

Situating in The Township of Williamsfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 2, in Section 16, within said Township and Township 8N, Range 1W in the Connecticut Western Reserve.	Month: August	Page: ONE
	Year: 2026	of ONE
Survey for: Alan L. Rutledge		

Checked on August 7, 2026 by RLK, MBL
Revised on August 31, 2026

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 60-016-00-005-00
Alan L. Rutledge
DEED OF RECORD:
Volume 84, Page 8945
8463 Simons South Road



ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
Alan L. Rutledge
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.

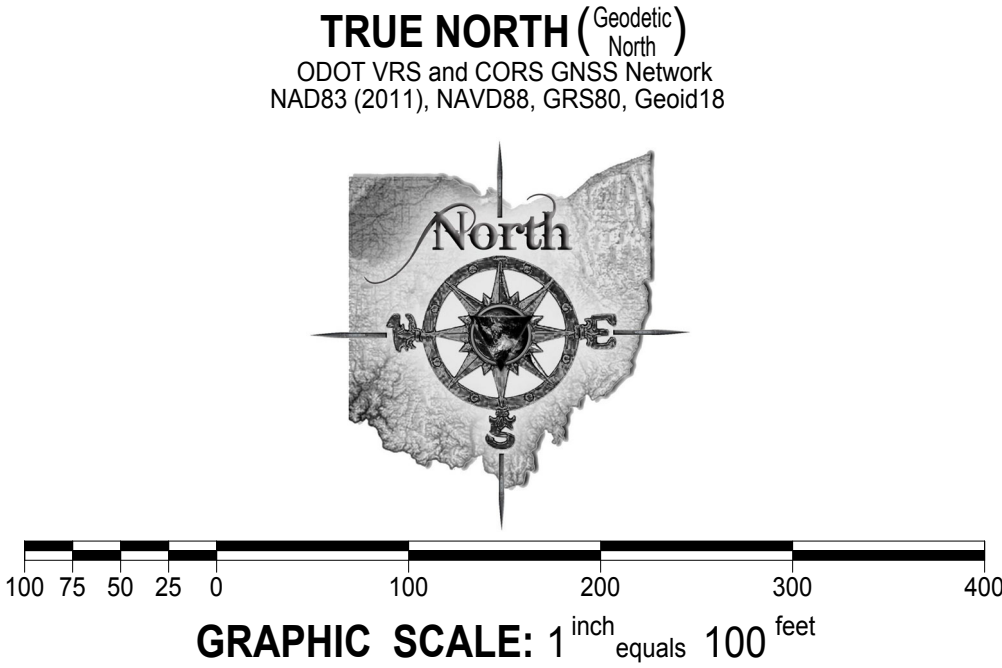
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 3rd day of August, 2026.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

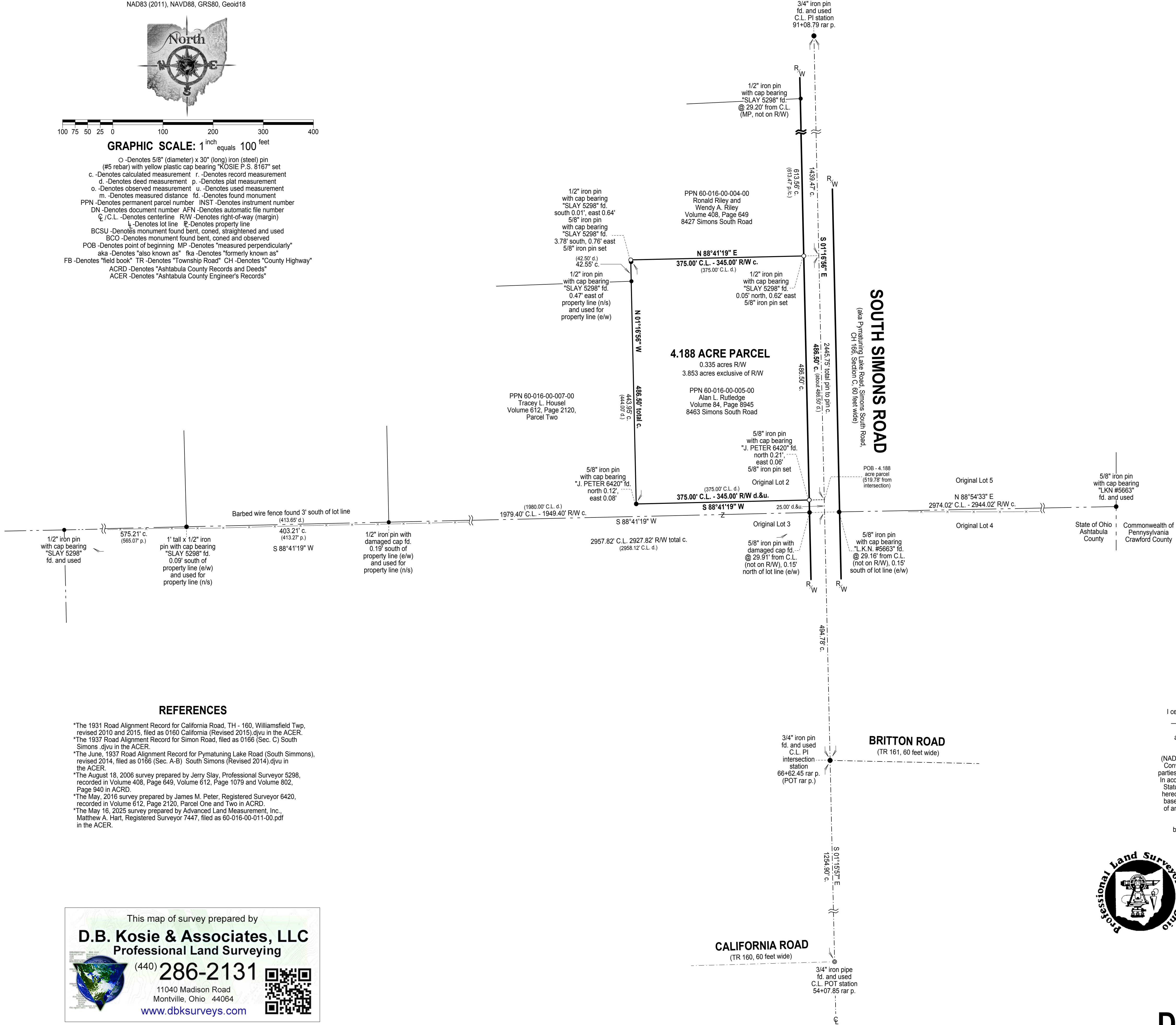


DBK MAP 1489 2026



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./C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
L. -Denotes lot line R. -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 perpendicularity"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"



REFERENCES

*The 1931 Road Alignment Record for California Road, TH - 160, Williamsfield Twp, revised 2010 and 2015, filed as 0160 California (Revised 2015).djvu in the ACER.
*The 1937 Road Alignment Record for Simon Road, filed as 0166 (Sec. C) South Simons .djvu in the ACER.
*The June, 1937 Road Alignment Record for Pymatuning Lake Road (South Simons), revised 2014, filed as 0166 (Sec. A-B) South Simons (Revised 2014).djvu in the ACER.
*The August 18, 2006 survey prepared by Jerry Slay, Professional Surveyor 5298, recorded in Volume 408, Page 649, Volume 612, Page 1079 and Volume 802, Page 940 in ACRD.
*The May, 2016 survey prepared by James M. Peter, Registered Surveyor 6420, recorded in Volume 612, Page 2120, Parcel One and Two in ACRD.
*The May 16, 2025 survey prepared by Advanced Land Measurement, Inc., Matthew A. Hart, Registered Surveyor 7447, filed as 60-016-00-011-00.pdf in the ACER.

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

Exhibit "A"

D.B. Kosie & Associates, LLC
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4.188 ACRE PARCEL

0.335 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-016-00-005-00

Alan L. Rutledge

Volume 84, Page 8945 of Ashtabula County Records and Deeds (ACRD).
8463 Simons South Road.

Situated in the Township of Williamsfield, County of Ashtabula and State of Ohio and known as being part of Original Lot 2, in Section 16, within said Township and Township 8N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of South Simons Road (also known as Pymatuning Lake Road, Simons South Road, County Highway 166, Section C, 60 feet wide) and Britton Road (Township Road 161, 60 feet wide), referenced by a 3/4" iron pipe found at the centerline intersection of said South Simons Road and California Road (Township Road 160, 60 feet wide), located South 01°15'57" East, 1254.90 feet therefrom.

Thence North 01°16'56" West, along the centerline of said South Simons Road, 519.78 feet to a northeasterly corner of PPN 60-016-00-007-00 as conveyed to Tracey L. Housel, recorded in Volume 612, Page 2120, Parcel Two of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°41'19" West, along a northerly line of said Housel's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 375.00 feet to the southwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J. PETER 6420" found north 0.12 feet and east 0.08 feet therefrom.

Thence North 01°16'56" West, along an easterly line of said Housel's land, along an

4.188 ACRE PARCEL (continued)

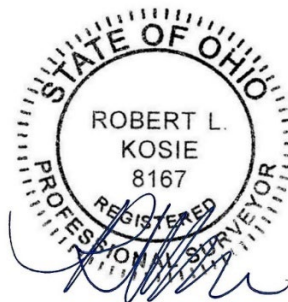
easterly line of PPN 60-016-00-004-00 as conveyed to Ronald Riley and Wendy A. Riley, recorded in Volume 408, Page 649 of ACRD, passing by a 1/2" iron pin with cap bearing "SLAY 5298" found 0.47 feet east of the property line at 443.95 feet, a total distance of 486.50 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described, witnessed by a 1/2" iron pin with cap bearing "SLAY 5298" found south 0.01 feet and east 0.64 feet therefrom and a 5/8" iron pin with cap bearing "SLAY 5298" found south 3.78 feet and east 0.76 feet therefrom.

Thence North 88°41'19" East, along a southerly line of said Riley's land, passing through a 5/8" iron pin set at 345.00 feet, a total distance of 375.00 feet to a southeasterly corner thereof, on the centerline of the aforesaid South Simons Road, being the northeasterly corner of the parcel herein described.

Thence South 01°16'56" East, along said centerline, a frontage distance of 486.50 feet to **The Principal Place of Beginning of this Survey** and containing 4.188 acres of land, of which, 0.335 acres are within the R/W of said South Simons Road, leaving 3.853 acres of land exclusive of said R/W, surveyed in August 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 more accurately describe PPN 60-016-00-005-00 as conveyed to Alan L. Rutledge, recorded in Volume 84, Page 8945 of ACRD. Known as being 8463 Simons South 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

August 28th, 2026

