

Situating in The Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve.	Month: September	Page: ONE of ONE
	Year: 2025	
	Survey for: John F. Toth, Henry R. Fisher and Raymond N. Hershberger	

Checked on October 7th, 2025 by R.L.K., MBL

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 SURVEY OF
PPN 38-010-00-001-01 and PPN 38-010-00-001-00
John F. Toth, Henry R. Fisher and
Raymond N. Hershberger
3808 and 3784 New Hudson Road

DEEDS OF RECORD:
Volume 699, Page 302 and Volume 680, Page 307



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 and used 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 E - 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"
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

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 herein.



REFERENCES

- *The 1932, Revised (2011) Road Alignment Record for New Hudson Road, Road No. 6, Field Book 350, 66 feet wide, filed as 0006 (Sec. A-B) New Hudson, Revised 2011.D/Vu in the ACER.
- *The 1965 State of Ohio Department of Highways (ODOT) Centerline Alignment and Improvement Plans for State Route 45, ATB 45 - (2,37-2,86)(7,24-11,23) filed as ATB-45-(2,37-11,24) Orwell, Rome, Morgan (1965) Pg. 01 of 75 - 75 of 75.D/Vu in the ACER, also filed in the ODOT records.
- *The October 30th, 1998 survey prepared by Jerry Slay, Registered Surveyor 5298, filed as 38-011-00-014-01.pdf in the ACER.
- *The November, 1998 survey prepared by Jerry W. Daniel, Professional Surveyor 6222, filed as 38-012-00-007-00.pdf in the ACER.
- *The March 14th, 2012 survey prepared by Sharps Land Surveying, Charles E. Sharp, Professional Surveyor 7510, filed as 38-010-00-002-00.pdf in the ACER.
- *The February 12th, 2019 and August 7th, 2021 surveys prepared by Crabbs' Surveying Service, Timothy E. Stocker, Professional Surveyor 7245, filed as 38-010-00-001-04 08-2021 and 38-010-00-001-00 02-2019.pdf in the ACER.

SURVEYOR'S CERTIFICATION

I certify to: John F. Toth, Henry R. Fisher and Raymond N. Hershberger

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 herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD86, 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 24th day of September, 2025.
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



SECTION 10
684.68' c.
5/8" iron pin with cap bearing "SLAY 5298" fd. and used for property line (e/w)

SECTION 11
S 88°57'59" W
5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" fd. and used for property line (e/w)

2353.80' total c.
S 88°57'59" W
677.84' c.
5/8" iron pin with cap bearing "SLAY 5298" P.S. 7770" fd. and used for property line (e/w)

SECTION 12
S 88°57'59" W
991.28' c. (991.41' p.)
5/8" iron pin with cap bearing "SHARP 7510" fd. and used

PPN 38-011-00-014-00
Wetlands Preservation LTD.
Volume 106, Page 7372

SECTION 10
680.96' total c. (330.99' p.)
5/8" iron pin with cap bearing "CRABBS 7245" fd. and used

SECTION 11
SECTION 12
5/8" iron pin with cap bearing "J.W. DANIEL PS 6222 fd. (not used in this survey) 5/8" iron pin with damaged cap fd. and used

PPN 38-012-00-007-00
Jerry Yoder
Volume 544, Page 2363

DBK MAP 1423 2025



2.116 ACRE PARCEL

(Remainder)

0.116 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-010-00-001-01

John F. Toth, Volume 699, Page 302 of Ashtabula County Records and Deeds (ACRD).
3784 New Hudson Road.

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a damaged cap in a monument box found at the centerline intersection of New Hudson Road (County Highway 6, Section B, Field Book 305, 66 feet wide) and State Route 45 (Section A, 60 feet wide).

Thence South 89°05'43" West, along the centerline of said New Hudson Road, 2866.24 feet to a 1" iron pin with a cap bearing "ATB COUNTY" in a monument box found at an angle point therein.

Thence South 89°05'16" West, continuing along said centerline, 2175.21 feet to the northwesterly corner of PPN 38-010-00-001-04 as conveyed to Ronald V. Orlando and Kimberly M. Orlando, recorded in Volume 749, Page 1872 of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°28'56" East, along the westerly line of said Orlando's land, passing through a 5/8" iron pin found at 33.00 feet, a total distance of 438.71 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner thereof.

Thence North 89°08'19" East, along the southerly line of said Orlando's land, 200.17 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the southeasterly corner thereof, on the westerly line of PPN 38-009-00-008-00 as conveyed to Ronald V. Orlando and Kimberly M. Orlando, recorded in Volume 749, Page 1872 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 00°29'45" East, along the westerly line of said Orlando's land, along a westerly line of PPN 38-009-00-006-00 as conveyed to David A. Miller and Sara J. Miller, recorded in Volume 377, Page 2322 of ACRD, passing by a 1/2" iron pin with cap bearing PETER 6420" found 0.13 feet east of the property line at 58.80 feet, a total distance of 73.09 feet to a 5/8" iron pin set, being the southeasterly corner of the parcel herein described.

2.116 ACRE PARCEL - Remainder (continued)

Thence South 89°08'19" West, along the southerly line of the parcel herein described, 349.53 feet to a 5/8" iron pin set at the southwesterly corner thereof.

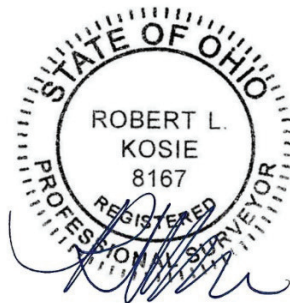
Thence North 00°58'51" West, along the westerly line of the parcel herein described and the westerly line of PPN 38-010-00-001-03 as conveyed to Alice Chapman, recorded in Volume 735, Page 930 of ACRD, passing through a 5/8" iron pin found bent, coned and observed at 76.39 feet and a 5/8" iron pin set at 478.70 feet, a total distance of 511.70 feet to the northeasterly corner thereof, on the centerline of the aforesaid New Hudson Road, being the northwesterly corner of the parcel herein described.

Thence North 89°06'44" East, along said centerline, a frontage distance (in part) of 96.74 feet to a 3/4" iron pin in a monument assembly found at an angle point therein.

Thence North 89°05'16" East, continuing along said centerline, a frontage distance (in part) of 57.04 feet to **The Principal Place of Beginning of this Survey** and containing 2.116 acres of land, of which, 0.116 acres are within the R/W of said New Hudson Road, leaving 2.000 acres of land exclusive of said R/W, surveyed in October 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, restrictions, encumbrances and easements, including but not limited to the easterly 10 feet of an existing 20 foot easement for driveway purposes as shown in Volume 699, Page 302 of ACRD.

The intent of this survey is to describe the 2.116 acres of land remaining in PPN 38-010-00-001-01 as conveyed to John F. Toth, recorded in Volume 699, Page 302 of ACRD, after a 17.175 acre division therefrom. Known as being 3784 New Hudson Road.

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

September 27th,
2025



D.B. Kosie & Associates, LLC

Professional Land Surveying

(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



17.175 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 38-010-00-001-01
John F. Toth, Volume 699, Page 302 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a damaged cap in a monument box found at the centerline intersection of New Hudson Road (County Highway 6, Section B, Field Book 305, 66 feet wide) and State Route 45 (Section A, 60 feet wide).

Thence South 89°05'43" West, along the centerline of said New Hudson Road, 2866.24 feet to a 1" iron pin with a cap bearing "ATB COUNTY" in a monument box found at an angle point therein.

Thence South 89°05'16" West, continuing along said centerline, 2175.21 feet to the northwesterly corner of PPN 38-010-00-001-04 as conveyed to Ronald V. Orlando and Kimberly M. Orlando, recorded in Volume 749, Page 1872 of ACRD.

Thence South 00°28'56" East, along the westerly line of said Orlando's land, passing through a 5/8" iron pin found at 33.00 feet, a total distance of 438.71 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner thereof.

Thence North 89°08'19" East, along the southerly line of said Orlando's land, 200.17 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the southeasterly corner thereof, on the westerly line of PPN 38-009-00-008-00 as conveyed to Ronald V. Orlando and Kimberly M. Orlando, recorded in Volume 749, Page 1872 of ACRD.

Thence South 00°29'45" East, along the westerly line of said Orlando's land, along a westerly line of PPN 38-009-00-006-00 as conveyed to David A. Miller and Sara J. Miller, recorded in Volume 377, Page 2322 of ACRD, passing by a 1/2" iron pin with cap bearing PETER 6420" found 0.13 feet east of the property line at 58.80 feet, a total distance of 73.09 feet to a 5/8" iron pin set, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°29'45" East, continuing along said westerly line of Miller's land, 2198.56 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner thereof, at the northeasterly corner of PPN 38-011-00-014-00 as conveyed to Wetlands Preservation LTD., recorded in

17.175 ACRE LOT SPLIT (continued)

Volume 106, Page 7372 of ACRD, being the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with a cap bearing "J.W. DANIEL PS 6222 found south 6.44 feet and east 1.06 feet therefrom.

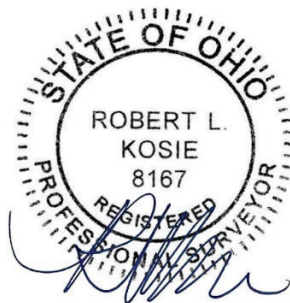
Thence South 88°57'59" West, along the northerly line of the said Wetlands Preservation LTD. parcel, 330.91 feet to a 5/8" iron pin with a cap bearing "CRABBS 7245" found at the southwesterly corner of the parcel herein described.

Thence North 00°58'51" West, along the westerly line of the parcel herein described, 2199.51 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 89°08'19" East, along the northerly line of the parcel herein described, 349.53 feet to **The Principal Place of Beginning of this Survey** and containing 17.175 acres of land, surveyed in October 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, restrictions, encumbrances and easements, including but not limited to a 20 foot easement for driveway purposes as shown in Volume 699, Page 302 of ACRD.

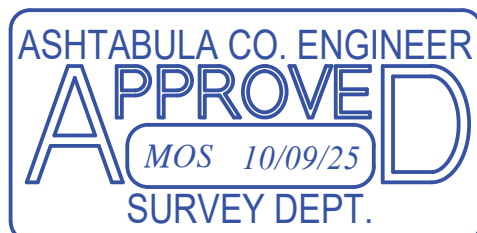
The intent of this survey is to divide 17.175 acres of land from PPN 38-010-00-001-01 as conveyed to John F. Toth, recorded in Volume 699, Page 302 of ACRD.

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".



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

September 27th,
2025





36.962 ACRE PARCEL

(Total combined)

0.114 acres Right of Way (R/W)

Deeds of Record:

Permanent Parcel Number (PPN) 38-010-00-001-00, Henry R. Fisher and Raymond N. Hershberger, Volume 680, Page 307 of Ashtabula County Records and Deeds (ACRD) and PPN 38-010-00-001-01, John F. Toth, Volume 699, Page 302 of ACRD.
3808 New Hudson Road

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a damaged cap in a monument box found at the centerline intersection of New Hudson Road (County Highway 6, Section B, Field Book 305, 66 feet wide) and State Route 45 (Section A, 60 feet wide).

Thence South 89°05'43" West, along the centerline of said New Hudson Road, 2866.24 feet to a 1" iron pin with a cap bearing "ATB COUNTY" in a monument box found at an angle point therein.

Thence South 89°05'16" West, continuing along said centerline, 2232.25 feet to 3/4" iron pin in a monument assembly found at an angle point therein.

Thence S 89°06'44" W, continuing along said centerline, 196.61 feet to the northwesterly corner of PPN 38-010-00-001-03 as conveyed to Alice Chapman, recorded in Volume 735, Page 930 of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°58'47" East, along the westerly line of said Chapman's land, passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 32.83 feet (not on R/W), a total distance of 437.01 feet to a 5/8" iron pin found bent, coned and observed at the southwesterly corner thereof.

36.962 ACRE PARCEL (continued)

Thence North 88°08'10" East, along the southerly line of said Chapman's land, 99.89 feet to a 5/8" iron pin found at the southeasterly corner thereof, being a northeasterly corner of the parcel herein described.

Thence South 00°58'51" East, along an easterly line of the parcel herein described, 76.39 feet to a 5/8" iron pin set.

Thence North 89°08'19" East, along a northerly line of the parcel herein described, 349.53 feet to a 5/8" iron pin set at a northeasterly corner thereof, on a westerly line of PPN 38-009-00-006-00 as conveyed to David A. Miller and Sara J. Miller, recorded in Volume 377, Page 2322 of ACRD.

Thence South 00°29'45" East, continuing along said westerly line of Miller's land, 2198.56 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner thereof, at the northeasterly corner of PPN 38-011-00-014-00 as conveyed to Wetlands Preservation LTD., recorded in Volume 106, Page 7372 of ACRD, being the southeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with a cap bearing "J.W. DANIEL PS 6222 found south 6.44 feet and east 1.06 feet therefrom.

Thence South 88°57'59" West, along the northerly line of the said Wetlands Preservation LTD. parcel, passing through a 5/8" iron pin with a cap bearing "CRABBS 7245" found at 330.91 feet, a total distance of 680.96 feet to the southeasterly corner of PPN 38-010-00-002-00 as conveyed to Kathleen F. Foglio, recorded in Volume 804, Page 128 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°58'43" West, along the easterly line of said Foglio's land, 2276.93 feet to a 5/8" pin with a damaged cap found at the southwesterly corner of PPN 38-010-00-001-02 as conveyed to Kimberly C. Morris, recorded in Volume 272, Page 1536 of ACRD, being a northwesterly corner of the parcel herein described.

Thence North 89°46'15" East, along the southerly line of said Morris' land, 99.94 feet to a 5/8" iron pin found at the southeasterly corner thereof.

Thence North 00°57'58" West, along the easterly line of said Morris' land, passing through a 5/8" iron pin with a cap bearing "CRABBS 7245" found at 403.48 feet (not on R/W), a total distance of 436.32 feet to the northeasterly corner thereof, on the centerline of the aforesaid New Hudson Road, being a northwesterly corner of the

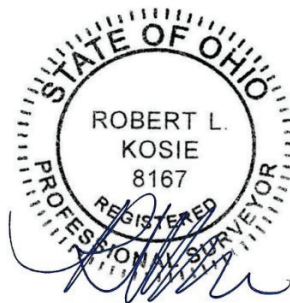
36.962 ACRE PARCEL (continued)

parcel herein described.

Thence North 89°06'44" East, along said centerline, a frontage distance of 150.04 feet to **The Principal Place of Beginning of this Survey** and containing 36.962 acres of land, of which, 0.114 acres are within the R/W of said New Hudson Road, leaving 36.848 acres of land exclusive of said R/W, surveyed in October 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, restrictions, encumbrances and easements, including but not limited to the westerly 10 feet of an existing 20 foot easement for driveway purposes as shown in Volume 699, Page 302 of ACRD.

The intent of this survey is to combine 17.175 acres of land that was divided from PPN 38-010-00-001-01 as conveyed to John F. Toth, recorded in Volume 699, Page 302 together with PPN 38-010-00-001-00 as conveyed to Henry R. Fisher and Raymond N. Hershberger, recorded in Volume 680, Page 307 of ACRD. Known as being 3808 New Hudson Road.

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

September 27th, 2025

