

TOWNSHIP/CITY/VILLAGE: THE EASTERLY BANK OF THE ASHTABULA RIVER AT ASHTABULA HARBOR IN THE CITY OF ASHTABULA, OHIO
 ORIGINAL ASHTABULA TOWNSHIP LOT NO. 7, RANGE 3, TOWNSHIP 13 OF THE CONNECTICUT WESTERN RESERVE

MONTH: 27TH
 APRIL

PAGE: ONE
 OF ONE

YEAR: 2015

SURVEY FOR: NORFOLK SOUTHERN RAILROAD COMPANY, PENNSYLVANIA LINES LLC AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY

LAST REVISION: SITE PLAN - JUNE 11TH, 2014 COVENANT - APRIL 27TH, 2015

SITE PLAN AND 5.319 ACRE ENVIRONMENTAL COVENANT OF PPN 05-000-00-620-00 PENNSYLVANIA LINES LLC

DOCUMENT NO. 2000-00003186
 VOLUME 122, PAGE 37

SLIP 5A PENNSYLVANIA (AKA NO. 5 1/2 SLIP) AS SHOWN ON THE JUNE 30TH, 1917 NEW YORK CENTRAL RAILROAD COMPANY'S (NEW YORK CENTRAL RAILROAD, WEST OF BUFFALO, YOUNGSTOWN BRANCH, ASHTABULA HARBOR, OHIO FROM STA. 50+00 TO STA. 105+60) VALUATION AND STATION MAP SHOWING TRACKS AND STRUCTURES AS RECORDED ON PLAN NO. V221, ST. 1B OF ASHTABULA COUNTY RECORDS AND DEEDS.

ALSO KNOWN AS BEING SLIP 5A PENNSYLVANIA AS SHOWN ON PLATE 3 OF THE SLIP 5A RESTORATION DESIGN DRAWING SET 2 PLAN, ENVIRON PROJECT NO. 2116542A

TRUE NORTH (GEOIDETIC) NORTH
 O.D.O.T. VRS AND CORS GNSS NETWORK
 NAD83 (2011), NAVD83, GR580, GEOID12A



GRAPHIC SCALE: 1 inch EQUALS 50 feet

○ DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET
 ● DENOTES 5/8" x 30" IRON (STEEL) REBAR PIN (#5 REBAR) WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET IN 4" PVC CONCRETE MONUMENT

◆ DENOTES ROOTWAD ◆ DENOTES STANDING SNAG

⊕ DENOTES TELEPHONE POLE NTNSC DENOTES NO TRESPASSING NORFOLK SOUTHERN CORPORATION SIGN SL10 DENOTES SPEED LIMIT 10 SIGN

c - DENOTES CALCULATED MEASUREMENT d - DENOTES DEED MEASUREMENT p - DENOTES PLAT MEASUREMENT
 FD - DENOTES FOUND MONUMENT u - DENOTES USED MEASUREMENT POB - DENOTES POINT OF BEGINNING
 SPC - DENOTES STATE PLANE COORDINATES OH, N - DENOTES OHIO NORTH

SITUATED IN THE CITY OF ASHTABULA, COUNTY OF ASHTABULA AND STATE OF OHIO AND KNOWN AS BEING PART OF ORIGINAL ASHTABULA TOWNSHIP LOT NO. 7, AND RANGE 3, TOWNSHIP 13 OF THE CONNECTICUT WESTERN RESERVE.

EDGE OF WATER ELEVATION:
 OCTOBER, 2013: 571.5
 DECEMBER, 2013: 570.7
 APRIL, 2015: 571.75

ASHTABULA RIVER

BASIS OF RESEARCH AND RECORDS
 ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' 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.

ASHTABULA RIVER (EAST BANK)

NORFOLK SOUTHERN RAILROAD COMPANY

5.319 ACRE ENVIRONMENTAL COVENANT
 EXISTING APPROXIMATE ORDINARY HIGH WATER LINE AS OF 4-15-15 ELEVATION: 572.8

5.319 ACRE ENVIRONMENTAL COVENANT COURSE DATA

- L1 North 66°52'10" West, 94.59 feet c.
- L2 North 18°42'53" East, 104.69 feet c.
- L3 North 21°29'59" East, 72.07 feet c.
- L4 North 00°48'53" East, 27.44 feet c.
- L5 North 23°54'59" East, 78.29 feet c.
- L6 North 33°15'41" East, 90.69 feet c.
- L7 North 23°33'35" East, 56.23 feet c.
- L8 North 36°34'47" East, 22.90 feet c.
- L9 North 43°33'59" East, 177.91 feet c.
- L10 North 31°52'57" East, 48.90 feet c.
- L11 North 22°44'39" East, 157.23 feet c.
- L12 North 27°27'39" East, 93.51 feet c.
- L13 North 32°37'44" West, 74.17 feet c.
- L14 North 42°08'05" East, 102.78 feet c.
- L15 North 21°28'40" East, 94.84 feet c.
- L16 South 40°56'15" East, 30.39 feet c.
- L17 South 07°34'28" West, 51.63 feet c.
- L18 South 02°27'44" East, 37.17 feet c.
- L19 South 18°18'45" West, 99.41 feet c.
- L20 South 53°32'17" West, 21.25 feet c.
- L21 South 30°27'08" West, 35.92 feet c.
- L22 South 14°33'56" West, 49.15 feet c.
- L23 South 07°54'44" West, 60.45 feet c.
- L24 South 13°15'27" East, 124.00 feet c.
- L25 South 21°54'11" West, 31.11 feet c.
- L26 South 16°13'18" West, 88.58 feet c.
- L27 South 21°00'32" West, 31.37 feet c.
- L28 South 11°57'59" West, 129.03 feet c.
- L29 South 19°50'11" West, 56.57 feet c.
- L30 South 11°01'12" West, 56.10 feet c.
- L31 South 10°51'23" West, 122.33 feet c.
- L32 South 7°31'52" East, 124.00 feet c.
- L33 South 22°45'18" West, 120.00 feet c.
- L34 South 31°19'31" West, 132.38 feet c.
- L35 North 66°52'10" West, 270.63 feet c.

BM 1001
 5/8" IRON PIN IN CONC. MONUMENT SET
 LATITUDE: N. 41°53'45.3540"
 LONGITUDE: W. 80°47'41.6451"
 SPC (OH, N.) N. 816750.08, E. 2432724.23
 EL.: 575.22

5.319 ACRE ENVIRONMENTAL COVENANT
 EXISTING APPROXIMATE ORDINARY HIGH WATER LINE AS OF 4-15-15 ELEVATION: 572.8

BM 1000
 5/8" IRON PIN IN CONC. MONUMENT SET
 LATITUDE: N. 41°53'41.0325"
 LONGITUDE: W. 80°47'41.5348"
 SPC (OH, N.) N. 816312.87, E. 2432741.12
 EL.: 578.96

TBM 2002
 RR SPIKE WITH DRILL HOLE SET
 SPC (OH, N.) N. 816411.57
 E. 2432576.01
 EL.: 574.49

TBM 2001
 RR SPIKE WITH DRILL HOLE SET
 SPC (OH, N.) N. 816238.25
 E. 2432875.84
 EL.: 580.44

ENTRANCE
 LATITUDE: N. 41°53'40.63"
 LONGITUDE: W. 80°47'37.97"

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

STATE CERTIFICATE OF AUTHORIZATION NO. 02946

NOTES:

PCB AREA
 THE ACTUAL VACATED PCB AREA SHOWN HEREON (AS VERIFIED) WAS EXCAVATED TO AN ELEVATION DEPTH OF 576.5 (MIN) TO 575.6 (MAX) WHICH EXCEEDS THE ORIGINAL DESIGN DEPTH OF 577.0 AS SHOWN ON PLATE 3 OF THE SLIP 5A RESTORATION DESIGN DRAWING SET 2 PLAN, ENVIRON PROJECT NO. 2116542A

EDGE OF WATER
 THE EDGE OF WATER (AVERAGE) AS SHOWN HEREON WAS LOCATED ON OCTOBER 1ST, 2013 AT AN ELEVATION OF 571.5 FEET. IT SHOULD BE NOTED THAT ON DECEMBER 1ST, 2013 THE SAME EDGE OF WATER (AVERAGE) WAS LOCATED AT AN ELEVATION OF 570.7 FEET (0.8 FEET LOWER), AS OF APRIL 15TH, 2015, THE EDGE OF WATER ELEVATION WAS NOTED AS BEING 571.75.

PIERS AND DOCKS ON EAST BANK
 ALL PIERS AND DOCKS ON THE EASTERN BANK SHOWN HEREON (FRAME DECKING ON STEEL SUPPORTS) WERE NOTED AS BEING DANGEROUS, IN VERY BAD CONDITION UNUSABLE, AND SHOULD BE AVOIDED.

PROPERTY LINE INFORMATION
 ALL PROPERTY LINE INFORMATION SHOWN HEREON WAS ESTABLISHED BY DIGITIZED PLAN PHOTOGRAMMETRY AND HAS AN APPROXIMATED RESIDUAL ERROR OF N. 1.4", E. 3.1" AND SHOULD ONLY BE USED AS A REFERENCE.

OUPS
 Ohio Utilities Protection Service
 4740 Belmont Avenue, Youngstown, OH, 44505
 1-800-362-2764

I CERTIFY TO:
 NORFOLK SOUTHERN RAILROAD COMPANY, PENNSYLVANIA LINES, LLC AND THE OHIO ENVIRONMENTAL PROTECTION AGENCY

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, NAVD83, GR580, 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 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
 REGISTRATION NO. 8167

CHECKED
 RLK - 4/27/15

DBK PLAT NO. 885 2015

SITE PLAN AND 5.319 ACRE ENVIRONMENTAL COVENANT OF SLIP 5A PENINSULA