

MAP OF LOT SPLIT OF

PPN 61-020-00-004-00
Joseph W. Gingerich and
Amanda D. Yoder
6909 Huntley Road

DEED OF RECORD:
Volume 729, Page 1237

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



100 75 50 25 0 100 200 300
feet

GRAPHIC SCALE: 1 inch equals 100 feet

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 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
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"
PI -Denotes point of angular intersection (vertex)
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"
GCRD -Denotes "Geauga County Records and Deeds"
GCR -Denotes "Geauga County Engineer's Records"
rar -Denotes Road Alignment Record FB -Denotes "Field Book"
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
Denotes barbed wire fence line found on or near property line

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
Joseph W. Gingerich and Amanda D. Gingerich

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), NAVD88, GRS80, GEOID18). Distances are based on U.S. 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 herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. 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 No. 8167

Signed and sealed on this 4th day of June, 2026



NSPS

DBK PLAT 1475 2026

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 hereon.

PPN 61-020-00-001-00
Raymond C. Wengerd and
Bertha D. Wengerd
Volume 816, Page 228
7003 Huntley Road

Original Lot 8, Range 10
5/8" iron pin
with cap bearing
"PEZAR PS 7772"
fd. and used

Original Lot 7, Range 10

7.657 ACRE
LOT SPLIT
0.138 acres R/W
7.519 acres exclusive
of R/W

PPN 61-020-00-004-00
Joseph W. Gingerich and
Amanda D. Yoder
Volume 729, Page 1237

PPN 61-020-00-006-02
Jacob E. Slabaugh and
Kathryn Detweiler
Volume 839, Page 1071
6893 Huntley Road

4.000 ACRE
RESIDUAL
0.214 acres R/W
3.786 acres exclusive
of R/W

PPN 61-020-00-004-00
Joseph W. Gingerich and
Amanda D. Yoder
Volume 729, Page 1237
6909 Huntley Road

POB - 4.000
acre residual

3/4" iron pin fd.
@ 48.31' from C.L.
(not on R/W)
and used for
property line (n/s)
5/8" iron pin
with cap bearing
KOSIE P.S. 8167
fd. and used

5/8" iron pin
with cap bearing
KOSIE P.S. 8167
fd. and used

Triangular concrete
R/W monument
fd. and used
C.L. POT station
22+91.19 c.
(22+91.40 rar)

REFERENCES

- *The May 16-17, 1919 survey prepared by E.A. Fiedler, Surveyor, recorded in Volume 553, Page 490 of GCRD.
- *The 1934 Road Alignment Record of Huntley Road, Road No. 526, FB No. 371, 60 feet wide, filed as 0526 Huntley.DJVu in the ACER.
- *The surveys prepared by Milton A. Boomhower, Registered Surveyor No. 4247, recorded in INST 200600743682, Volume 1797, Page 2181, Volume 993, Page 393 and INST 201500895258, Volume 1996, Page 3351 of GCRD.
- *The survey prepared by Foresight Engineering Group, Inc., David R. Leinweber, Ohio Professional Surveyor No. 7895, recorded in INST 201500895257, Volume 1996, Page 3348 of GCRD.
- *The August 1st, 1997 Prah Survey prepared by Jerry Slay, Ohio Surveyor No. 5298, filed as 61-020-00-002-00.DJVu in the ACER.
- *The March 12th, 2002 Centerline Plat of Huntley Road prepared by the Geauga County Engineer's Office, Robert L. Phillips, P.E., P.S., filed in the GCR.
- *The October 12th, 2004 Lot Split & Combination of Lands prepared by Crabbs Surveying Service, Timothy E. Stocker, Registered Professional Surveyor No. 7245, filed as 61-020-00-011-00.DJVu in the ACER.
- *The February 10th, 2014 map of survey prepared by Polaris Engineering and Surveying, Inc., Daniel Laux, Registered Professional Surveyor no. S-7087.
- *The February 22nd, 2014 plat of survey of land now or formerly owned by Wayne J. Porter prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Professional Land Surveyor #7995.
- *The January, 11th, 2017 revised survey prepared by D.B. Kosie & Associates (DBK), Robert L. Kosie, Sr., Registered Professional Surveyor 8167, filed as 61-020-00-006-00.pdf in the ACER.
- *The September, 2020 survey prepared by D.B. Kosie and Associates, Robert L. Kosie, Sr., Registered Professional Surveyor 8167, filed as 1127 2020 Gingerich Herakovic Survey 61-020-00-004-00.pdf in the ACER.



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



4.000 ACRE RESIDUAL

0.214 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-020-00-004-00

Joseph W. Gingerich and Amanda D. Yoder

Volume 729, Page 1237 of Ashtabula County Records and Deeds (ACRD).
6909 Huntley Road.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 7, In Range 10, within said Township and Township 8, Range 5 in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at an angle point on the centerline of Huntley Road (Township Road 526, Field Book 371, 60 feet wide) at its intersection with the westerly line of Ashtabula County, Windsor Township, and said Original Lot 7, Range 10.

Thence South 53°33'19" East, along the centerline of said Huntley Road, 1273.14 feet to the southeasterly corner of PPN 61-020-00-002-00 as conveyed to Michael A. Prah, II and Melissa Prah, recorded in Volume 350, Page 1129 of ACRD.

Thence South 53°33'19" East, continuing along said centerline, 200.12 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°23'06" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 37.99 feet, a total distance of 616.56 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°36'54" East, along the northerly line of the parcel herein described, 244.85 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 61-020-00-006-02 as conveyed to Jacob E. Slabaugh and Kathryn Detweiler, recorded in Volume 839, Page 1071 of ACRD.

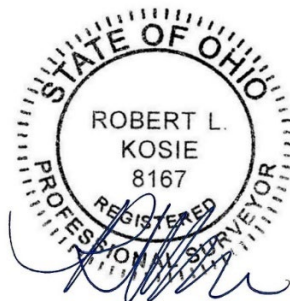
4.000 ACRE RESIDUAL (continued)

Thence South 01°23'06" East, along said westerly line of the Jacob E. Slabaugh and Kathryn Detweiler parcel, passing through a 3/4" iron pin found at 758.38 feet and a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 768.70 feet, a total distance of 806.69 feet to the southwesterly corner thereof, on the centerline of the aforesaid Huntley Road, being the southeasterly corner of the parcel herein described.

Thence North 53°33'19" West, along said centerline, a frontage distance of 310.00 feet to **The Principal Place of Beginning of this Survey** and containing 4.000 acres of land, of which, 0.214 acres are within the R/W of said Huntley Road, leaving 3.786 acres of land exclusive of said R/W, surveyed in June of 2026 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.

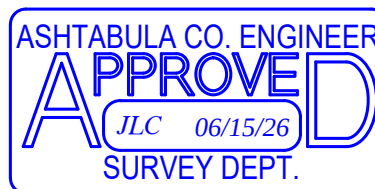
The intent of this survey is to describe the 4.000 acre residual of land remaining in PPN 61-020-00-004-00 as conveyed to Joseph W. Gingerich and Amanda D. Yoder, recorded in Volume 729, Page 1237 of ACRD, after a 7.657 acre division therefrom. Known as being 6909 Huntley Road.

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

June 10th, 2026



4.000 Acre Residual Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, N 01° 23' 06" W, 616.560', 5/8" iron pin set

Point 2: Northing: 5616.3799', Easting: 4985.0975' (?N=616.3799', ?E=-14.9025')

Course 2, N 88° 36' 54" E, 244.850', 5/8" iron pin set

Point 3: Northing: 5622.2980', Easting: 5229.8759' (?N=5.9181', ?E=244.7785')

Course 3, S 01° 23' 06" E, 806.690', southwesterly corner thereof

Point 4: Northing: 4815.8437', Easting: 5249.3740' (?N=-806.4543', ?E=19.4981')

Course 4, N 53° 33' 19" W, 310.000', Principal Place of Beginning of this Survey

Point 5: Northing: 4999.9982', Easting: 5000.0006' (?N=184.1546', ?E=-249.3734')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 1978.10'

Closure Bearing and Distance: N 18° 24' 10.4847551" W, 0.0019'

Misclosure Precision: (1978.0999' / 0.0019') 1' / 1067442.50'

Acreage: 4.000 (4.000035) Acres

Exhibit "A"

D.B. Kosie & Associates, LLC
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 (440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com 

7.657 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-020-00-004-00

Joseph W. Gingerich and Amanda D. Yoder

Volume 729, Page 1237 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 7, In Range 10, within said Township and Township 8, Range 5 in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at an angle point on the centerline of Huntley Road (Township Road 526, Field Book 371, 60 feet wide) at its intersection with the westerly line of Ashtabula County, Windsor Township, and said Original Lot 7, Range 10.

Thence South 53°33'19" East, along the centerline of said Huntley Road, 1273.14 feet to the southeasterly corner of PPN 61-020-00-002-00 as conveyed to Michael A. Prah, II and Melissa Prah, recorded in Volume 350, Page 1129 of ACRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°49'26" West, along the easterly line of said Prah's land, passing through a 1" iron pipe found at 37.54 feet (not on R/W), a total distance of 1112.15 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the northeasterly corner thereof, on a southerly line of PPN 61-020-00-001-00 as conveyed to Raymond C. Wengerd and Bertha D. Wengerd, recorded in Volume 816, Page 228 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 86°35'01" East, along said southerly line of Wengerd's land, 392.27 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the northwesterly corner of PPN 61-020-00-006-00 as conveyed to William H. Gingerich and Katie E. Gingerich, recorded in Volume 665, Page 1651 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 01°23'06" East, along a westerly line of said Gingerich's land, along the westerly line of PPN 61-020-00-006-02 as conveyed to Jacob E. Slabaugh and Kathryn Detweiler, recorded in Volume 839, Page 1071 of ACRD, passing through a 5/8" iron pin with

7.657 ACRE LOT SPLIT (continued)

cap bearing "KOSIE PS 8167" found at 390.18 feet, a total distance of 632.18 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

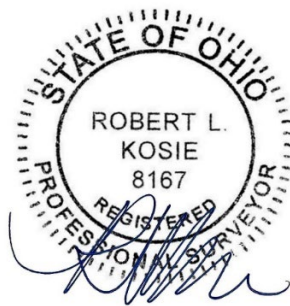
Thence South 88°36'54" West, along a southerly line of the parcel herein described, 244.85 feet to a 5/8" iron pin set.

Thence South 01°23'06" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 578.57 feet, a total distance of 616.56 feet to a southeasterly corner of the parcel herein described, on the centerline of the aforesaid Huntley Road.

Thence North 53°33'19" West, along said centerline, a frontage distance of 200.12 feet to **The Principal Place of Beginning of this Survey** and containing 7.657 acres of land, of which, 0.138 acres are within the R/W of said Huntley Road, leaving 7.519 acres of land exclusive of said R/W, surveyed in June of 2026 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.

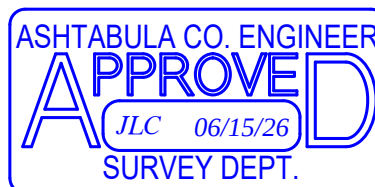
The intent of this survey is to divide 7.657 acres of land from PPN 61-020-00-004-00 as conveyed to Joseph W. Gingerich and Amanda D. Yoder, recorded in Volume 729, Page 1237 of ACRD.

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

June 10th, 2026



7.657 Acre Lot Split Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, N 00° 49' 26" W, 1112.150', 5/8" iron pin with cap bearing "KOSIE PS

Point 2: Northing: 6112.0350', Easting: 4984.0083' (?N=1112.0350', ?E=-15.9917')

Course 2, N 86° 35' 01" E, 392.270', 5/8" iron pin with cap bearing "KOSIE PS

Point 3: Northing: 6135.4111', Easting: 5375.5812' (?N=23.3761', ?E=391.5729')

Course 3, S 01° 23' 06" E, 632.180', 5/8" iron pin set

Point 4: Northing: 5503.4158', Easting: 5390.8613' (?N=-631.9953', ?E=15.2801')

Course 4, S 88° 36' 54" W, 244.850', 5/8" iron pin set

Point 5: Northing: 5497.4977', Easting: 5146.0828' (?N=-5.9181', ?E=-244.7785')

Course 5, S 01° 23' 06" E, 616.560', southeasterly corner of the parcel herein described

Point 6: Northing: 4881.1178', Easting: 5160.9853' (?N=-616.3799', ?E=14.9025')

Course 6, N 53° 33' 19" W, 200.120', Principal Place of Beginning of this Survey

Point 7: Northing: 4999.9985', Easting: 5000.0027' (?N=118.8807', ?E=-160.9826')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 3198.13'

Closure Bearing and Distance: N 61° 05' 37.46960677" W, 0.0031'

Misclosure Precision: (3198.1301' / 0.0031') 1' / 1029562.64'

Acreage: 7.657 (7.656973) Acres