

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



GRAPHIC SCALE: 1 inch equals 100 feet

- -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/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"
4" -Denotes (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.
MB



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

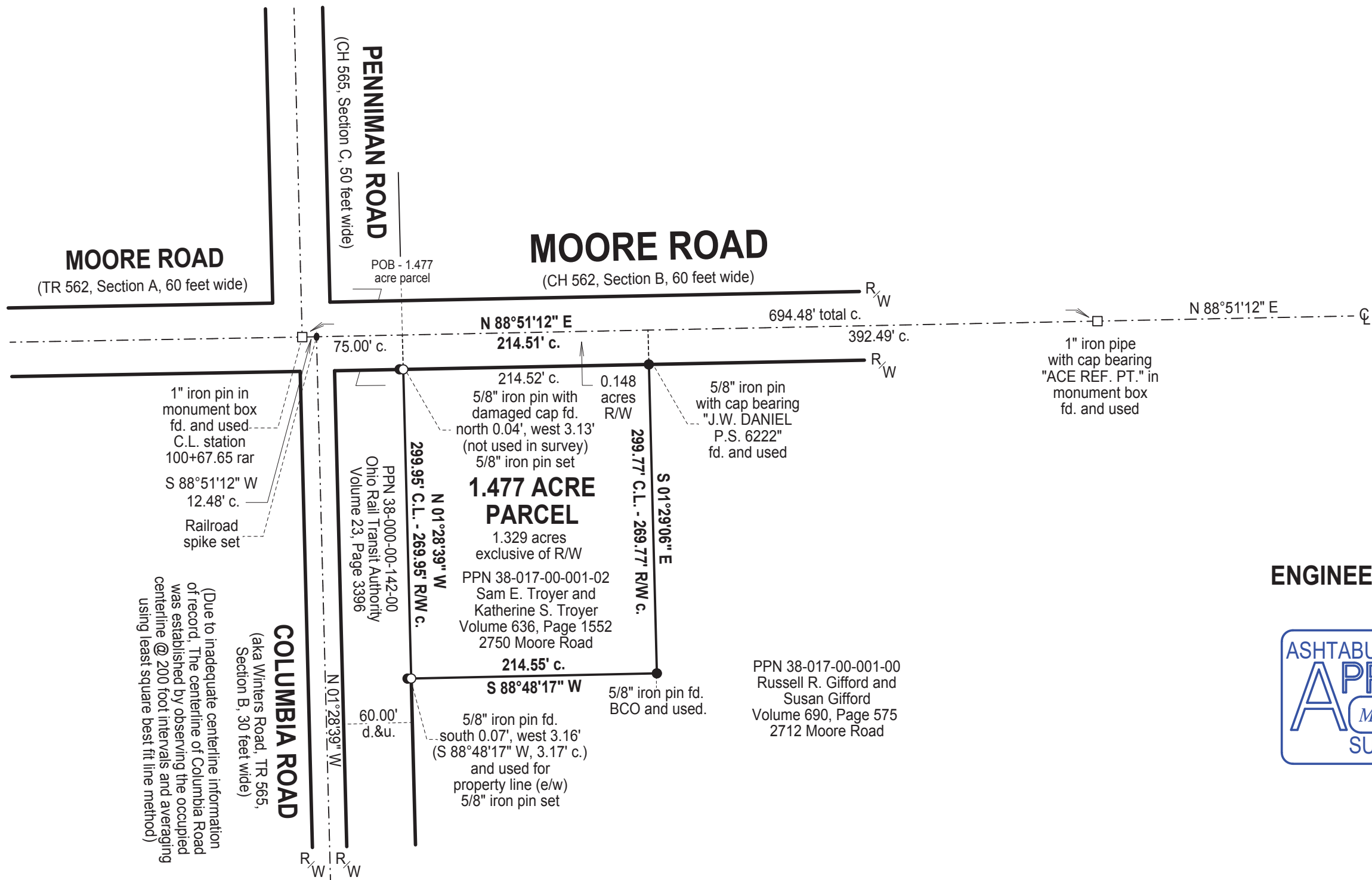


MAP OF SURVEY OF:

PPN 38-017-00-001-02

**Sam E. Troyer and
Katherine S. Troyer**

DEED OF RECORD
Volume 636, Page 1552
2750 Moore Road



Situated in The

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 17 within said Township and Township 8N, Range 4W in The Connecticut Western Reserve

Month:

June

Year:

2025

Page:

ONE
of
ONE

Survey for:

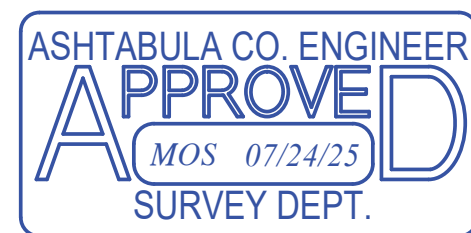
Steven S. Troyer

Checked on July 8th, 2025 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:

Steven S. Troyer

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, GEOD18). 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 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 5th day of July, 2025.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



REFERENCES

*The 1939 and 2011, Road Alignment Record for Penniman Road, TH 562, Sec. B, Field Book 413, 60 feet wide, filed as 0566 (Sec.A-B) Penniman,2011.DJ\Vu of ACER.

DBK MAP 1354 2025



1.477 ACRE PARCEL

0.148 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-017-00-001-02

Sam E. Troyer and Katherine S. Troyer

Volume 636, Page 1552 of Ashtabula County Records and Deeds (ACRD).
2750 Moore Road.

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 17 within said Township and Township 8N, Range 4W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Columbia Road (also known as being Winters Road, Township Road 565, Section B, 30 feet wide) and Moore Road (County Highway 562, Section B, 60 feet wide), referenced by a 1" iron pin in a monument box found at the centerline intersection of Penniman Road (County Highway 565, Section C, 50 feet wide) and said Moore Road, South $88^{\circ}51'12''$ West, 12.48 feet therefrom.

Thence North $88^{\circ}51'12''$ East, continuing along the centerline of said Moore Road, 75.00 feet to its intersection with the easterly side of PPN 38-000-00-142-00 as conveyed to the Ohio Rail Transit Authority, recorded in Volume 23, Page 3396 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $88^{\circ}51'12''$ East, continuing along said centerline, a frontage distance of 214.51 feet to a northwesterly corner of PPN 38-017-00-001-00 as conveyed to Russell R. Gifford and Susan Gifford, recorded in Volume 690, Page 575 of ACRD, being the northeasterly corner of the parcel herein described.

1.477 ACRE PARCEL (continued)

Thence South 01°29'06" East, along a westerly line of said Gifford's land, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 30.00 feet, a total distance of 299.77 feet to a 5/8" iron pin found bent, coned and observed at the southeasterly corner of the parcel herein described.

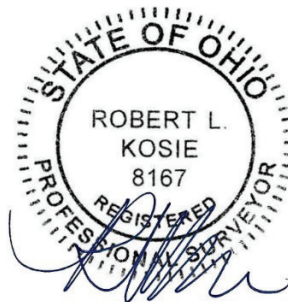
Thence South 88°48'17" West, along a northerly line of said Gifford's land, 214.55 feet to a 5/8" iron pin set at a northwesterly corner thereof, on an easterly line of the aforesaid Ohio Rail Transit Authority parcel (PPN 38-000-00-142-00), being the southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin found south 0.07 feet and west 3.16 feet (South 88°48'17" West, 3.17 feet) therefrom.

Thence North 01°28'39" West, along said easterly line of the Ohio Rail Transit Authority parcel, passing through a 5/8" iron pin set at 269.95 feet, a total distance of 299.95 feet to **The Principal Place of Beginning of this Survey** and containing 1.477 acres of land, of which, 0.148 acres are within the R/W of said Moore Road Road, leaving 1.329 acres of land exclusive of said R/W, surveyed in July of 2025 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 38-017-00-001-02 as conveyed to Sam E. Troyer and Katherine S. Troyer, recorded in Volume 636, Page 1552 of ACRD. Known as being 2750 Moore Road.

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 railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

July 9th, 2025

