

Situated in The	Month:	Page:
Township of Harpersfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 150 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve	February	ONE
Survey for:	Year:	ONE
	2023	

Checked on February 15th, 2023 by RLK

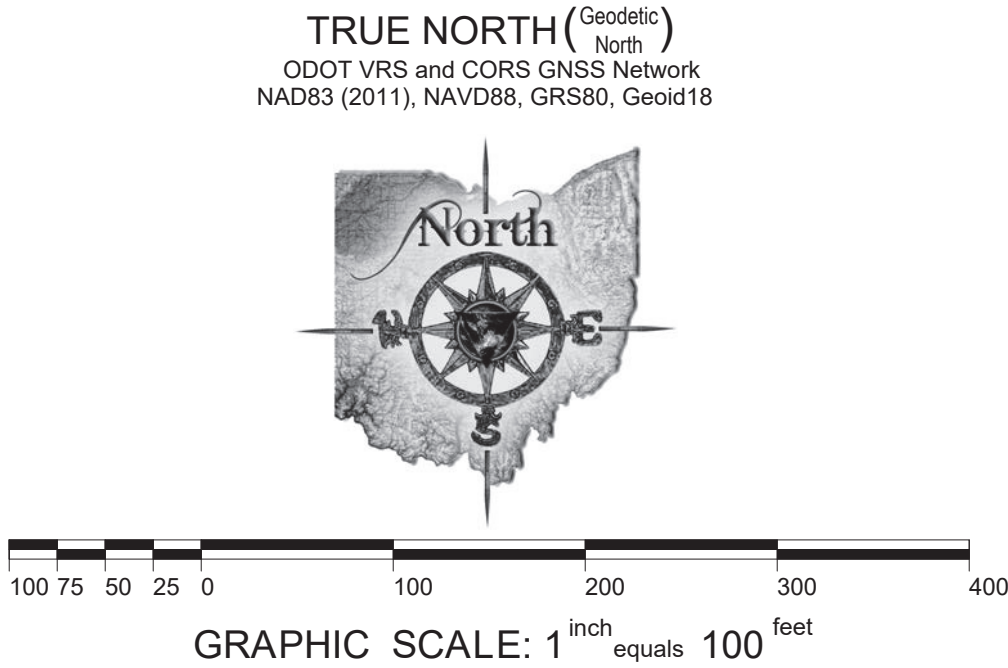
BASIS OF RESEARCH AND RECORDS

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.

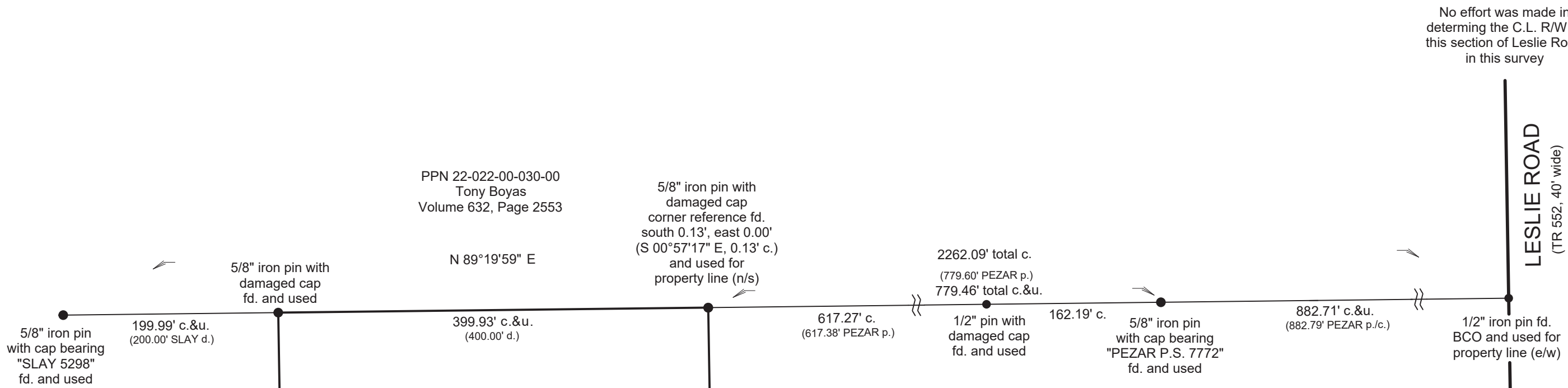
MAP OF SURVEY OF

PPN 22-022-00-031-01 Knapp Road LLC

DEED OF RECORD:
Volume 789, Page 646



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
E/C.L. -Denotes centerline R/W -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"
rar -Denotes "Road Alignment Record"
DGBA -Denotes "Donald G. Bohning and Associates" (see References)



SUNRISE ACRES SUBDIVISION

Phase II
Volume 16, Page 62

12.121 ACRE PARCEL

11.937 acres exclusive of R/W

PPN 22-022-00-031-01
Knapp Road LLC
Volume 789, Page 646

Sublot 7

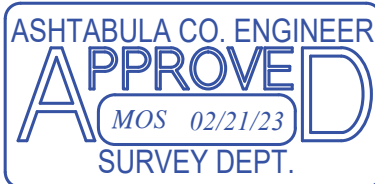
PPN 22-022-10-007-00
Eric J. Himmelman and
Dianne R. Himmelman
Volume 39, Page 8865



REFERENCES

*The updated Road Alignment Record for Leslie Road, TH 552, 40 feet wide, filed as 0552 Leslie Rd. (and proposed road) DJVu in the ACER.
*The 1936 Road Alignment Record for State Road filed as 0074 (Sec.E) State DJVu in the ACER.
*The July 2nd 1997 survey of Sunrise Acres Subdivision Phase II prepared by James A. Pezar, Registered Professional Surveyor 7772, recorded in Volume 16, Page 62 of ACRD.
*The September 15th, 1998 survey prepared by Jerry Slay, Ohio Surveyor Number 5298 recorded in Volume 108, Page 38 of ACRD.
*The September 22nd, 1998 survey of Sunrise Acres Subdivision, prepared by James A. Pezar, Registered Professional Surveyor 7772, recorded in Volume 16, Page 94 in the ACRD, filed as VOL16PG094_HIM-RAH_SUBDIVISION_REPLAT_OF_SUBLOT_NO. 6 DJVu in the ACER.
*The August 31st, 2000 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 489, Page 533 of ACRD.
*The November, 2016 survey prepared by Donald G. Bohning and Associates, Michael A. Askerman, Registered Land Surveyor 8186, recorded in Volume 632, Page 2553 of ACRD.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Knapp Road LLC

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 14th day of February, 2023



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

DBK MAP 1269 2023



12.121 ACRE PARCEL

0.184 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 22-022-00-031-01,
Knapp Road LLC, Volume 789, Page 646 of Ashtabula County Records and
Deeds (ACRD).

Situated in the Township of Harpersfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 150 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe with a cap bearing "ATB County" in a monument box found at the centerline intersection of Leslie Road (Township Road 552, 40' wide) and State Road (Township Road 74, Section E, 50 feet wide).

Thence North 89°19'47" East, along the centerline of said Leslie Road, 1292.51 feet to the southeasterly corner of PPN 22-022-00-031-02 as conveyed to Stephen Robinson and Jody L. Robinson, recorded in Volume 108, Page 38 of ACRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'01" West, along the easterly line of said Robinson's land, passing through a 5/8" iron pin set at 20.00 feet, a 5/8" iron pin found at 25.08 feet, a total distance of 1320.04 feet to a 5/8" iron pin with a damaged cap found at the northeasterly corner thereof, on the southerly line of PPN 22-022-00-030-00 as conveyed to Tony Boyas, recorded in Volume 632, Page 2553 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 89°19'59" East, along said southerly line of Boyas' land, 399.93 feet to the northwesterly corner of PPN 22-022-10-007-00 as conveyed to Eric J. Himmelman and Dianne R. Himmelman, recorded in Volume 39, Page 8865 of ACRD, being the northeasterly corner of the parcel herein described and referenced

12.121 ACRE PARCEL (continued)

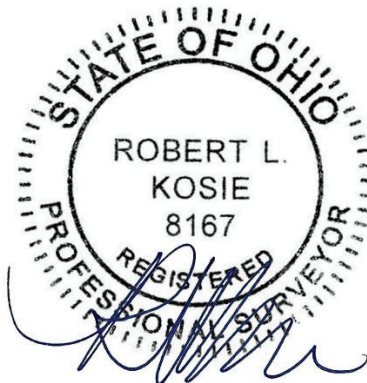
by a 5/8" iron pin with a damaged cap found South 00°57'17" East, 0.13 feet therefrom.

Thence South 00°57'17" East, along the westerly line of said Himmelman's land, passing through said 5/8" iron pin corner reference at 0.13 feet, a 5/8" iron pin found 1294.90 feet, a 5/8" iron pin set at 1300.02, a total distance of 1320.02 feet to the southwesterly corner thereof, on the centerline of the aforesaid Leslie Road, being the southeasterly corner of the parcel herein described.

Thence South 89°19'47" West, along said centerline, a frontage distance of 400.04 feet to **The Principal Place of Beginning of this Survey** and containing 12.121 acres of land, of which, 0.184 acres are within the R/W of said Leslie Road, leaving 11.937 acres of land exclusive of said R/W, 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 22-022-00-031-01 as conveyed to Knapp Road LLC, recorded in Volume 789, Page 646 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 February 15, 2023