

Checked on March 19th, 2025 by RLK

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.

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

Volume 702, Page 1370

- *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.

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

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.

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.



DBK MAP 1387 2025



12.361 ACRE PARCEL

0.313 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-007-00-008-00, Margaret M. Croyle, Volume 702, Page 1370 of Ashtabula County Records and Deeds (ACRD).
4857 State Route 45.

Situated in the 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 and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Laskey Road (also known as Overlook Road, Township Road 546, Section F, Field Book 435, 60 feet wide) and State Route 45 (55 feet wide), referenced by a 5/8" iron pin with a damaged cap in a monument box found at the centerline intersection of said State Route 45 and Ketchum Road (Township Road 573, Section A, Field Book 531/01, 40 feet wide in this section), North 0°53'47" West, 309.08 feet therefrom.

Thence South 0°53'47" East, along the centerline of said State Route 45, 807.93 feet to the southeasterly corner of PPN 46-007-00-009-00 as conveyed to Patrick A. Eucker, recorded in Volume 687, Page 1771 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 0°53'47" East, continuing along said centerline, a frontage distance of 495.57 feet to the northeasterly corner of PPN 46-007-00-007-00 as conveyed to the Trustees of Rome Township (Rome Cemetery), recorded in Volume 84, Page 328 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 89°07'37" West, along the northerly line of the said Trustees of Rome Township parcel, passing through a 5/8" iron pin set at 27.50 feet, a total distance of 261.30 feet to a 5/8" iron pin set at the northwesterly corner thereof.

12.361 ACRE PARCEL (continued)

Thence South 0°40'17" West, along the westerly line of the said Trustees of Rome Township parcel, 215.22 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the southwesterly corner thereof, at the northwesterly corner of PPN 46-007-00-006-00 as conveyed to James W. Snyder, recorded in Volume 760, Page 1643 of ACRD and an angle point therein.

Thence South 1°10'40" East, along a westerly line of said Snyder's land, 103.33 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at a southeasterly corner of the parcel herein described.

Thence South 89°48'40" West, along a northerly line of said Snyder's land, 620.82 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at a northwesterly corner thereof, on an easterly line of PPN 46-007-00-010-00 as conveyed to Nancy E. Shinkle, recorded in Volume 372, Page 201 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 0°53'31" West, along said easterly line of Shinkle's land, 637.14 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a northwesterly corner of the parcel herein described.

Thence North 89°33'49" East, along a southerly line of said Shinkle's land, 557.16 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a southeasterly corner thereof.

Thence North 0°50'03" West, along an easterly line of said Shinkle's land, 164.15 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner of the aforesaid Patrick A. Eucker parcel (PPN 46-007-00-009-00), being a northwesterly corner of the parcel herein described.

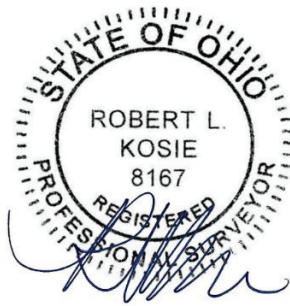
Thence North 87°27'53" East, along the southerly line of said Eucker's land, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 302.51 feet (not on R/W), a total distance of 330.22 feet to **The Principal Place of Beginning of this Survey** and containing 12.361 acres of land, of which, 0.313 acres are within the R/W of said State Route 45, leaving 12.048 acres of land exclusive of said R/W, surveyed in March 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.

12.361 ACRE PARCEL (continued)

The intent of this survey is to more accurately describe PPN 46-007-00-008-00 as conveyed to Margaret M. Croyle, recorded in Volume 702, Page 1370 of ACRD. Known as being 4857 State Route 45.

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

March 19th, 2025

