

MAP OF SURVEY OF:
PPN 10-013-00-024-00, 10-013-00-024-01 and PPN 10-013-00-025-00
Harlan E. Easton, Kathy Easton, William H. Britton
and Jean V. Britton
7874 State Route 46 and 7864 State Route 46

DEEDS OF RECORD:
Volume 495, Page 130 and
Volume 22, Page 9667

Situated in The	Month:	Page:
Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 55 and 56 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve.	December	ONE
	Year:	of ONE
	2023	
Survey for: Kyle Easton, Ashley Easton, Harlan E. Easton and Kathy Easton		

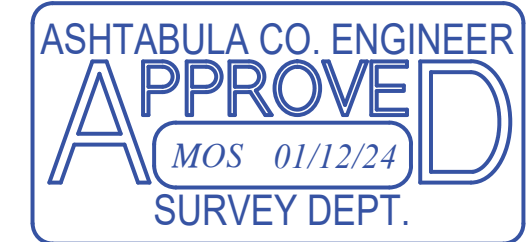
Checked on January 10th, 2023 by RLK, MBL

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.



ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Kyle Easton, Ashley Easton, Harlan E. Easton and Kathy Easton

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 January 10th, 2024.
For any conflict resulting in electronic certification
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



REFERENCES

- *The February 1923 Road Improvement Plans for I.C.H. 150, Niles-Ashtabula Road Sections M,N,O,P,Q,R, filed as ATB-46-(0.00-14.99) Colebrook-Jefferson (1923).pdf in the ACER.
- *The August 3, 2021 survey prepared by David A. Rapp, Registered Professional Surveyor 7597, filed as 10-013-00-016-00 08-2021.pdf in the ACER.
- *The February 20, 2022 survey prepared by David A. Rapp, Registered Professional Surveyor 7597, recorded in Volume 765, Page 275, first and third parcels of ACRD and filed as 10-013-00-021-00.pdf in the ACER.

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



50 38 25 13 0 50 100 150 200

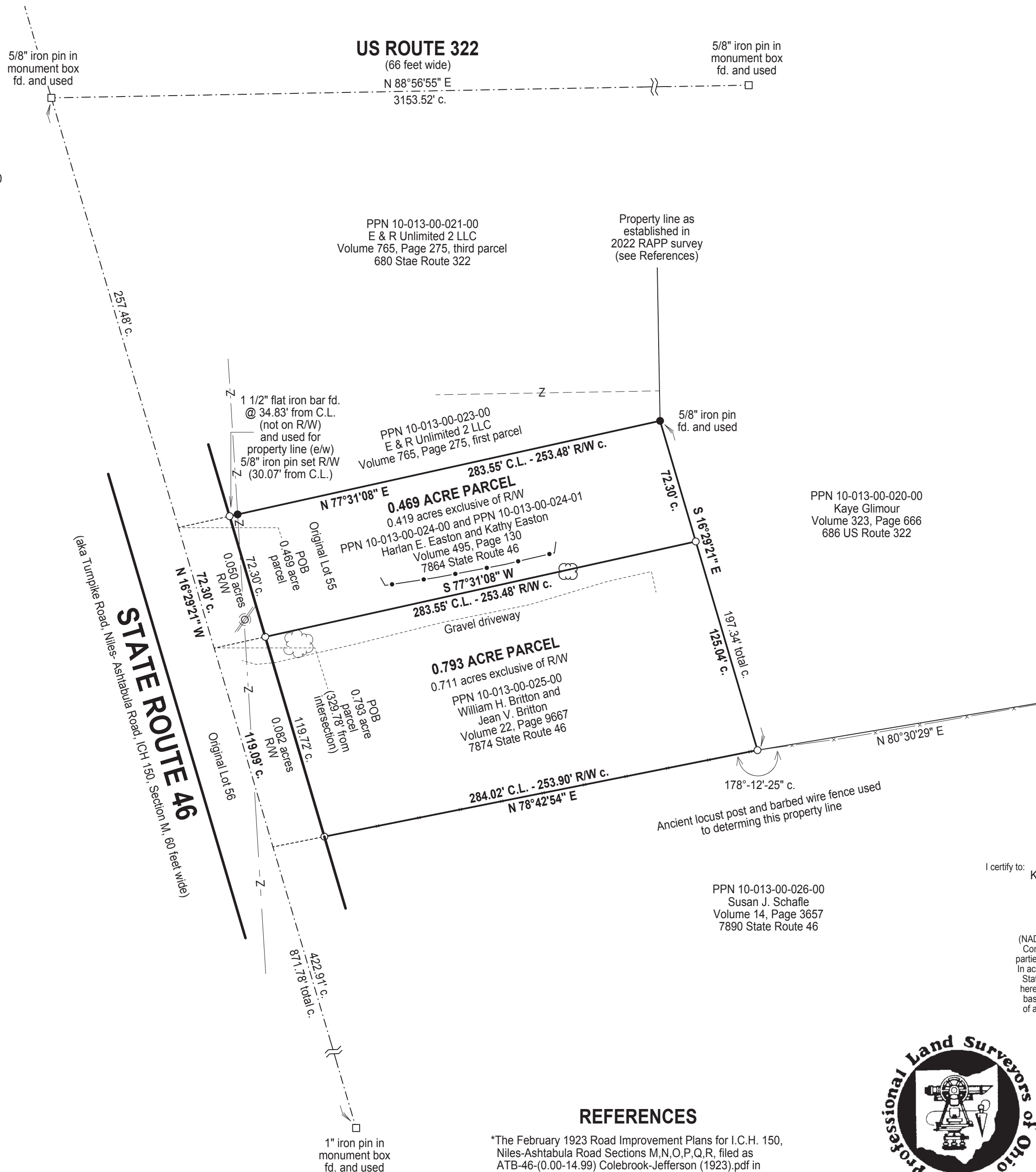
GRAPHIC SCALE: 1 inch equals 50 feet

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 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"

ACREAGE CALCULATION AND BASIS OF BOUNDARIES

Along with existing occupation and the ancient locust post and barbed wire fence line found,
*PPN 10-013-00-024-00 (0.372%, 0.37 acres) and
PPN 10-013-00-025-00 (0.628%, 0.625 acres)
combined equal 0.995 acres as recorded.
*Actual combined total acres as surveyed equal 1.262 acres.
*PPN 10-013-00-024-00
0.372% of 1.262 acres equal 0.469 acres
*PPN 10-013-00-025-00
0.628% of 1.262 acres equal 0.793 acres

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





0.469 ACRE PARCEL

0.050 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-013-00-024-00 and PPN 10-013-00-024-01, Harlan E. Easton and Kathy Easton, Volume 495, Page 130 of Ashtabula County Records and Deeds (ACRD). 7864 State Route 46.

Situated in the Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 55 and 56 within said Township and Township 8N, Range 3W 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 State Route 46 (also known as Turnpike Road, Niles- Ashtabula Road, ICH 150, Section M, 60 feet wide) and US Route 322 (66 feet wide).

Thence South 16°29'21" East, along the centerline of said State Route 46, 257.48 feet to the southwesterly corner of PPN 10-013-00-023-00 as conveyed to E & R Unlimited 2 LLC, recorded in Volume 765, Page 275, first parcel of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 77°31'08" East, along the southerly line of the said E & R Unlimited 2 LLC parcel, passing through a 5/8" iron pin set at 30.07 feet, a 1 1/2" flat iron bar fd. at 34.83 feet, a total distance of 283.55 feet to a 5/8" iron pin found at the southeasterly corner thereof, at an angle point on the westerly side of PPN 10-013-00-020-00 as conveyed to Kaye Glimour, recorded in Volume 323, Page 666 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°29'21" East, along a westerly line of said Glimour's land, 72.30 feet to a 5/8" iron pin set at the northeasterly corner of PPN 10-013-00-025-00 as conveyed to William H. Britton and Jean V. Britton, recorded in Volume 22, Page 9667 of ACRD, being the southeasterly corner of the parcel herein described.

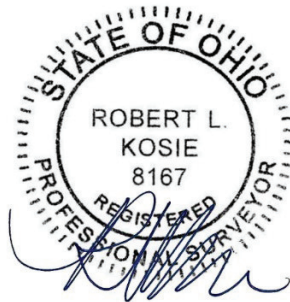
0.469 ACRE PARCEL (continued)

Thence South 77°31'08" West, along the northerly line of said Britton's land, passing through a 5/8" iron pin set at 253.48 feet, a total distance of 283.55 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 46, being the southwesterly corner of the parcel herein described.

Thence North 16°29'21" West, along said centerline, a frontage distance of 72.30 feet to **The Principal Place of Beginning of this Survey** and containing 0.469 acres of land, of which, 0.050 acres are within the R/W of said State Route 46, leaving 0.419 acres of land exclusive of said R/W, surveyed in January of 2024 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.

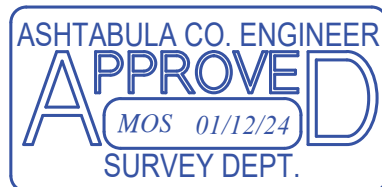
The intent of this survey is to more accurately describe PPN 10-013-00-024-00 and PPN 10-013-00-024-01 as conveyed to Harlan E. Easton and Kathy Easton, recorded in Volume 495, Page 130 of ACRD. Known as being 7864 State Route 46.

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

January 10th, 2024





0.793 ACRE PARCEL

0.082 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-013-00-025-00, William H. Britton and Jean V. Britton, Volume 22, Page 9667 of Ashtabula County Records and Deeds (ACRD). 7874 State Route 46.

Situated in the Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 55 and 56 within said Township and Township 8N, Range 3W 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 State Route 46 (also known as Turnpike Road, Niles- Ashtabula Road, ICH 150, Section M, 60 feet wide) and US Route 322 (66 feet wide).

Thence South 16°29'21" East, along the centerline of said State Route 46, 329.78 feet to the southwesterly corner of PPN 10-013-00-024-00 and PPN 10-013-00-024-01 as conveyed to Harlan E. Easton and Kathy Easton, recorded in Volume 495, Page 130 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 77°31'08" East, along the southerly line of said Easton's land, passing through a 5/8" iron pin set at 30.07, a total distance of 283.55 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 10-013-00-020-00 as conveyed to Kaye Glimour, recorded in Volume 323, Page 666 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°29'21" East, along said westerly line of Glimour's land, 125.04 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 10-013-00-026-00 as conveyed to Susan J. Schafle, recorded in Volume 14, Page 3657 of ACRD, being the southeasterly corner of the parcel herein described.

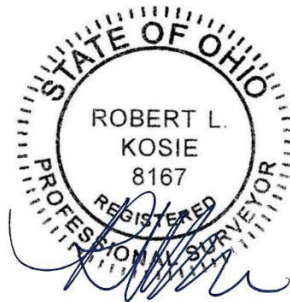
0.793 ACRE PARCEL (continued)

Thence South 78°42'54" West, along said northerly line of Schafle's land, passing through a 5/8" iron pin set at 253.90 feet, a total distance of 284.02 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 46, being the southwesterly corner of the parcel herein described

Thence North 16°29'21" West, along said centerline, a frontage distance of 119.09 feet to **The Principal Place of Beginning of this Survey** and containing 0.793 acres of land, of which, 0.082 acres are within the R/W of said State Route 46, leaving 0.711 acres of land exclusive of said R/W, surveyed in January of 2024 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 10-013-00-025-00 as conveyed to William H. Britton and Jean V. Britton, recorded in Volume 22, Page 9667 of ACRD. Known as being 7874 State Route 46.

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

January 10th, 2024

