

MAP OF SURVEY AND AS-BUILT LOCATION OF
PPN 67-020-10-001-00
Henry L. Yoder and Ella E. Yoder

DEED OF RECORD:
DN 2022-00009863
Volume 780, Page 1479

Situating in The Township of Rome, County of Ashtabula and State of Ohio and known as being Sublot 1325 in Roaming Rock Shores Plat XX, recorded in Volume 12, Pages 49 and 49A of Ashtabula County Records and Deeds, of part of Original Lot 44 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve	Month:	Page:
	January	<div>ONE</div> <div>of</div> <div>ONE</div>
Year:	2023	
Survey for:	Henry L. Yoder and Ella E. Yoder	
Checked on January 31st, 2023 by RLK Revised on May 3rd, 2023 (existing as-built locations)		

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.



GRAPHIC SCALE: 1 inch equals 50 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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"
* - Denotes legibility extremely poor on plat

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
Henry L. Yoder and Ella E. Yoder

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.

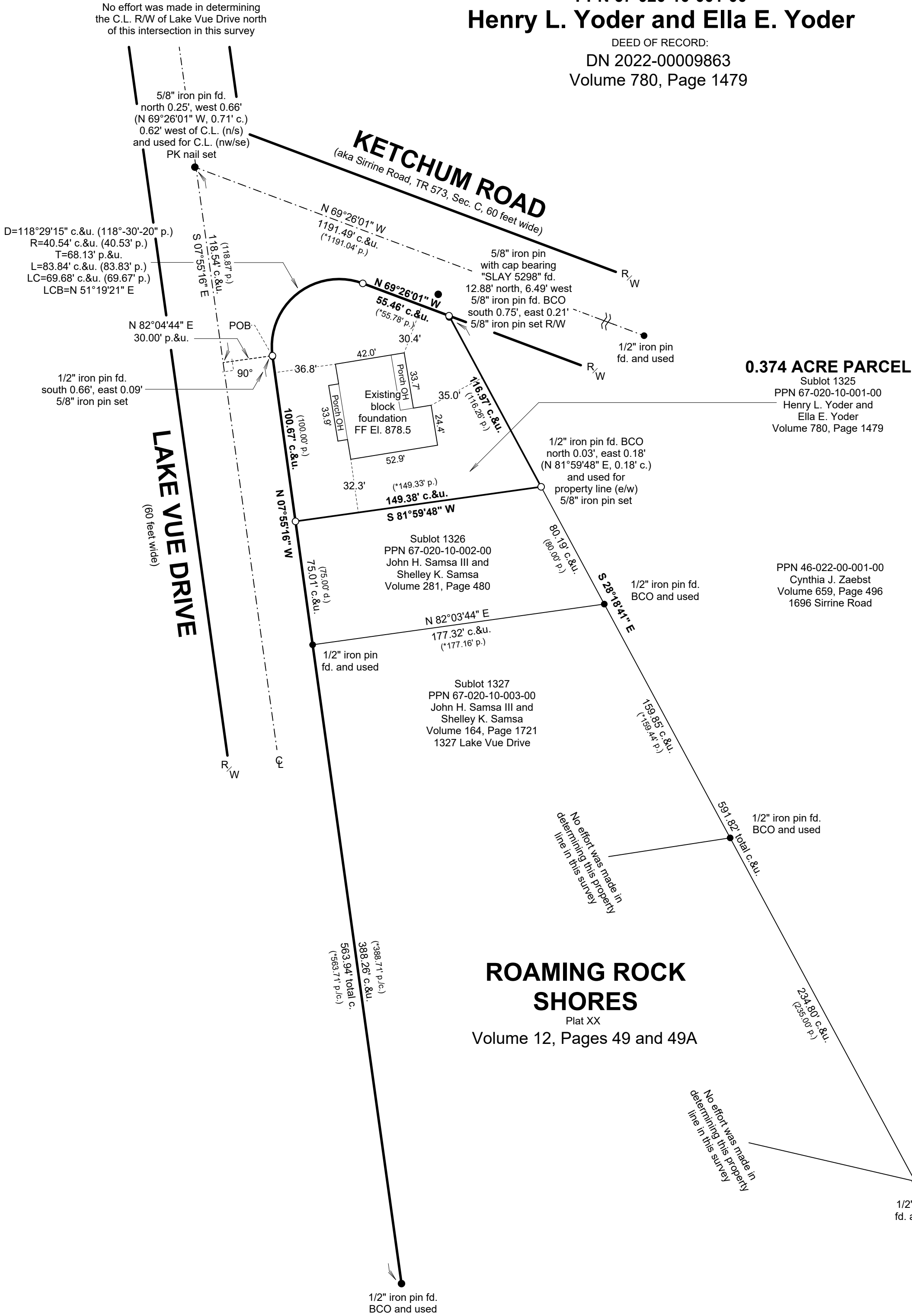
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this
3rd day of May, 2023



DBK MAP 1264 2023

No effort was made in determining the C.L. R/W of Lake Vue Drive north of this intersection in this survey



REFERENCES

- *The October 1969, plat prepared by Hedrick, Cox, Dancull and Associates, filed as VOL12PG045A, ROAMING ROCK SHORES PLAT XVIII.DjVu in ACRD.
- *The June 1970, plat prepared by Hedrick, Cox, Dancull and Associates, filed as VOL12PG049A, ROAMING ROCK SHORES PLAT XX.DjVu in ACRD.
- *The January 21, 2018 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 659, Page 496 of ACRD.

This map of survey prepared by
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