

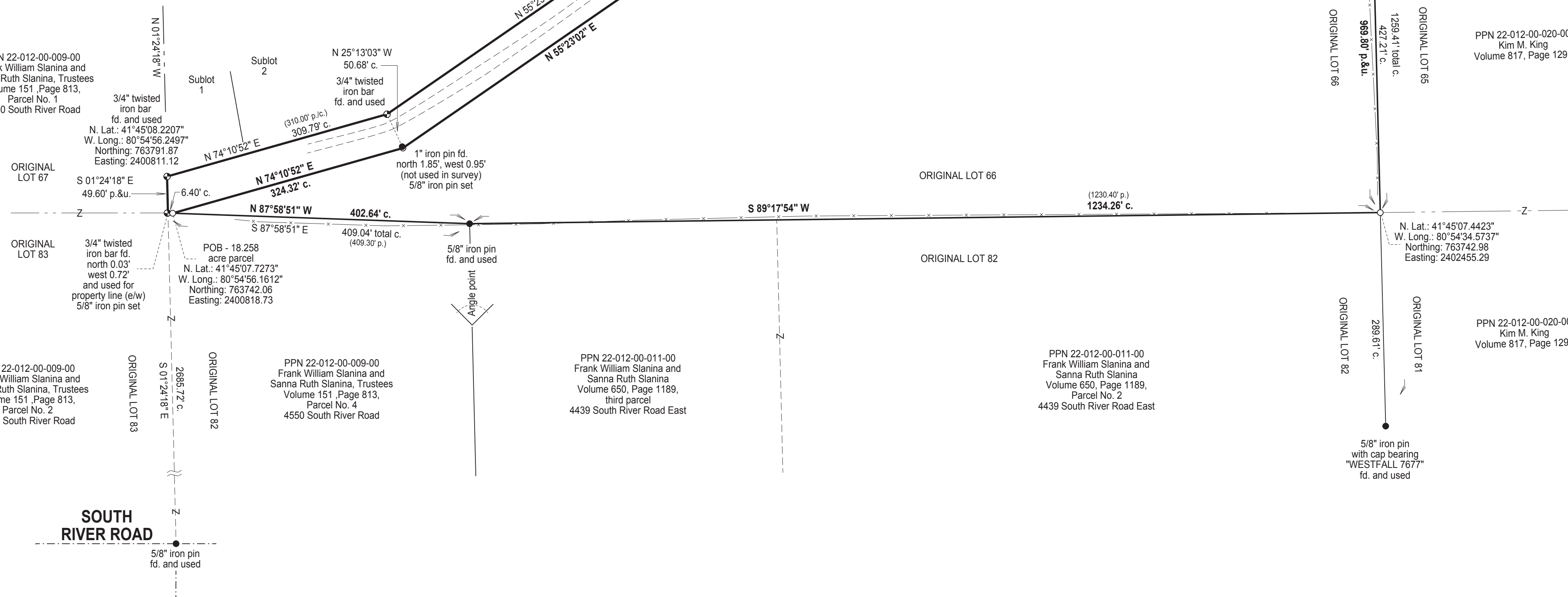
ORIGINAL MONUMENT REFERENCE NOTE

It should be noted that although many different types of monuments were found in this survey, the 3/4" twisted iron bar pins were determined to be the original corner monuments set in Idlewood Allotment No. 1 and used as basis for the R/W of Idlewood Drive.



REFERENCES

- *The August, 1924 Idlewood Allotment No. 1 plat recorded in plat Volume 8, Pages 41 and 42 of ACRD.
- *The August, 1925 Idlewood Allotment No. 1 plat as recorded in plat Volume 9, Page 25 of ACRD.
- *The September, 2009 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 461, Page 2321 of ACRD.
- *The December, 2011 survey prepared by Eric B. Westfall, Professional Surveyor 7677, recorded in Volume 515, Page 849, Volume 657, Page 1119, Volume 817, Page 1291 and Volume 817, Page 1294 in ACRD.



MAP OF SURVEY OF
PPN 22-012-00-025-00
John M. Kennedy
DEEDS OF RECORD:
Volume 585, Page 1424 and Volume 585, Page 1426

PARCEL DATA

Parcel A
PPN 22-027-00-032-00
Andrew Colwell,
Sarah Colwell, et al.
Volume 747, Page 2466

Parcel B
PPN 22-027-00-033-00
Andrew Colwell,
Sarah Colwell, et al.
Volume 737, Page 1393
4357 Idlewood Drive

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.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

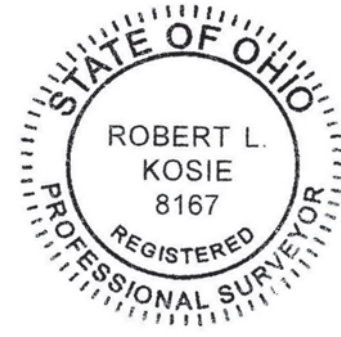
I certify to:
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (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 2305.08(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 16th day of November, 2024.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK MAP 1360 2024



18.258 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 22-012-00-025-00, John M. Kennedy, Volume 585, Page 1424 and Volume 585, Page 1426 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Harpersfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 66 within said Township and Township 11N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" twisted iron bar found on the northerly Right of Way (R/W) of Idlewood Drive (50 feet wide) at its intersection with the southwesterly corner of Sublot 1, being the westerly line of Idlewood Allotment No. 1, as recorded in Volume 9, Page 25 of ACRD and noted as having a Latitude of North 41°45'08.2207" and a Longitude of West 80°54'56.2497", being North 763791.87 and East 2400811.12 in the Ohio North State Plane Coordinate System (ONSPCS).

Thence South 01°24'18" East, along said westerly line of Idlewood Allotment No. 1, crossing said Idlewood Drive, 49.60 feet to a 5/8" iron pin set on the southerly R/W thereof, being the northwesterly corner of PPN 22-012-00-009-00 as conveyed to Frank William Slanina and Sanna Ruth Slanina, Trustees, recorded in Volume 151, Page 813, Parcel No. 4 of ACRD, witnessed by a 3/4" twisted iron bar found 0.03 feet north and 0.72 feet west therefrom.

Thence South 87°58'51" East, along the northerly line of said Slanina's land, along said R/W, 6.40 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey** and noted as having a Latitude of North 41°45'07.7273" and a Longitude of West 80°54'56.1612", being North 763742.06 and East 2400818.73 in the ONSPCS.

Thence along the southerly and easterly R/W of said Idlewood Drive the following four (4) courses:

18.258 ACRE PARCEL (continued)

- 1.) North 74°10'52" East, 324.32 feet to a 5/8" iron pin set at an angle point therein, referenced by a 3/4" twisted iron bar found North 25°13'03" West, 50.68 feet therefrom and witnessed by a 1" iron pin found 1.85 feet north and 0.95 feet west;
- 2.) North 55°23'02" East, 659.76 feet to a 5/8" iron pin set at an angle point therein, referenced by a 3/4" twisted iron bar found North 38°28'41" West, 50.11 feet therefrom and witnessed by a 1" iron pin found 1.53 feet north and 1.20 feet west;
- 3.) North 47°39'36" East, 745.59 feet to a 5/8" iron pin set at an angle point therein, referenced by a 3/4" twisted iron bar found North 53°48'02" West, 51.02 feet therefrom and witnessed by a 1" iron pin found 1.48 feet north and 1.72 feet west; and
- 4.) North 24°44'20" East, 170.71 feet to a 5/8" iron pin set at its intersection with the southwesterly line of PPN 22-027-00-032-00 as conveyed to Andrew Colwell, Sarah Colwell, et al., recorded in Volume 747, Page 2466 of ACRD, noted as having a Latitude of North 41°45'18.5287" and a Longitude of West 80°54'36.4019", being North 764862.47 and East 2402296.28 in the ONSPCS and referenced by a 5/8" iron pin found 1.68 feet north and 1.53 west (North 42°15'35" West, 2.27 feet) therefrom, being the northwesterly corner of the parcel herein described.

Thence South 42°15'35" East, along said southwesterly line of the Andrew Colwell, Sarah Colwell, et al. parcel, 199.78 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 22-012-00-024-00 as conveyed to Paul C. Kershaw and Judy Lynn Kershaw, recorded in Volume 461, Page 2321, Parcel #1 of ACRD.

Thence South 00°35'18" West, along said westerly line of Kershaw's land, 2.15 feet to a 3/4" iron pipe found at the southwesterly corner thereof, being a northwesterly corner of PPN 22-012-00-020-02 as conveyed to Kim M. King, recorded in Volume 657, Page 1119 of ACRD and an angle point therein,

Thence South 01°27'29" East, along a westerly line of said King's land and also along the westerly line of PPN 22-012-00-020-00 as conveyed to Kim M. King, recorded in Volume 817, Page 1291 of ACRD, passing by a 5/8" iron pin with cap bearing "WESTFALL 7677" found 0.13' east of the property line at 542.59 feet, a total distance of 969.80 feet to a 5/8" iron pin set at the northeasterly corner of PPN 22-012-00-011-00 as conveyed to Frank William Slanina and Sanna Ruth Slanina, recorded in Volume 650, Page 1189, Parcel No. 2 of ACRD, being the southeasterly corner of the parcel herein described and noted as having a

18.258 ACRE PARCEL (continued)

Latitude of North $41^{\circ}45'07.4423''$ and a Longitude of West $80^{\circ}54'34.5737''$, being North 763742.98 and East 2402455.29 in the ONSPCS.

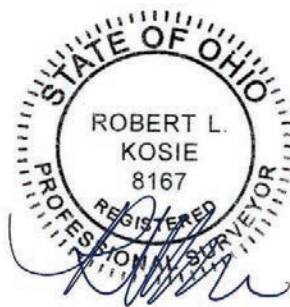
Thence South $89^{\circ}17'54''$ West, along the northerly line of said Slanina's land, along the northerly line of PPN 22-012-00-011-00 as conveyed to Frank William Slanina and Sanna Ruth Slanina, recorded in Volume 650, Page 1189, third parcel, 1234.26 feet to a 5/8" iron pin found at the northwesterly corner thereof, being the northeasterly corner of the aforesaid Slanina parcel (PPN 22-012-00-009-00, Volume 151, Page 813, Parcel No. 4) and an angle point therein.

Thence North $87^{\circ}58'51''$ West, along said northerly line of Slanina's land, 402.64 feet to **The Principal Place of Beginning of this Survey** and containing 18.258 acres of land, surveyed in November 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 22-012-00-025-00 as conveyed to John M. Kennedy, recorded in Volume 585, Page 1424 and Volume 585, Page 1426 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".

It should be noted that although many different types of monuments were found in this survey, 3/4" twisted iron bar pins were determined to be the original corner monuments set in Idlewood Allotment No. 1 and used as basis for the R/W of Idlewood Drive.



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

November 16th, 2024

