Township of Rome, County of Ashtabula and January State of Ohio and known as being Sublot 1325 ONE in Roaming Rock Shores Plat XX, recorded in Volume 12, Pages 49 and 49A of Ashtabula MAP OF SURVEY AND AS-BUILT LOCATION OF County Records and Deeds, of part of Original Year: PPN 67-020-10-001-00 ONE Lot 44 within said Township and Township 9N, 2023 No effort was made in determining Range 4W in the Connecticut Western Reserve Henry L. Yoder and Ella E. Yoder the C.L. R/W of Lake Vue Drive north of this intersection in this survey Survey for: DEED OF RECORD: Henry L. Yoder and Ella E. Yoder DN 2022-00009863 Checked on January 31st, 2023 by RLK Volume 780, Page 1479 Revised on May 3rd, 2023 (existing as-built locations) 5/8" iron pin fd. north 0.25', west 0.66' (N 69°26'01" W, 0.71' c.) KETCHUM ROAD

(aka Sirrine Road, TR 573, Sec. C, 60 feet wide) 0.62' west of C.L. (n/s) **BASIS OF RESEARCH AND RECORDS** and used for C.L. (nw/se) All county ownership research data and previous survey PK nail set 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. 1191.49' C.&u. D=118°29'15" c.&u. (118°-30'-20" p.) R=40.54' c.&u. (40.53' p.) T=68.13' p.&u. 5/8" iron pin L=83.84' c.&u. (83.83' p.) with cap bearing "SLAY 5298" fd. LC=69.68' c.&u. (69.67' p.) 12.88' north, 6.49' west LCB=N 51°19'21" E 55.46' c.&u. 5/8" iron pin fd. BCO North south 0.75', east 0.21' N 82°04'44" E 5/8" iron pin set R/W POB-30.00' p.&u. 30.4' 1/2" iron pin fd. and used 0.374 ACRE PARCEL -36.8 90° 1/2" iron pin fd. Sublot 1325 south 0.66', east 0.09' PPN 67-020-10-001-00 Existing 9 35.0 5/8" iron pin set Henry L. Yoder and block Ella E. Yoder foundation Volume 780, Page 1479 FF El. 878.5 1/2" iron pin fd. BCO AKE north 0.03', east 0.18' 50 38 25 13 0 50 100 52.9 (N 81°59'48" E, 0.18' c.) equals 50 feet GRAPHIC SCALE: 1 inch and used for (*149.33' p.) 32.3' property line (e/w) 149.38' c.&u. 5/8" iron pin set S 81°59'48" W O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin VUE (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set c. -Denotes calculated measurement r. -Denotes record measurement Sublot 1326 d. -Denotes deed measurement p. -Denotes plat measurement PPN 67-020-10-002-00 o. -Denotes observed measurement u. -Denotes used measurement DRIVE John H. Samsa III and m. -Denotes measured distance fd. -Denotes found monument PPN 46-022-00-001-00 Shelley K. Samsa PPN -Denotes permanent parcel number INST -Denotes instrument number Cynthia J. Zaebst 1/2" iron pin fd. Volume 281, Page 480 DN -Denotes document number AFN -Denotes automatic file number Volume 659, Page 496 BCO and used Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (marqin) 1696 Sirrine Road 4 -Denotes lot line ₽-Denotes property line N 82°03'44" E BCSU -Denotes monument found bent, coned, straightened and used 177.32' c.&u. (*177.16' p.) BCO -Denotes monument found bent, coned and observed POB -Denotes point of beginning MP -Denotes "measured perpendicularly" 1/2" iron pin aka -Denotes "also known as" fka -Denotes "formerly known as" fd. and used 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 Sublot 1327 PPN 67-020-10-003-00 ACRD -Denotes "Ashtabula County Records and Deeds" John H. Samsa III and ACER -Denotes "Ashtabula County Engineer's Records" Shelley K. Samsa * - Denotes legibility extrememly poor on plat Volume 164, Page 1721 1327 Lake Vue Drive **ENGINEER'S APPROVAL** 1/2" iron pin fd. BCO and used ASHTABULA CO. ENGINEER MOS 02/02/23 SURVEY DEPT **ROAMING ROCK SHORES** Volume 12, Pages 49 and 49A ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764 1/2" iron pin fd. and used 1/2" iron pin fd. BCO and used 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

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 prpared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 659, Page 496 of ACRD.



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,

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by persons other than those specifically named herein for the intended purpose

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

Land Surveyor 8167



DBK MAP 1264 2023

Township of Rome, County of Ashtabula and January State of Ohio and known as being Sublot 1325 ONE in Roaming Rock Shores Plat XX, recorded in Volume 12, Pages 49 and 49A of Ashtabula MAP OF SURVEY OF County Records and Deeds, of part of Original Year: PPN 67-020-10-001-00 ONE Lot 44 within said Township and Township 9N, 2023 Range 4W in the Connecticut Western Reserve No effort was made in determining Henry L. Yoder and Ella E. Yoder the C.L. R/W of Lake Vue Drive north of this intersection in this survey Survey for: DEED OF RECORD: Henry L. Yoder and Ella E. Yoder DN 2022-00009863 Checked on January 31st, 2023 by RLK Volume 780, Page 1479 5/8" iron pin fd. north 0.25', west 0.66' (aka Sirrine Road, TR 573, Sec. C, 60 feet wide) (N 69°26'01" W, 0.71' c.) 0.62' west of C.L. (n/s) BASIS OF RESEARCH AND RECORDS and used for C.L. (nw/se) All county ownership research data and previous survey PK nail set 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. 1191.49' C.&u. D=118°29'15" c.&u. (118°-30'-20" p.) R=40.54' c.&u. (40.53' p.) T=68.13' p.&u. with cap bearing L=83.84' c.&u. (83.83' p.) LC=69.68' c.&u. (69.67' p.) "SLAY 5298" fd. 12.88' north, 6.49' west LCB=N 51°19'21" E 55.46' C.&U. (*55.78' p.) 5/8" iron pin fd. BCO south 0.75', east 0.21' N 82°04'44" E 5/8" iron pin set R/W POB-1/2" iron pin fd. 30.00' p.&u. south 0.66', east 0.09' 5/8" iron pin set 1/2" iron pin 90° fd. and used 0.374 ACRE **PARCEL** Sublot 1325 PPN 67-020-10-001-00 Henry L. Yoder and 1/2" iron pin fd. BCO AKE Ella E. Yoder north 0.03', east 0.18' 50 38 25 13 0 50 100 150 (N 81°59'48" E, 0.18' c.) Volume 780, Page 1479 equals 50 feet GRAPHIC SCALE: 1 inch and used for (*149.33' p.) property line (e/w) N 07 149.38' c.&u 5/8" iron pin set O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin S 81°59'48" W VUE (#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 Sublot 1326 PPN 67-020-10-002-00 o. -Denotes observed measurement u. -Denotes used measurement DRIVE John H. Samsa III and m. -Denotes measured distance fd. -Denotes found monument PPN 46-022-00-001-00 Shelley K. Samsa PPN -Denotes permanent parcel number INST -Denotes instrument number Cynthia J. Zaebst 1/2" iron pin fd. Volume 281, Page 480 DN -Denotes document number AFN -Denotes automatic file number Volume 659, Page 496 Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) BCO and used 1696 Sirrine Road 4 -Denotes lot line ₽-Denotes property line N 82°03'44" E BCSU -Denotes monument found bent, coned, straightened and used 177.32' c.&u. BCO -Denotes monument found bent, coned and observed POB -Denotes point of beginning MP -Denotes "measured perpendicularly" 1/2" iron pin aka -Denotes "also known as" fka -Denotes "formerly known as" fd. and used 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 Sublot 1327 PPN 67-020-10-003-00 ACRD -Denotes "Ashtabula County Records and Deeds" John H. Samsa III and ACER -Denotes "Ashtabula County Engineer's Records" Shelley K. Samsa * - Denotes legibility extrememly poor on plat Volume 164, Page 1721 1327 Lake Vue Drive R_W **ENGINEER'S APPROVAL** 1/2" iron pin fd. BCO and used ASHTABULA CO. ENGINEER MOS 02/02/23 SURVEY DEPT **ROAMING ROCK SHORES** Volume 12, Pages 49 and 49A ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764 1/2" iron pin fd. and used 1/2" iron pin fd. BCO and used SURVEYOR'S CERTIFICATION I certify to: Henry L. Yoder and Ella E. Yoder

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*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 prpared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 659, Page 496 of ACRD.

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

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

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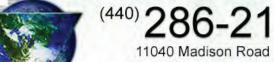
tand surveyor of Oction

Robert W.Kosig, P.S. Registered Professional Land Surveyor 8167

Signed and sealed on this 21st day of January, 2023



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



Montville, Ohio 44064 www.dbksurveys.com



0.374 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) PPN 67-020-10-001-00, Henry L. Yoder and Ella E. Yoder, Volume 780, Page 1479 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being Sublot 1325 in Roaming Rock Shores Plat XX (RRS), recorded in Volume 12, Pages 49 and 49A of ACRD, of part of Original Lot 44 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a PK nail set at the centerline intersection of Lake Vue Drive (60 feet wide) and Ketchum Road (also known as Sirrine Road, Township Road 573, Section C, 60 feet wide), witnessed by a 5/8" iron pin found north 0.25 feet and west 0.66 feet (North 69°26'01" West, 0.71 feet) therefrom.

Thence South 07°55'16" East, along the centerline of Lake Vue Drive, 118.54 feet to a point.

Thence North 82°04'44" East, along a line running perpendicular to the centerline of said Lake Vue Drive, 30.00 feet to a 5/8" iron pin set at a point of curve on the easterly Right of Way (R/W) thereof, being **The Principal Place of Beginning of this Survey**, witnessed by a 1/2" iron pin found south 0.66 feet and east 0.09 feet therefrom.

Thence along said R/W, along said curve, deflecting to the right, having a delta angle of 118°29'15", a radius distance of 40.54 feet, a tangent distance of 68.13 feet, a chord bearing of North 51°19'21" East and a chord distance of 69.68 feet, a length distance of 83.84 feet to a 5/8" iron pin set on the southerly R/W of said Ketchum Road at a point of tangency therein.

Thence South 69°26'01" East, along said R/W, 55.46 feet to a 5/8" iron pin set at the northwesterly corner of PPN 46-022-00-001-00 as conveyed to Cynthia J. Zaebst, recorded in Volume 659, Page 496 of ACRD, being the northeasterly of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "SLAY 5298" found north 12.88 feet and west 6.49 feet therefrom and a 5/8" iron pin found bent, coned and observed south 0.75 feet and east 0.21 feet therefrom.

Thence South 28°18'41" East, along the westerly line of said Zaebst's land, 116.97 feet to a 5/8" iron pin set at the northeasterly corner of PPN 67-020-10-002-00 as conveyed to John

0.374 ACRE PARCEL (continued)

H. Samsa III and Shelley K. Samsa, recorded in Volume 281, Page 480 of ACRD, being the northeasterly corner of Sublot 1326 within said RRS and the southeasterly corner of the parcel herein described, witnessed by a 1/2" iron pin found bent, coned and observed north 0.03 feet and east 0.18 feet (North 81°59'48" East, 0.18 feet) therefrom.

Thence South 81°59'48" West, along the northerly line of said Zaebst's land and said sublot, 149.38 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly R/W of the aforesaid Lake Vue Road, being the southwesterly corner of the parcel herein described.

Thence North 07°55'16" West, along said R/W, 100.67 feet to The Principal Place of Beginning of this Survey and containing 0.374 acres of land, surveyed in February 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 PPN 67-020-10-001-00 as conveyed to Henry L. Yoder and Ella E. Yoder, recorded in Volume 780, Page 1479 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".

All PK nails set shown herein notes as being 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nails.





Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167 Signed and Sealed on January 31st, 2023