

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



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
u. - Denotes used measurement fd. - Denotes found monument
PPN - Denotes permanent parcel 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"
ACRD - Denotes "Ashtabula County Records and Deeds"
ACER - Denotes "Ashtabula County Engineer's Records"
TCRD - Denotes "Trumbull County Records and Deeds"
TCER - Denotes "Trumbull County Engineer's Records"



MAP OF RESURVEY AND CONSOLIDATION OF
PPN 10-023-00-004-01 and 10-023-00-004-02
David D. Detweiler and Esther A. Detweiler
9090 Mains Road

DEEDS OF RECORD:
Volume 776, Page 2232 and Volume 597, Page 1863

ZONING INFORMATION

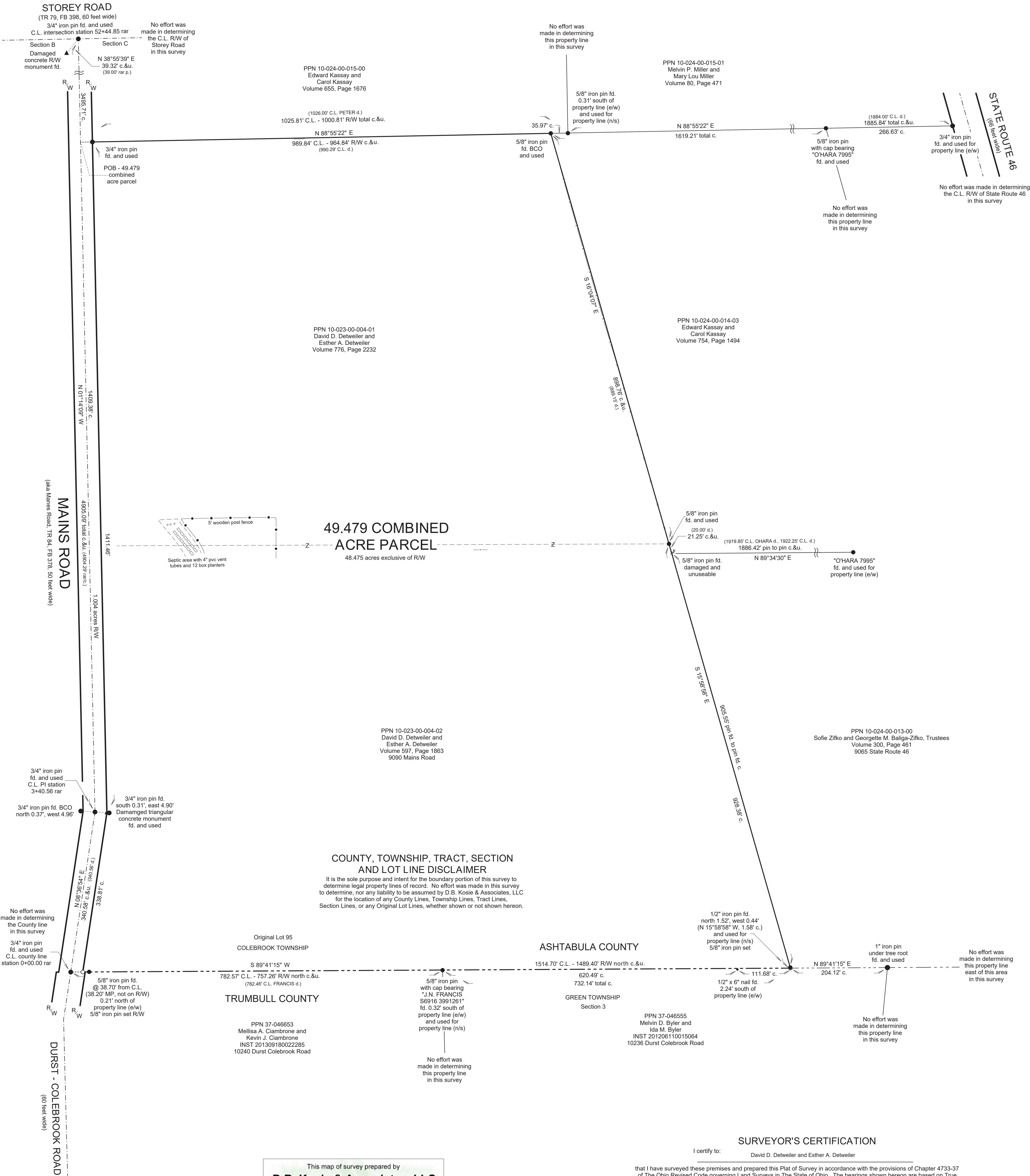
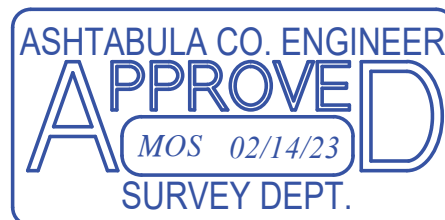
Minimum Requirements
Minimum Frontage: 250'
Minimum Acreage: 2.00 acres
Minimum Setback: 100'
Minimum Sideyard: 25'
Minimum Rearyard: 40'

Situated in The	Month:	Page:
Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and township 8N, Range 3W in the Connecticut Western Reserve	February	ONE
Survey for:	Year:	of
David D. Detweiler and Esther A. Detweiler	2023	ONE

Checked on February 8th, 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.



COUNTY, TOWNSHIP, TRACT, SECTION
AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

ASHTABULA COUNTY

GREEN TOWNSHIP

Section 3

TRUMBULL COUNTY

PPN 37-046653
Melissa A. Ciambone and
Kevin J. Ciambone
INST 201309180022285
10240 Durst Colebrook Road

PPN 37-046555
Melvin D. Byler and
Ida M. Byler
INST 201206110015064
10236 Durst Colebrook Road

PPN 10-024-00-013-00
Sofie Zifko and Georgette M. Baliga-Zifko, Trustees
Volume 300, Page 461
9065 State Route 46

SURVEYOR'S CERTIFICATION

I certify to:
David D. Detweiler and Esther A. Detweiler

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.E.
Registered Professional
Land Surveyor 8167

Signed on this 7th day of February, 2023



REFERENCES

- *The July, 1935 Road Alignment Record for Storey Road, Road No. 79, Field Book 398, 60 feet wide, filed as 0079 (Sec.A-C) Storey DJV in the ACER
- *The July, 1937 Road Alignment Record for Mains Road, Road No. 84, Field Book 378, 50 feet wide filed as 0084 Mains.DJV in the ACER.
- *The January, 1976 survey prepared by Jerry Slay, Registered Surveyor recorded in Volume 300, Page 461 of ACRD.
- *The February 22nd, 2018 survey prepared by James M. Peter, Registered Professional Surveyor 6420, recorded in Volume 655, Page 1676 of ACRD, filed as 10-024-00-015-00.pdf in the ACER.
- *The March, 2002 survey prepared by John N. Francis, Professional Surveyor 6916, recorded in INST 201309180022285 of TCRD.
- *The February, 2012 survey prepared by John N. Francis, Professional Surveyor 6916, recorded in INST 201206110015064 of TCRD.
- *The December, 2020 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'Hara, Ohio Registered Surveyor 7995, recorded in Volume 754, Page 1494 of ACRD.

DBK MAP 1274 2023



49.479 COMBINED ACRE PARCEL

1.004 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-01 and PPN 10-023-00-004-02, David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 and Volume 597, Page 1863 of Ashtabula County Records and Deeds (ACRD). 9090 Mains Road.

Situated in the Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Mains Road (also known as Manes Road, Township Road 84, Field Book 378, 50 feet wide) and Storey Road (Township Road 79, Field Book 398, 60 feet wide).

Thence South 01°14'09" East, along the centerline of said Mains Road, 3495.71 feet to the southwesterly corner of PPN 10-024-00-015-00 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 655, Page 1676 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 88°55'22" East, along the southerly line of said Kassay's land, passing through a 3/4" iron pin found at 25.00 feet, a total distance of 989.84 feet to a 5/8" iron pin found bent, coned and observed at the northwesterly corner of PPN 10-024-00-014-03 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 754, Page 1494 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°04'07" East, along the westerly line of said Kassay's land, 898.76 feet to a 5/8" iron pin found at an angle point therein.

Thence South 15°58'58" East, continuing along said westerly line of Kassay's land and also along along the westerly line of PPN 10-024-00-013-00 as conveyed to Sofie Zifko and Georgette M. Baliga-Zifko, Trustees, recorded in Volume 300, Page 461 of ACRD, passing through a 1/2" iron pin found at 926.80 feet, a total distance of 928.38 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 37-046555 as conveyed to Melvin D. Byler and Ida M. Byler, recorded in INST 201206110015064 of Trumbull County Records and Deeds (TCRD), being the southeasterly corner of the parcel herein described.

49.479 COMBINED ACRE PARCEL (continued)

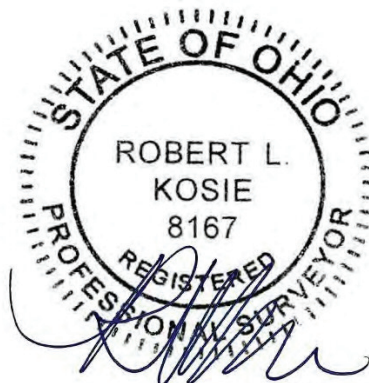
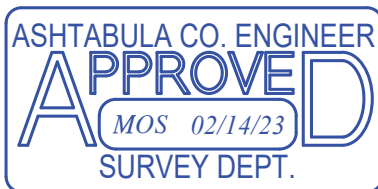
Thence South $89^{\circ}41'15''$ West, along said northerly line of Byler's land, along the northerly line of PPN 37-046653 as conveyed to Mellisa A. Ciabrone and Kevin J. Ciabrone, recorded in INST 201309180022285 of TCRD, passing by a $5/8''$ iron pin with cap bearing "J.N. FRANCIS S6916 3991261" found 0.32' south of the property line at 732.14 feet, passing by a $5/8''$ iron pin found 0.21' north of the property line at 1476.00 feet and a $5/8''$ iron pin set at 1489.40 feet, a total distance of 1514.70 feet to the northwesterly corner thereof, on the centerline of the aforesaid Mains Road, being the southwesterly corner of the parcel herein described.

Thence North $08^{\circ}36'54''$ East, along said centerline, a frontage distance (in part) of 340.58 feet to a $3/4''$ iron pin found at an angle point therein.

Thence North $01^{\circ}14'09''$ West, continuing along said centerline, a frontage distance (in part) of 1409.38 to **The Principal Place of Beginning of this Survey** and containing 49.479 acres of land, of which, 1.004 acres are within the R/W of said Mains Road, leaving 48.475 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 combine PPN 10-023-00-004-01 together with PPN 10-023-00-004-02 as conveyed to David D. Detweiler and Esther A. Detweiler, recorded in Volume 776, Page 2232 and Volume 597, Page 1863 of ACRD. Known as being 9090 Mains Road.

All $5/8''$ iron pins set shown herein noted as being $5/8'' \times 30''$ 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 9th, 2023