

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.

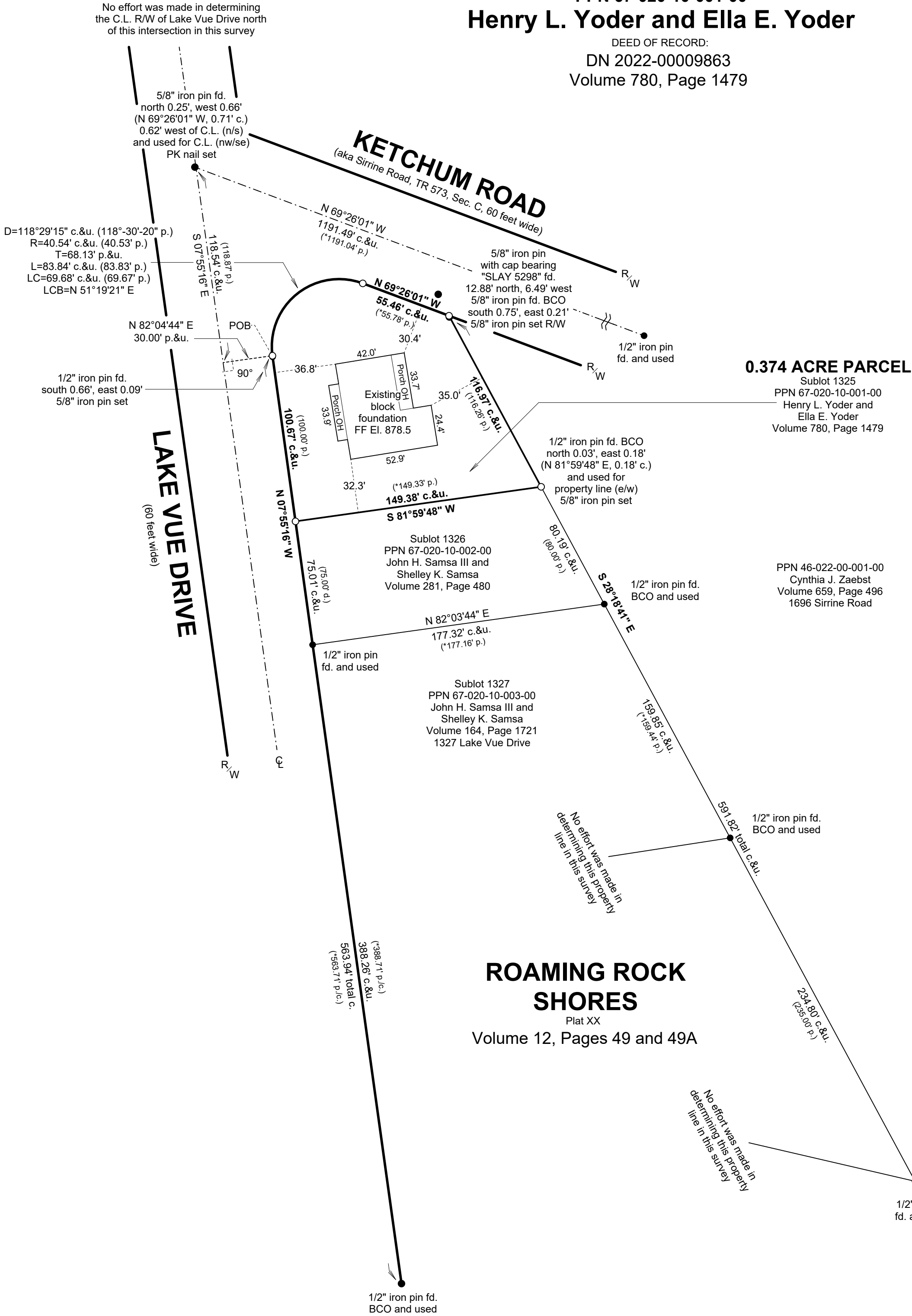
Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor 8167

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  
**D.B. Kosie & Associates, LLC**  
Professional Land Surveying  
(440) **286-2131**  
11040 Madison Road  
Montville, Ohio 44064  
[www.dbksurveys.com](http://www.dbksurveys.com)



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**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  
21st day of January, 2023



**REFERENCES**

- \*The October 1969, plat prepared by Hedrick, Cox, Dancull and Associates, filed as VOL12PG045A, ROAMING ROCK SHORES PLAT XVIII.DjVu in ACRD.
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### **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.

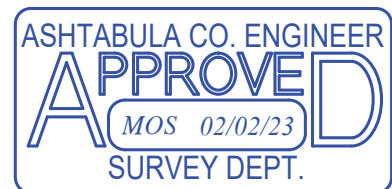
Thence South 81°59'48" West, along the northerly line of said Zaebst's land and said subplot, 149.38 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly R/W of the aforesaid Lake Vue Road, being the southwesterly corner of the parcel herein described.

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 31<sup>st</sup>, 2023