

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.

ENGINEERS APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Leroy L. Miller

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 17th day of July, 2023



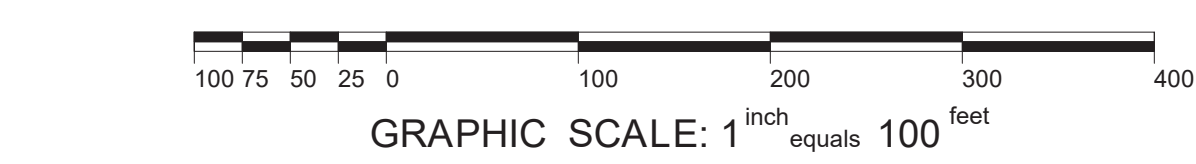
DBK MAP 1309 2023

MAP OF RESURVEY AND LOT SPLIT(S) OF
PPN PPN 38-006-00-015-01
Leroy L. Miller

DEED OF RECORD:
Volume 799, Page 667

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

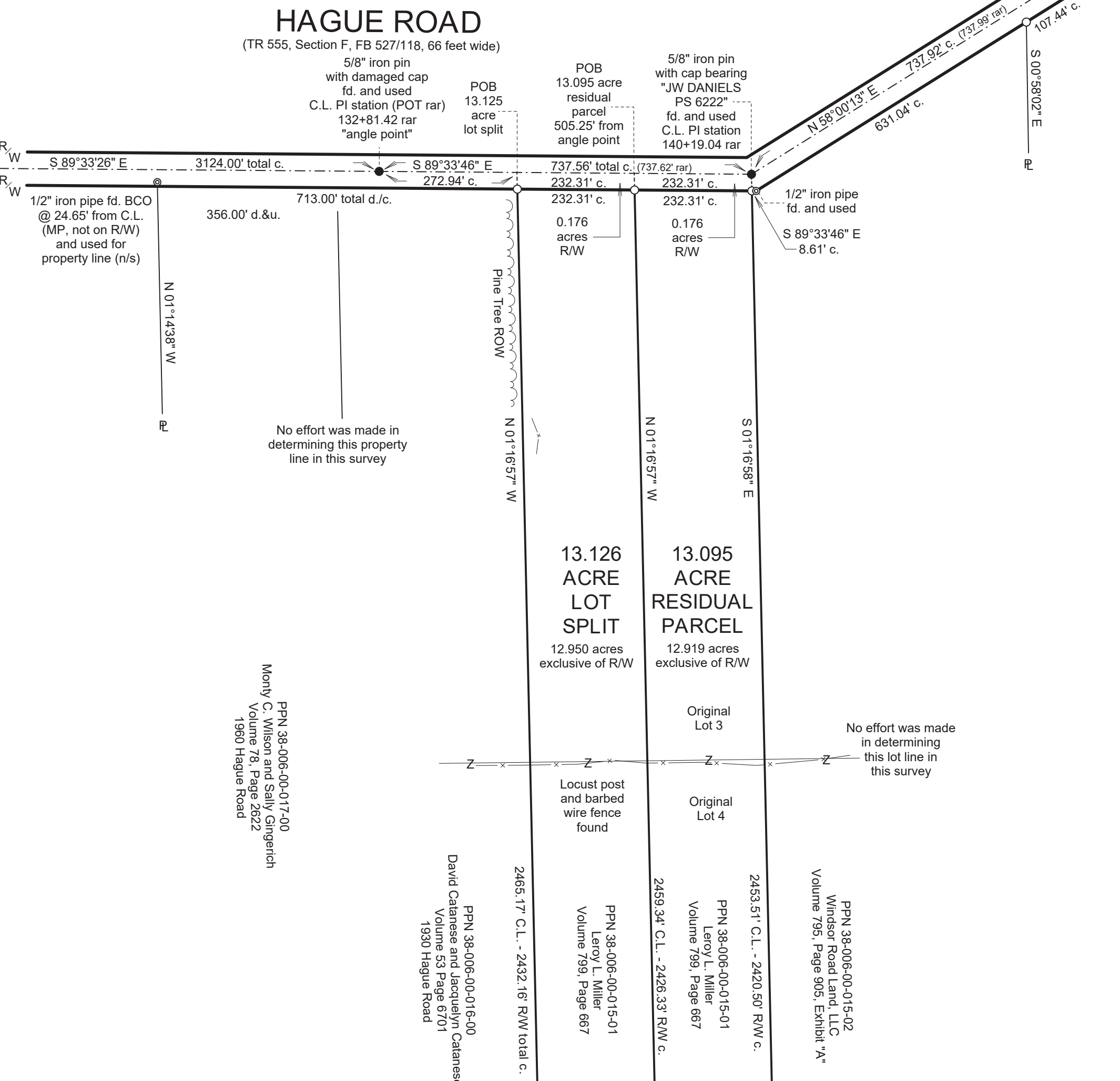
O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated and used measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used 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/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"
rar -Denotes "Ashtabula County Road Alignment Record"
CW -Denotes "Colpetzer - Woods survey"
CWR -Denotes "Connecticut Western Reserve"
CT -Denotes "CT Consultants survey"



No effort was made in determining the C.L. R/W of Bogue Road in this survey

BOGUE ROAD
(TR 557, FB 477)
60 feet wide

5/8" iron pin in monument box fd. and used C.L. intersection station 101+57.20 rar



PPN 38-006-00-017-00
Marty C. Wilson and Sally G. Gierich
Vols 1589, 1590 Hague Road

PPN 38-006-00-016-00
David Calanese and Jacquelin Calanese
Volume 53 Page 6701
1980 Hague Road

PPN 38-006-00-015-01
Leroy L. Miller
Volume 799 Page 667

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REFERENCES

- *The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, 60 feet wide, filed as 0021 (Sec E-F) Fee D/Vu in the ACER.
- *The undated survey prepared by Colpetzer-Woods Consultants, Inc., recorded in Volume 682, Page 900 of ACRD.
- *The undated survey prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 682, Page 902 of ACRD.
- *The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, Field Book 477, 60 feet wide filed as 0557 (Sec A-B) Bogue D/Vu of ACER.
- *The October, 1988 calculated from records legal description prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 283, Page 1872, Parcel 2 of ACRD.
- *The May 2002, plat prepared by Eric B. Westfall, Professional Land Surveyor 7677, filed as 38-015-00-014-00.pdf in ACRD.
- *The May, 2005 Road Alignment Record for Hague Road, Road No. 555, Sections F and G, 66 feet wide, filed as 0555 (Sec. C-E) Hague 2011 D/Vu in the ACER.
- *The December, 2017 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, recorded in Volume 651, Page 1131 of ACRD.
- *The November 14, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 721, Page 1588 or ACRD, filed as 38-015-00-015-04 11-2018 in ACER.
- *The November 14th, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 679, Page 387 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



13.095 ACRE RESIDUAL PARCEL

0.176 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-01, Leroy L. Miller, Volume 799, Page 667 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within Orwell Township, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 272.94 feet to the northeasterly corner of PPN 38-006-00-016-00 as conveyed to David Catanese and Jacquelyn Catanese, recorded in Volume 53 Page 6701 of ACRD.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 232.31 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being South 89°33'46" East, 505.25 feet from said angle point.

Thence South 89°33'46" East, continuing along said centerline, a frontage distance of 232.31 feet to a 5/8" iron pin with cap bearing "JW DANIELS PS 6222" found at an angle point therein at the northwesterly corner of PPN 38-006-00-015-02 as conveyed to Windsor Road Land, LLC, recorded in Volume 795, Page 905, Exhibit "A" of ACRD, being the northeasterly corner of the parcel herein described.

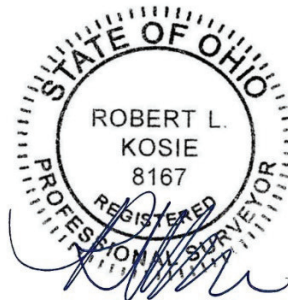
Thence South 01°16'58" East, along the westerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin set at 33.01 feet, a total distance of 2453.51 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 38-015-00-014-00 as conveyed to Ray Leonard Carlson and Glen Edward Carlson, et al., recorded in Volume 175, Page 1710, Tract One of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°59'57" West, along said northerly line of the Ray Leonard Carlson and Glen Edward Carlson, et al. parcel, 232.21 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 01°16'57" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2426.33 feet, a total distance of 2459.34 feet to **The Principal Place of Beginning of this Survey** and containing 13.095 acres of land, of which, 0.176 acres are within the R/W of said Hague Road, leaving 12.919 acres of land exclusive of said R/W, surveyed in July 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 residual of land remaining in PPN 38-006-00-015-01 as conveyed to Leroy L. Miller, recorded in Volume 799, Page 667 of ACRD, after a 13.126 acre division of land from the westerly side thereof.

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

July 22nd, 2023



13.126 ACRE LOT SPLIT

0.176 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-01, Leroy L. Miller, Volume 799, Page 667 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within Orwell Township, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 272.94 feet to the northeasterly corner of PPN 38-006-00-016-00 as conveyed to David Catanese and Jacquelyn Catanese, recorded in Volume 53 Page 6701 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°33'46" East, continuing along said centerline, a frontage distance of 232.31 feet to the northeasterly corner of the parcel herein described.

Thence South 01°16'57" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.01 feet, a total distance of 2459.34 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of PPN 38-015-00-014-00 as conveyed to Ray Leonard Carlson and Glen Edward Carlson, et al., recorded in Volume 175, Page 1710, Tract One of ACRD.

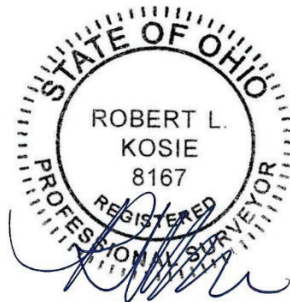
13.126 ACRE LOT SPLIT (continued)

Thence South 88°59'57" West, along said northerly line of the Ray Leonard Carlson and Glen Edward Carlson, et al. parcel, 232.21 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Catanese parcel (PPN 38-006-00-016-00), being the southwesterly corner of the parcel herein described.

Thence North 01°16'57" West, along the easterly line of said Catanese's land, passing through a 1/2" iron pin found at 6.25 feet, a 5/8" iron pin set at 2432.16 feet, a total distance of 2465.17 feet to **The Principal Place of Beginning of this Survey** and containing 13.126 acres of land, of which, 0.176 acres are within the R/W of said Hague Road, leaving 12.950 acres of land exclusive of said R/W, surveyed in July 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 13.126 acres of land from the westerly side of PPN 38-006-00-015-01 as conveyed to Leroy L. Miller, recorded in volume Volume 799, Page 667 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

July 22nd, 2023