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

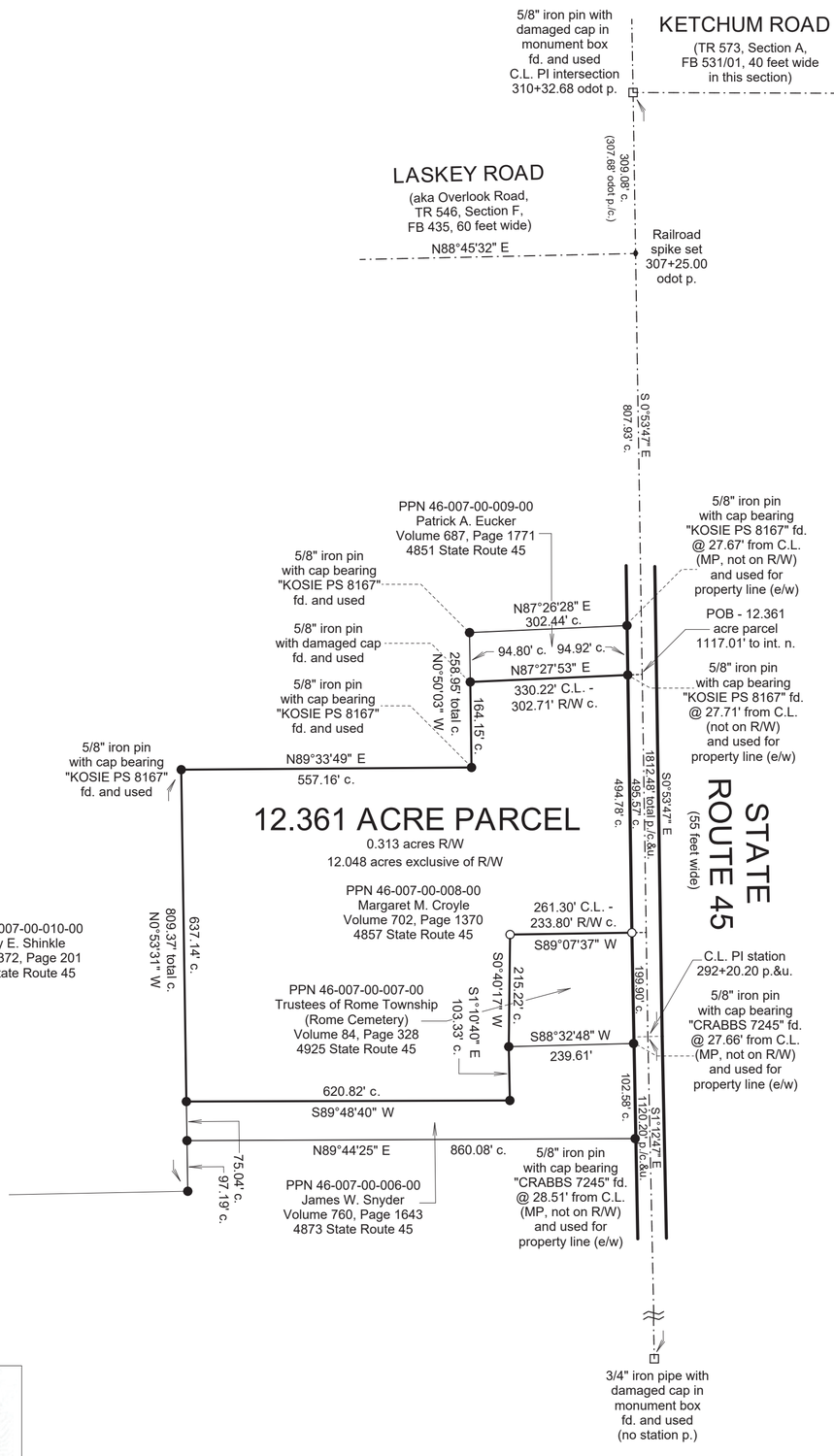
200 150 100 50 0 200 400 600

GRAPHIC SCALE: 1 inch equals 200 feet

● -Denotes 5/8" iron pin with cap bearing "CRABBS 7245" found and used unless otherwise noted
○ -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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail

ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"

OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764



NSPS

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

Situated in The	Month:	Page:
Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 14 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve	February	ONE of ONE
	Year: 2025	
Survey for: Margaret M. Croyle		

Checked on March 19th, 2025 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.

MAP OF RESURVEY OF

PPN 46-007-00-008-00
Margaret M. Croyle
4857 State Route 45

DEED OF RECORD:

Volume 702, Page 1370

REFERENCES

*The 1917 improvement plans for Rome-Morgan Road (State Route 45) filed as ATB-45-(4.87-11.02) Rome- Morgan (1917) Imp. (01-11).djvu in the ACER.
*The 1953 Road Alignment Record for Laskey Road, Road No. 546, Field Book 435, 60 feet wide, filed as 0546 (Sec.F) Laskey.djvu in the ACER.
*The 1965 State of Ohio, Department of Transportation improvement plans for ATB 45 - (2.37-2.86)(7.24-11.23) C.L. Alignment filed as ATB-45-(7.24-11.23) 1965 Pg. 01 of 75.djvu in the ACER.
*The December 7th, 2004 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates, LLC) recorded in Volume 687, Page 1771 (formerly Volume 322, Page 1047 of ACRD.
*The April 8th, 2005 survey prepared by Delmar B. Kosie & Associates (nka D.B. Kosie & Associates, LLC) recorded in Volume 372, Page 203 of ACRD.

ENGINEER'S APPROVAL

ASHTABULA CO. ENGINEER
APPROVED
MOS 03/19/25
SURVEY DEPT.

SURVEYOR'S CERTIFICATION

I certify to: Margaret M. Croyle

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.

Professional Land Surveyors of Ohio

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 19th day of March, 2025.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

DBK MAP 1387 2025