

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: Paul M. Miller, Rachel E. Miller, Marvin M. Miller and Emma J. 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 9th day of March, 2024.
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



DBK MAP 1333 2024

MAP OF SURVEY OF
PPN 45-002-00-015-00
Paul M. Miller, Rachel E. Miller,
Marvin M. Miller and Emma J. Miller
6680 US Route 6
DEED OF RECORD:
Volume 809, Page 26

US ROUTE 6

(60 feet wide)

PIERPONT TOWNSHIP

RICHMOND TOWNSHIP

POB - 111.125
acre parcel

614.18' c.

614.18' c.

0.423 acres R/W

200.00' C.L.

170.00' ROW

d.&u.

N 88°18'30" E

300.00' d.&u.

S 01°01'30" E

560.00' d.&u.

N 88°18'30" E

760.00' d.&u.

N 88°15'50" E

100.12' c.

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111.125 ACRE PARCEL

0.423 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 45-002-00-015-00, Paul M. Miller, Rachel E. Miller, Marvin M. Miller and Emma J. Miller, Volume 809, Page 26 of Ashtabula County Records and Deeds (ACRD). 6680 US Route 6.

Situated in the Township of Richmond, County of Ashtabula and State of Ohio and known as being part of Original Lot 3 within said Township and Township 10N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Pymatuning Lake Road (County Highway 274, Section K, 60 feet wide) and US Route 6 (60 feet wide), referenced by a 1" iron pin in a monument box found North 88°18'30" East, 1218.02 feet therefrom, a 3/4" iron pin in a monument box found South 88°18'30" West, 8851.63 feet therefrom and a PK nail found north 0.16 feet and west 0.01 feet therefrom.

Thence South 88°18'30" West, along the centerline of said US Route 6, 1715.04 feet to the northwesterly corner of PPN 45-002-00-016-00 as conveyed to Susanne Boyle, recorded in Volume 386, Page 1960 of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°01'30" East, along the westerly line of said Boyle's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 200.00 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 88°18'30" East, along the southerly line of said Boyle's land, 300.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 45-002-00-015-01 as conveyed to Susanne Boyle, recorded in Volume 386, Page 1958 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 01°01'30" East, along said westerly line of Boyle's land, 560.00 feet to

111.125 ACRE PARCEL (continued)

a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 88°18'30" East, along the southerly line of said Boyle's land, 760.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 45-002-00-014-01 as conveyed to David A. Sanford, recorded in Volume 653, Page 1652 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 01°01'30" East, along said westerly line of Sanford's land and along the westerly line of the following parcels of land: PPN 45-002-00-013-00 as conveyed to Jeremy L. Harper, recorded in Volume 577, Page 927, PPN 45-002-00-012-00 as conveyed to Jerry Lawrence Latuk, recorded in Volume 776, Page 1614, PPN 45-002-00-009-00 as conveyed to James T. Johnson and Cathy A. Johnson, recorded in Volume 532, Page 2317, PPN 45-002-00-008-00 as conveyed to James T. Johnson and Cathy A. Johnson, recorded in Volume 754, Page 2192, PPN 45-002-10-005-00 as conveyed to John W. Houck and Debra Houck, recorded in Volume 238, Page 505 (being Sublot 1 in Cyphert Allotment, recorded in plat Volume 11, Page 66), crossing over the westerly side of Hickory Lake, along the westerly line of PPN 45-002-10-001-00 as conveyed to Patricia Yarcusko and Theresa Harris, recorded in Volume 754, Page 604, second parcel, PPN 45-002-00-007-00 as conveyed to Patricia Yarcusko and Theresa Harris, recorded in Volume 754, Page 604, first parcel, PPN 45-002-00-006-00 as conveyed to Gerald J. Bertram, recorded in Volume 7, Page 6998 and PPN 45-002-00-005-00 as conveyed to Doreen P. Didino, recorded in Volume 681, Page 973 of ACRD, passing by a 5/8" iron pin found 0.27 feet west of the property line at 100.12 feet, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at 2424.30 feet, a total distance of 2528.01 feet to a 5/8" iron pin set at a northeasterly corner of PPN 45-002-00-004-00 as conveyed to Noah S. Yoder and Elizabeth M. Yoder, recorded in Volume 691, Page 1766 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°07'13" West, along a northerly line of said Yoder's land, along a northerly line of PPN 45-002-00-017-00 as conveyed to Philip H. Dietrich, Trustee, recorded in Volume 811, Page 1087 of ACRD, passing through a 5/8" iron pin with cap bearing "PEZAR PS 7772" found at 1596.40 feet, a total distance of 1670.18 feet to a 5/8" iron pin with cap bearing "PEZAR PS 7772" found at the southwesterly corner of the parcel herein described.

Thence North 01°05'36" West, along an easterly line of said Dietrich's land, passing through a 5/8" iron pin with cap bearing "PEZAR PS 7772" found at 3234.30 feet, a total distance of 3264.30 feet to a northeasterly corner thereof, on the centerline of

111.125 ACRE PARCEL (continued)

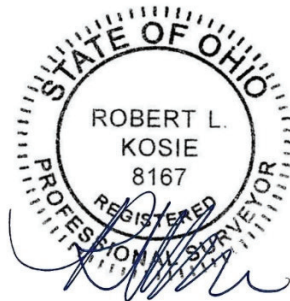
the aforesaid US Route 6, being the northwesterly corner of the parcel herein described.

Thence North 88°18'30" East, along said centerline, a frontage distance of 614.19 feet to **The Principal Place of Beginning of this Survey** and containing 111.125 acres of land, of which 0.423 acres are within the R/W of said US Route 6, leaving 110.702 acres of land exclusive of said R/W, surveyed in March 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 45-002-00-015-00 as conveyed to Paul M. Miller, Rachel E. Miller, Marvin M. Miller and Emma J. Miller, recorded in Volume 809, Page 26 of ACRD. Known as being 6680 US Route 6.

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".

All PK nails set shown herein notes as being 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nails.



Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

March 12th, 2024

