

TRUE NORTH (Geoidic)  
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 and used 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 SURVEY AND LOT SPLIT OF

## PPN 10-023-00-004-02 David D. Detweiler and Esther A. Detweiler 9090 Mains Road

DEED OF RECORD:  
Volume 791, Page 1842

### ZONING INFORMATION

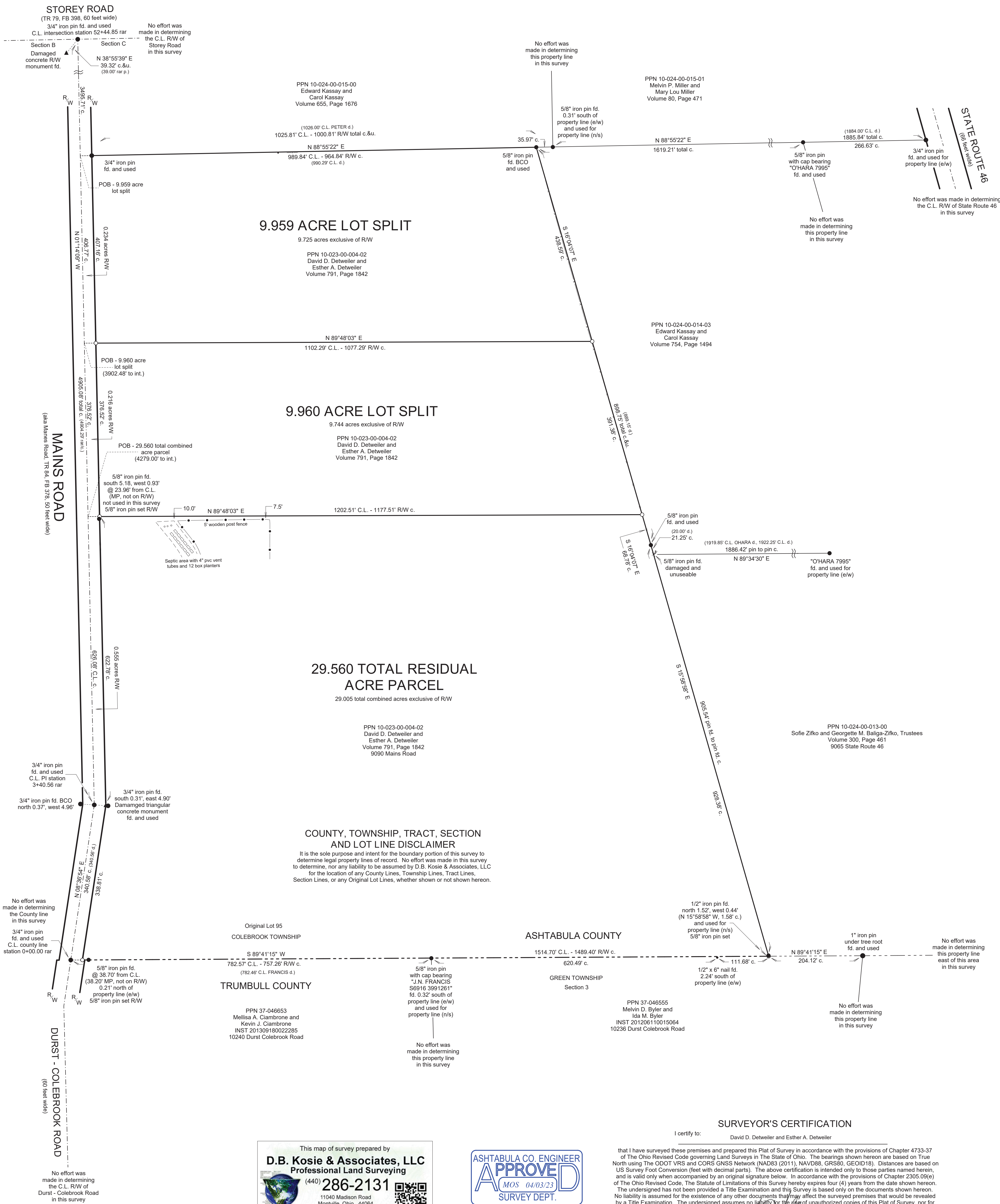
Minimum Requirements  
Minimum Frontage: 250'  
Minimum Acreage: 2.00 acres  
Minimum Setback: 100'  
Minimum Sidyard: 25'  
Minimum Rearyard: 40'

Situated in The	Month: March	Page: ONE
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	Year: 2023	of ONE
Survey for:	David D. Detweiler and Esther A. Detweiler	

Checked on March 29th, 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.

### 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 State of Ohio 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 March 23rd, 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 1284 2023





## **9.959 ACRE LOT SPLIT**

0.234 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-02, David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 of Ashtabula County Records and Deeds (ACRD).

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 Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 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, 438.59 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°48'03" West, along the southerly line of the parcel herein

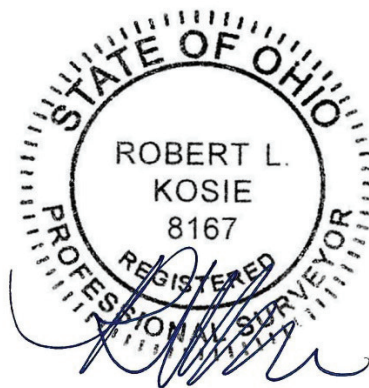
9.959 ACRE LOT SPLIT (continued)

described, passing through a 5/8" iron pin set at 1077.29 feet, a total distance of 1102.29 feet to the southwesterly corner thereof, on the centerline of the aforesaid Mains Road.

Thence North 01°14'09" West, along said centerline, a frontage distance of 406.77 feet to **The Principal Place of Beginning of this Survey** and containing 9.959 acres of land, of which, 0.234 acres are within the R/W of said Mains Road, leaving 9.725 acres of land exclusive of said R/W, surveyed in April 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 divide 9.959 acres of land from PPN 10-023-00-004-02 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 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 *March 29th, 2023*



## **9.960 ACRE LOT SPLIT**

0.216 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-02, David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 of Ashtabula County Records and Deeds (ACRD).

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 Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 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.

Thence South 01°14'09" East, continuing along said centerline, 406.77 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 01°14'09" East, 3902.48 feet from the said centerline intersection.

Thence North 89°48'03" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1102.29 feet to a 5/8" iron pin set on the westerly line 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, 391.38 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

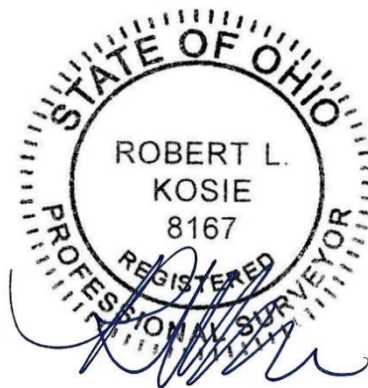
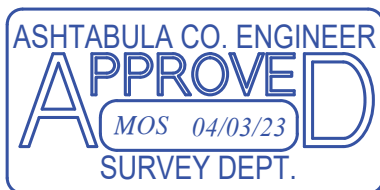
9.960 ACRE LOT SPLIT (continued)

Thence South 89°48'03" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1177.51 feet, a total distance of 1202.51 feet to the southwesterly corner thereof, on the centerline of the aforesaid Mains Road.

Thence North 01°14'09" West, along said centerline, a frontage distance of 376.52 feet to **The Principal Place of Beginning of this Survey** and containing 9.960 acres of land, of which, 0.216 acres are within the R/W of said Mains Road, leaving 9.744 acres of land exclusive of said R/W, surveyed in April 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 divide 9.960 acres of land from PPN 10-023-00-004-02 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 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 *March 29th, 2023*



## **29.560 TOTAL RESIDUAL ACRE PARCEL**

0.555 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-02, David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 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 Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 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.

Thence South 01°14'09" East, continuing along said centerline, 783.29 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 01°14'09" East, 4279.00 feet from said centerline intersection.

Thence North 89°48'03" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1202.51 feet to a 5/8" iron pin set on a westerly line 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 said westerly line of Kassay's land, 68.78 feet to a 5/8" iron pin found at an angle point therein.

Thence South 15°58'58" East, along a westerly line of said Kassay's land and also 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



29.560 TOTAL RESIDUAL ACRE PARCEL (continued)

corner thereof, on the 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.

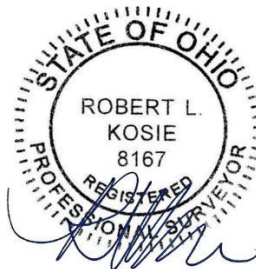
Thence South 89°41'15" West, along said northerly line of Byler's land, along the northerly line of PPN 37-046653 as conveyed to Mellisa A. Ciambone and Kevin J. Ciambone, recorded in INST 201309180022285 of TCRD, passing by a 5/8" iron pin with cap bearing "J.N. FRANCIS S6916 3991261" found 0.32' south 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°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°14'09" West, continuing along said centerline, a frontage distance (in part) of 626.08 to **The Principal Place of Beginning of this Survey** and containing 29.560 acres of land, of which, 0.555 acres are within the R/W of said Mains Road, leaving 29.005 acres of land exclusive of said R/W, surveyed in April 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 describe the land remaining in PPN 10-023-00-004-02 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 791, Page 1842 of ACRD, after a 9.959 acre division and a 9.960 acre division therefrom.

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 *March 29<sup>th</sup>, 2023.*