

TRUE NORTH^(Geodetic)
North
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 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 RL -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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
SH -Denotes "State Highway"



GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF SURVEY OF

PPN 07-009-00-020-00
Thomas J. Wiencek and
Linda S. Wiencek
2468 State Route 307

DEED OF RECORD:
Volume 97, Page 4596

Situated in The	Month:	Page:
Township of Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot 27 within said Township and Township 11N, Range 4W in the Connecticut Western Reserve.	November	ONE
	Year:	ONE
	2024	
Survey for:	Thomas J. Wiencek and Linda S. Wiencek	

Checked on November 26th, 2024 by RLK

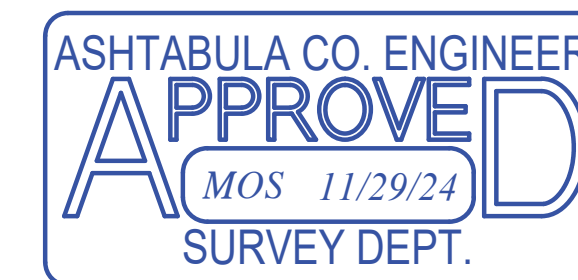
BASIS OF RESEARCH AND RECORDS

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.

REFERENCES

*The January, 2001 survey prepared by Eric B. Westfall, Registered Professional Surveyor 7677, filed as 07-009-00-015-00.pdf (et al.) in the ACER.
*The January 20th, 2018 survey prepared by Crabbs Surveying Service, Timothy E. Stocker, Registered Professional Surveyor 7245, filed as 07-009-00-017- 00.pdf in the ACER.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Thomas J. Wiencek and Linda S. Wiencek

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 23rd 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 1378 2024



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





1.809 ACRE PARCEL

0.179 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-009-00-020-00, Thomas J. Wiencek and Linda S. Wiencek, Volume 97, Page 4596 of Ashtabula County Records and Deeds (ACRD). 2468 State Route 307.

Situated in the Township of Austinburg, County of Ashtabula and State of Ohio and known as being part of Original Lot 27 within said Township and Township 11N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Forman Road (Township Road 78, Section E, Field Book 378, 66 feet wide) and State Route 307 (State Highway 152, 60 feet wide) and witnessed by a Broken 3" triangular concrete R/W monument found at the southwesterly R/W intersection thereof, South 60°21'54" West, 37.83 feet therefrom.

Thence North 67°10'09" West, along the centerline of said State Route 307, 1470.94 feet to a northwesterly corner of PPN 07-009-00-011-00 as conveyed to Elaine G. Garbutt, Trustee, recorded in Volume 64, Page 4785 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°19'25" East, along a westerly line of said Garbutt's land, passing through a 1/2" iron pin found at 32.35 feet, a 5/8" iron pin set at 32.63 feet and a 1/2" iron pipe found at 329.25 feet, a total distance of 329.84 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence North 67°07'35" West, along a northerly line of said Garbutt's land, 260.03 feet to a 5/8" iron pin set at the southeasterly corner of PPN 07-009-00-022-00 as conveyed to Allen William Scholes, recorded in Volume 760, Page 1205 of ACRD,

1.809 ACRE PARCEL (continued)

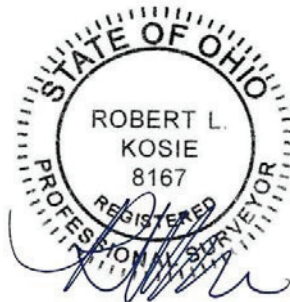
being the southwesterly of the parcel herein described and referenced by a 5/8" iron pin found South 00°19'36" East, 0.33 feet therefrom.

Thence North 00°19'36" West, along the easterly line of said Scholes' land, passing through a 5/8" iron pin set at 297.00 feet and a 1/2" iron pipe found at 297.74 feet, a total distance of 329.63 feet to the northeasterly corner thereof, on the centerline of the aforesaid State Route 307, being the northwesterly corner of the parcel herein described.

Thence South 67°10'09" East, along said centerline, a frontage distance of 259.97 feet to **The Principal Place of Beginning of this Survey** and containing 1.809 acres of land, of which, 0.179 acres are within the R/W of said State Route 307, leaving 1.630 acres of land exclusive of said R/W, 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 07-009-00-020-00 as conveyed to Thomas J. Wiencek and Linda S. Wiencek, recorded in Volume 97, Page 4596. Also known as being 2468 State Route 307.

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

November 26th, 2024

