

MAP OF LOT CONSOLIDATION OF
PPN 46-015-00-017-00, PPN 46-020-00-011-02 and
PPN 38-004-00-017-00

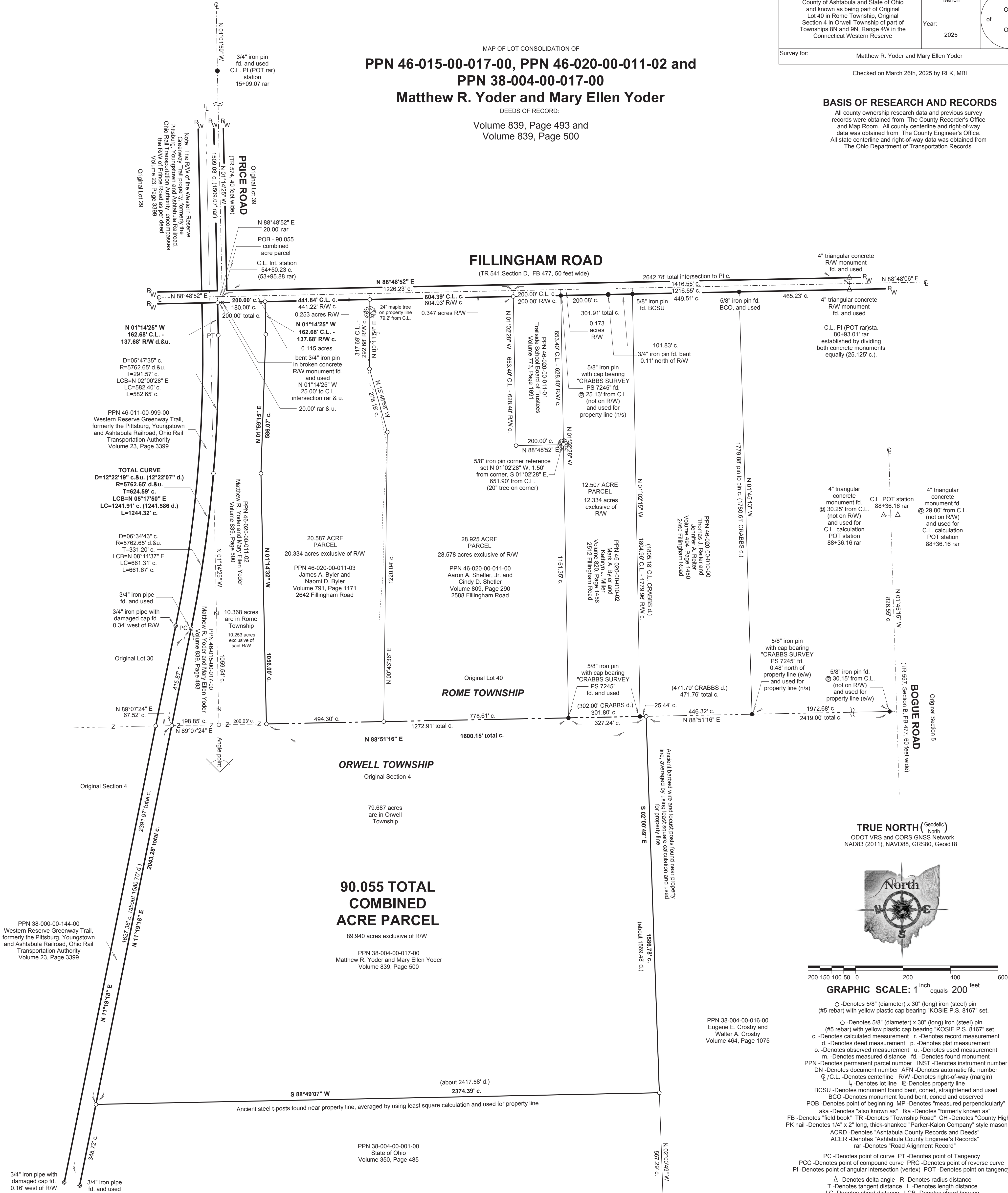
Matthew R. Yoder and Mary Ellen Yoder

DEEDS OF RECORD:

Volume 839, Page 493 and
Volume 839, Page 500

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.



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



GRAPHIC SCALE: 1 inch equals 200 feet

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set.
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- c. -Denotes calculated measurement
- d. -Denotes deed measurement
- o. -Denotes observed measurement
- m. -Denotes measured distance
- PPN -Denotes permanent parcel number
- DN -Denotes document number
- AFN -Denotes automatic file number
- CL -Denotes centerline
- RW -Denotes right-of-way (margin)
- BCSU -Denotes monument found bent, coned, straightened and used
- BOB -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning
- MP -Denotes "measured perpendicularly"
- aka -Denotes "also known as"
- aka -Denotes "formerly known as"
- FB -Denotes "field book"
- TR -Denotes "Township Road"
- CH -Denotes "County Highway"
- PK rail -Denotes 14" x 2" long, thick-shanked "Parker-Kalon Company" style masonry rail
- ACRD -Denotes "Ashtabula County Records and Deeds"
- ACER -Denotes "Ashtabula County Engineer's Records"
- rar -Denotes "Road Alignment Record"
- PC -Denotes point of curve
- PT -Denotes point of Tangency
- PCC -Denotes point of compound curve
- PRC -Denotes point of reverse curve
- PI -Denotes point of angular intersection (vertex)
- POT -Denotes point on tangency
- Δ -Denotes delta angle
- R -Denotes radius distance
- T -Denotes tangent distance
- L -Denotes length distance
- LC -Denotes chord distance
- LCB -Denotes chord bearing

NOTE: All monumentation shown hereon was set in prior 2021-2022 surveys.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Matthew R. Yoder and Mary Ellen Yoder

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 Ohio DOT 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 #167

Signed and sealed on this 25th day
of March, 2025.



DBK 1396 2025

REFERENCES

- *The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.DjVu in the ACER.
- *The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec. C-E) Fillingham.DjVu in the ACER.
- *The January, 1979 Road Alignment Record for Bogue Road, Road No. 567, FB 477, 60 feet wide, filed as 0567 (Sec.A-B) Bogue.DjVu in the ACER.
- *The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.DjVu in the ACER.
- *The August 14, 1981 survey prepared by Sluts and Associates, Inc., H. Edward Snodgrass, Registered Surveyor No. 5555, recorded in Volume 23, Page 3399 of ACRD.
- *The May and July, 1998 survey prepared by Timothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and DN 2011-00003918, Volume 494, Page 1450 of ACRD.
- *The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 705, Page 286 of ACRD.
- *The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 657, Page 1204 of ACRD.



This plat was prepared by
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