of Original Lot No. 5 at Ashtabula Harbor, recorded in Volume 2, Page 31 of ACRD, the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found 0.10 feet north and 0.33 feet east therefrom.

Thence South 88°18'02" West, along the northerly line of said Meier's land and the northerly line of PPN 68-405-00-131-01 as conveyed to Marian I. Hadlock, recorded in Volume 138,

0.200 COMBINED ACRE PARCEL (continued)

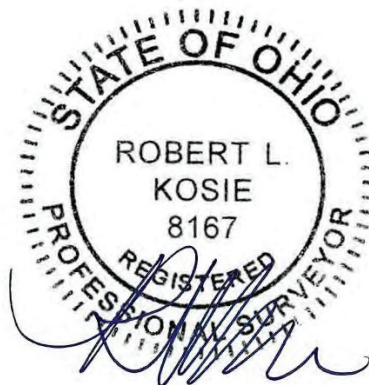
Page 1032, parcel 2 of ACRD, being the northerly line of said Sublot 50 and Sublot 52 in said McCreery Plat, a total distance of 66.04 feet to a 5/8" iron pin set at the southeasterly corner of PPN 68-405-00-121-00 as conveyed to Paula M. Tackett, recorded in Volume 583, Page 406, Parcel Two of ACRD, being the southeasterly corner of Sublot 4 in said Hubbard Plat and the southwesterly corner of the parcel herein described.

Thence North 01°51'09" West, along the easterly line of said Tackett's land and said Sublot, 132.01 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly R/W of the aforesaid West 5th Street, being the northwesterly corner of the parcel herein described.

Thence North 88°16'09" East, along said R/W, 66.00 feet to **The Principal Place of Beginning of this Survey** and containing 0.200 acres of land, 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 more accurately describe and combine PPN 68-405-00-119-00 and PPN 68-405-00-120-00 as conveyed to Shirley Connor and Donald Booth, recorded in Volume 750, Page 1965 and Volume 750, Page 1967 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 2nd, 2022*