

PLAT OF RE-SURVEY (UPDATE) OF

PPN 48-026-00-001-00 ROBERT F. ARMINGTON, TRUSTEE AND ARMINGTON WOODS, LLC FILE NO. 2011-00012516 VOLUME 508, PAGE 1059

SITUATED IN THE TOWNSHIP OF SAYBROOK, COUNTY OF ASHTABULA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL LOTS NO. 87 AND 88 WITHIN SAID TOWNSHIP, AND ALSO BEING PART OF RANGE 4, TOWNSHIP 12, IN THE CONNECTICUT WESTERN RESERVE.

ROAD CENTERLINE REFERENCES

THE CENTERLINE OF AUSTINBURG ROAD (AKA ASHTABULA - AUSTINBURG ROAD, C.H. 19) WAS OBTAINED FROM THE JULY 5TH, 2012 ASHTABULA COUNTY ENGINEER'S PLAT OF A 0.92 ACRE SURVEY FOR THE ASHTABULA COUNTY COMMISSIONERS.

THE CENTERLINE OF STATE ROUTE 45 WAS OBTAINED FROM THE SEPTEMBER 29TH, 2000 SURVEY OF ATB - 45 - 19.92 FOR THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 4, AS SHOWN ON PLAT VOLUME 17, PAGE 77 OF ASHTABULA COUNTY RECORDS AND DEEDS.

THE CENTERLINE OF I-90 (AKA STATE ROUTE 1) WAS OBTAINED FROM THE DECEMBER 12TH, 1957 CENTERLINE AND RIGHT OF WAY SURVEY AS SHOWN ON LOCATION PLAN S.R. 1 ATB. 1 - 7.56 LIMITED ACCESS AND RECORDED IN PLAT BOOK 13, PAGE 272 - 273 AS SHOWN ON THE ASHTABULA_IR090_07.560_1958.PDF PLAT OF THE OHIO DEPARTMENT OF TRANSPORTATION, DISTRICT 4, RECORDS.

TOWNSHIP/CITY/VILLAGE:	MONTH:	PAGE:
ORIGINAL LOTS NO. 87 AND 88 SAYBROOK TOWNSHIP ASHTABULA, OHIO RANGE 4, TOWNSHIP 12 (CWR)	YEAR:	OF ONE ONE
SURVEY FOR: ROBERT F. ARMINGTON AND ARMINGTON WOODS, LLC C/O: ZIEGLER METZGER, LLP		

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY 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 (O.D.O.T.) RECORDS.

TRUE NORTH



ODOT VRS AND CORS GNSS NETWORK NAD83, NGVD88, GRS80, GEOID12A

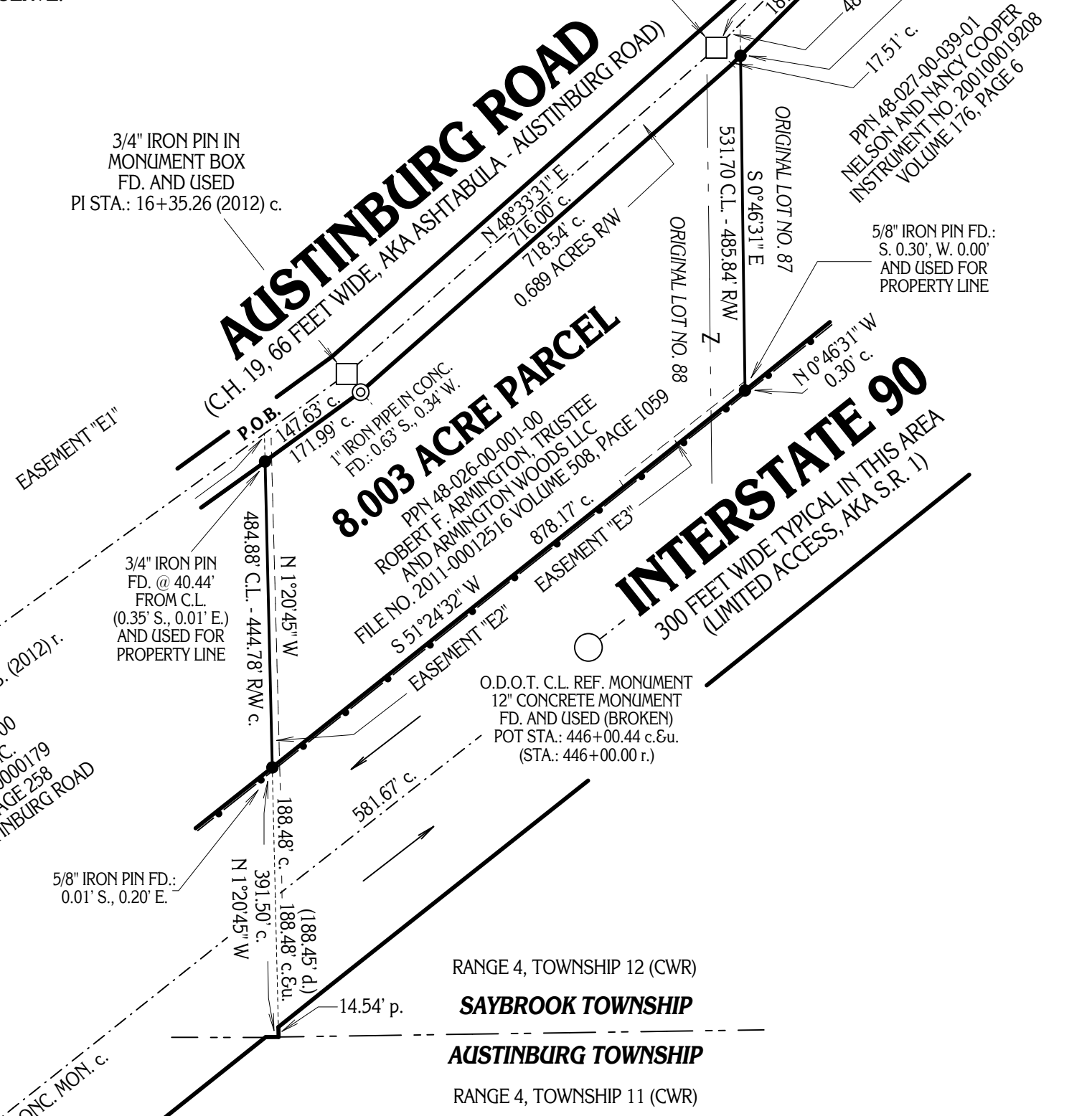


c. - DENOTES CALCULATED MEASUREMENT r. - DENOTES RECORD MEASUREMENT
 d. - DENOTES DEED MEASUREMENT p. - DENOTES PLAT MEASUREMENT
 o. - DENOTES OBSERVED MEASUREMENT u. - DENOTES USED MEASUREMENT
 FD. - DENOTES FOUND MONUMENT C.L. - DENOTES CENTERLINE R/W - DENOTES RIGHT-OF-WAY
 —●—●— 4' WIRE FENCE

I CERTIFY TO: ROBERT F. ARMINGTON AND ARMINGTON WOODS, LLC
C/O: ZIEGLER METZGER, LLP

THAT I HAVE SURVEYED THESE PREMESIS 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, NGVD88, GRS80, GEOID20012A). 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. NO LIABILITY IS ASSUMED FOR THE EXISTENCE OF ANY OTHER DOCUMENTS THAT MAY AFFECT THE SURVEYED PREMESIS 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
REGISTRATION NO. 8167



EASEMENTS

- EASEMENT "E1"
UTILITY EASEMENT
VOLUME 694 PAGE 1017
- EASEMENT "E2"
10 FOOT - 99 YEAR UTILITY EASEMENT
(COMMENCING ON FEBRUARY 15TH, 1973)
VOLUME 90, PAGE 23
- EASEMENT "E3"
10 FOOT - NON EXCLUSIVE
RIGHT TO USE EASEMENT
(NOVEMBER 16TH, 1973)
VOLUME 849, PAGE 148 AND
AMENDED BY FILE NO. 37390

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

DELTA: 30°16'29" r.
 RADIUS: 347.25' r.
 TANGENT: 93.94' r.
 LENGTH: 183.48' r.
 CHORD: 181.36' c.
 BEAR.: N 69°10'10" E c.
 PC STA.: 0+54.04 (2012) r.
 PT STA.: 2+37.52 (2012) r.

NEW C.L. INT.
 C.H. 19 - STA.: 0+00.00 (2012) r.
 S.R. 45 - STA.: 32+20.80 (2000) r.

STATE ROUTE 45
90 FEET WIDE (2012)

C.L. INT. STA.:
 S.R. 45 - 23+57.28 (2000) r.
 I-90 (AKA S.R. 1) - 424+25.15 r.