

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



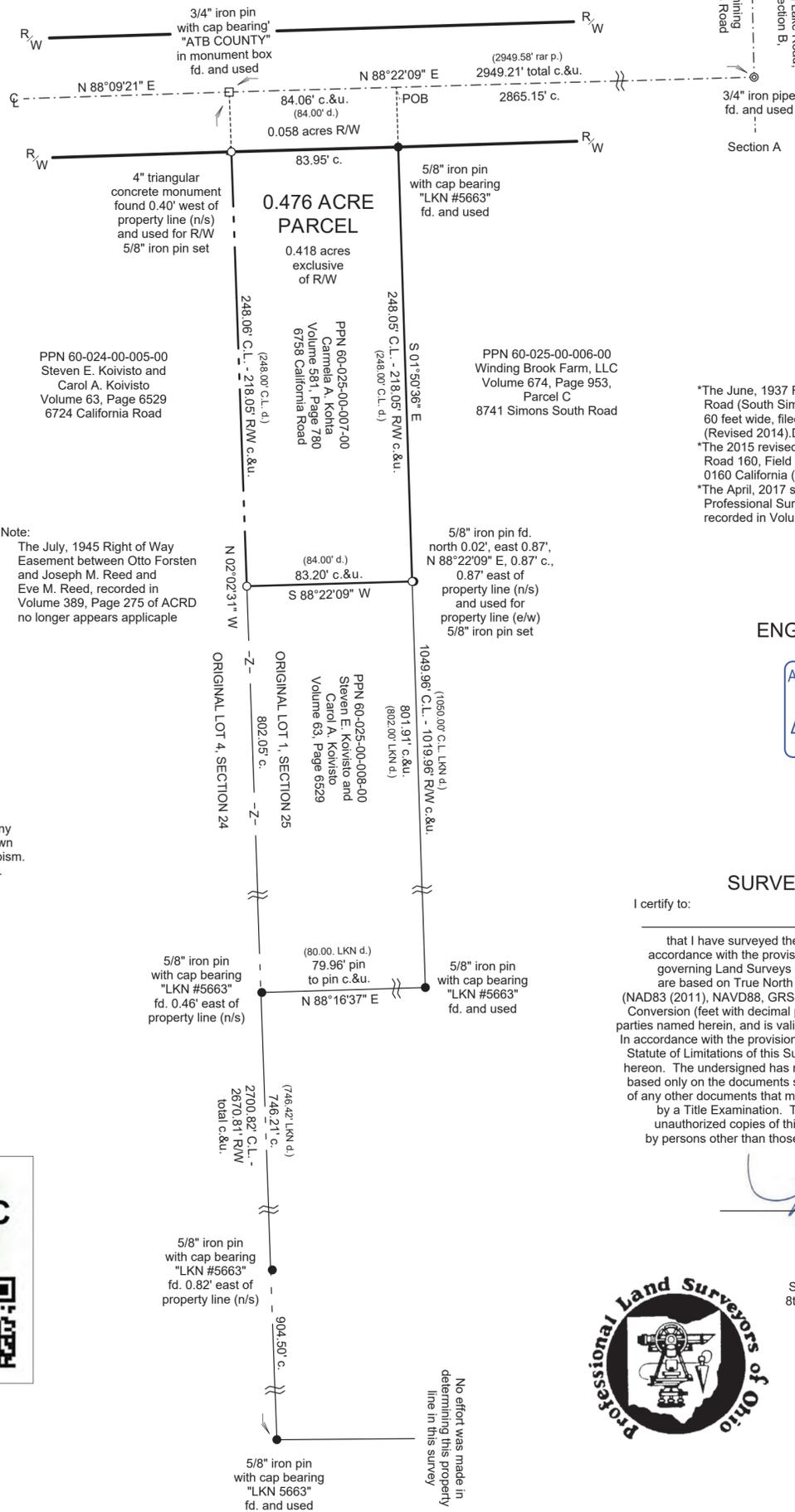
GRAPHIC SCALE: 1 inch equals 100 feet

- O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#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/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"



CALIFORNIA ROAD

(TR 160, FB 305, 60 feet wide)



Note:
The July, 1945 Right of Way Easement between Otto Forsten and Joseph M. Reed and Eve M. Reed, recorded in Volume 389, Page 275 of ACRD no longer appears applicable

CONDITION, EASEMENT, RESTRICTION OR ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

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 Williamsfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 1 in Section 25, within said Township and Township 8N, Range 1W in the Connecticut Western Reserve	Month: December	Page: ONE
	Year: 2022	of ONE
Survey for: Carmela A. Kohta		

Checked on December 31st, 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.

SOUTH SIMONS ROAD
(aka Simons South Road, Pymatuning Lake Road, South Simons Road, CH 166, Section B, FB 407, 60 feet wide)
No effort was made in determining the C.L. R/W of South Simons Road in this survey

REFERENCES

- *The June, 1937 Road Alignment Record for Pymatuning Lake Road (South Simons Road) Road No. 166, FB 407, 60 feet wide, filed as 0166 (Sec. A-B) South Simons (Revised 2014) DJV in the ACER.
- *The 2015 revised Road Alignment Record for California Road, Road 160, Field Book 205, 60 feet wide, filed as 0160 California (Revised 2015) DJV in the ACER.
- *The April, 2017 survey prepared by Lynn, Kittenger & Noble, Professional Surveyors, Carroll L. Herrmann, PS 5663, recorded in Volume 674, Page 953, Parcel C, of ACRD.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Carmela A. Kohta

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
 8th day of December, 2022



D.B. Kosie & Associates, LLC
Professional Land Surveying



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0.476 ACRE PARCEL

0.058 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 60-025-00-007-00,
Carmela A. Kohta, Volume 581, Page 780 of Ashtabula County Records and Deeds
(ACRD). 6758 California Road.

Situated in the Township of Williamsfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 1 in Section 25, within said Township and Township 8N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe found at the centerline intersection of California Road (Township Road 160, Field Book 305, 60 feet wide) and South Simons Road (also known as Simons South Road, Pymatuning Lake Road, South Simmons Road, County Highway 166, Section B, Field Book 407, 60 feet wide).

Thence South 88°22'09" West, along the centerline of said California Road, 2865.15 feet to a northwesterly corner of PPN 60-025-00-006-00 as conveyed to Winding Brook Farm, LLC, recorded in Volume 674, Page 953, Parcel C of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°50'36" East, along a westerly line of the said Winding Brook Farm, LLC parcel, passing through a 5/8" iron pin with cap bearing "LKN #5663" found at 30.00 feet, a total distance of 248.05 feet to a 5/8" iron pin set at the northeasterly corner of PPN 60-025-00-008-00 as conveyed to Steven E. Koivisto and Carol A. Koivisto, recorded in Volume 63, Page 6529 of ACRD, being the southeasterly corner of the parcel herein described and referenced by a 5/8" iron pin found 0.02 feet north and 0.87 feet east (North 88°22'09" East, 0.87 feet) therefrom.

Thence South 88°22'09" West, along the northerly line of said Koivisto's land, 83.20

0.476 ACRE PARCEL (continued)

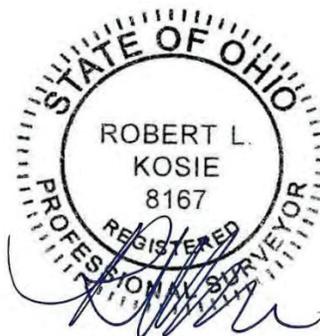
feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 60-024-00-005-00 as conveyed to said Steven E. Koivisto and Carol A. Koivisto, recorded in said Volume 63, Page 6529 of ACRD, being the southwesterly corner of the parcel herein described

Thence North 02°02'31" West, along said easterly line of Koivisto's land, passing through a 5/8" iron pin set at 218.05 feet, a total distance of 248.06 feet to a 3/4" iron pin with cap bearing "ATB COUNTY" in monument box found at the northeasterly corner thereof, on the centerline of the aforesaid California Road, being the northwesterly corner of the parcel herein described.

Thence North 88°22'09" East, along said centerline, a frontage distance of 84.06 feet to **The Principal Place of Beginning of this Survey** and containing 0.476 acres of land, of which, 0.058 acres are within the R/W of said California Road, leaving 0.418 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 more accurately described PPN 60-025-00-007-00 as conveyed to Carmela A. Kohta, recorded in Volume 581, Page 780 of ACRD. Known as being 6758 California 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 *December 31st, 2022*