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 d. -Denotes deed measurement
p. -Denotes plat measurement u. -Denotes used measurement
fd. -Denotes found monument PPN -Denotes permanent parcel number
INST -Denotes instrument number ℄ C.L. -Denotes centerline
R/W -Denotes right-of-way (margin)
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"
Δ- Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
Denotes edge of water as observed on March 16th, 2026.

20 15 10 5 0 20 40 60

GRAPHIC SCALE: 1 inch equals 20 feet

Situated in The	Month:	Page:
Situated in the Village of Roaming Shores, County of Ashtabula and State of Ohio and known as being Sublots 1959C and 1960C in the Roaming Rock Shores Plat XI, of part of Original Lots 31 and 158 within Morgan Township, recorded in plat Volume 12, Pages 13, 13A and 13B in the ACER, and Township 9N, Range 4W and Township 10N, Range 4W in the Connecticut Western Reserve.	March	ONE of ONE
	Year: 2026	
Survey for: John Skalicki and Elizabeth Skalicki, Trustees		

Checked on March 23rd, 2026 by MBL, 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.

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

REFERENCES

*The September, 1967 Subdivision Plat prepared by Hedrick, Cox, Dancull, Engineers, Surveyors, prepared by Donald O. Hedrick, recorded in Volume 12, Page 13, 13A and 13B, filed as VOL12PG013_ROAMING ROCK SHORES PLAT XI.pdf, VOL12PG013A_ROAMING ROCK SHORES PLAT XI.pdf and VOL12PG013B_ROAMING ROCK SHORES PLAT XI.pdf in the ACER.

CURVE DATA

Curve 116
D=41°24'34" p.&u.
R=30.00' p.&u.
T=11.34' p.&u.
L=21.68' p.&u.
LC=21.21' p.&u.
LCB=N 20°14'30" E

Curve 117
D=90°37'48" c. (D=90°33'45" p.)
R=50.00' p.&u.
T=50.55' c. (T=50.49' p.)
L=79.09' c. (L=79.03' p.)
LC=71.10' c. (LC=71.06' p.)
LCB=N 44°51'07" E

Curve 118
D=61°06'42" c. (D=61°07'00" p.)
R=50.00' p.&u.
T=29.52' p.&u.
L=53.33' p.&u.
LC=50.84' p.&u.
LCB=N 59°16'39" W

Curve 119
D=58°08'51" c. (D=58°08'35" p.)
R=50.00' p.&u.
T=27.80' p.&u.
L=50.74' p.&u.
LC=48.59' p.&u.
LCB=N 00°21'08" E

Curve 120
D=41°29'38" c. (D=41°24'34" p.)
R=30.00' p.&u.
T=11.36' c. (T=11.34' p.)
L=21.73' c. (L=21.68' p.)
LC=21.25' c. (LC=21.21' p.)
LCB=N 08°42'27" E

Sublot 1961 C
PPN 65-011-20-002-99
Kevin J. Helmick and
Amie A. Helmick
Volume 717, Page 1566
1961 Calabria Lane

5/8" iron pin fd. and used

N 12°03'51" W 167.04' total c. (167.08' p./c.) 160.00' total p./c.&u.

5/8" iron pin with cap bearing "J PETER 6420" fd. and used

82.73' p.&u.
136.27' total c.
N 12°03'51" W 7.04' c.

53.54' total c.
48.17' pin to pin c.
N 78°00'54" E

1/2" iron pin fd. and used for property line (e/w)

5/8" iron pin fd. 0.51' south of property line ne/sw)

N 23°55'26" W 83.25' c.

105.50' total c.

Curve 120

1/2" iron pin fd. BCO north 0.06', east 0.12'

ROAMING ROCK SHORES XI

Plat Volume 12, Page 13, 13A and 13B,

CALABRIA LANE

(60 feet wide)

0.234 ACRE PARCEL

Sublot 1960 C
PPN 65-011-20-002-00
Volume 826, Page 1792
John Skalicki and Elizabeth
Skalicki, Trustees, et al.

5/8" iron pin fd. north 0.00', east 0.22' 5/8" iron pin set

Curve 119

Gravel area
storm top: 864.2
Asphalt pavement

N 89°32'13" E 50.00' p.&u.

S 00°10'00" W 50.00' p.&u.

Cul-De-Sac
(50' radius)

Curve 117

Curve 118

S 61°20'12" W 100.78' c.

1/2" iron pin fd. and used

Sublot 1958 C
PPN 66-011-10-075-01
8-12 Property Group, Inc.
Volume 833, Page 622
1958 Calabria Lane

Concrete driveway
1 story frame garage
Concrete walkway

S 00°10'00" W 98.71' total c. 79.74' c. 18.97' c.

3/4" iron pin fd. and used for property line (n/s)

S 76°54'41" W 14.24' c.

Concrete dock 78.78' c.

Frame dock

S 75°57'42" W 56.30' c.

Edge of water elevation: 849.9 as noted on March 16th, 2026

S 74°47'23" W 44.91' c.

S 79°18'52" W 28.10' c.

N 82°09'56" W 44.91' c.

N 75°46'27" W 18.62' c.

N 55°23'47" W 9.31' c.

N 34°09'02" W 18.02' c.

N 10°23'08" W 17.99' c.

N 02°17'50" E 23.84' c.

N 07°08'33" E 22.26' c.

N 10°26'44" E 20.35' c.

N 17°08'19" E 11.26' c.

N 26°52'03" E 10.07' c.

N 50°04'45" E 9.41' c.

N 59°00'52" E 11.84' c.

N 81°45'08" E 6.31' c.

S 79°24'04" E 14.08' c.

S 63°45'41" E 24.41' c.

S 40°20'39" E 3.66' c.

S 64°17'50" E 11.70' c.

N 43°33'50" E 24.27' c.

22.35' c.

S 23°06'44" W 1.04' c.

S 63°45'13" E 11.60' c.

N 22°29'11" E 1.67' c.

Frame dock
Wooden dock
Sandy area
Concrete dock
Concrete walkway
Frame patio

0.717 ACRE PARCEL

Sublot 1959 C
PPN 66-011-10-075-00
John Skalicki and Elizabeth
Skalicki, Trustees, et al.
Volume 804, Page 2506
1959 Calabria Lane

1-3 story frame dwelling

1/2" iron pin fd. BCO and used

N 40°56'47" E 121.04' total p./c.&u.

44.04' p.&u.

1/2" iron pin fd. BCO and used

77.00' p.&u.

1/2" iron pin fd. BCO and used

Curve 116

Sublot 1957 C

MAP OF SURVEY OF

Sublots 1959 C and 1960 C PPN 66-011-10-075-00 and PPN 65-011-20-002-00 John Skalicki and Elizabeth Skalicki, Trustees, et al. 1959 Calabria Lane

DEEDS OF RECORD:
Volume 804, Page 2506 and
Volume 826, Page 1792

SURVEYOR'S CERTIFICATION

I certify to:
John Skalicki and Elizabeth Skalicki, Trustees

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

STATE OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

Signed and sealed on this 15th day of March, 2026.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

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

DBK MAP 1453 2026