

PLAT OF RE-SURVEY AND LOT SPLIT OF:

PPN 61-011-00-021-00, Merlin A. Troyer and Edna Mae Troyer

US Route No. 322

(AKA Mayfield Road, Cleveland - Meadville Road, 90 feet wide)

1" iron pin in monument box fd. and used
C.L. PI Sta.: 44+79.09 c.&u. (44+79.28 p.)

ORIGINAL LOT NO. 6
TOWNSHIP RANGE 9

C.L. intersection
U.S. Route 322 POT Station
56+68.19 c.&u. (56+69.54 p.)
Cox Road Station
97+27.18 c.&u. (97+26.5 p.)

Sited in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lots No. 5 in Range 9 and No. 5 in Range 10 within said Township and Township 8, Range 5 of The Connecticut Western Reserve.	Month: 2nd	Page: ONE
	March	of ONE
	Year: 2016	

Survey for: Merlin A. Troyer and Edna Mae Troyer

ORIGINAL LOT NO. 6
TOWNSHIP RANGE 8

610.96' c.

ORIGINAL LOT NO. 5
TOWNSHIP RANGE 8

3/4" iron pin in monument box fd. and used
C.L. PI Sta.: 62+79.15 (62+79.50 p.)

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.

REFERENCES

The 1939 (revised 2011) County Engineer's Road Alignment Record (Road No. 531, Field Book No. 413) as recorded in The Ashtabula County Engineer's records.

The 1958 Centerline and Right of Way Plat of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township and recorded in The Ohio Department of Transportation, District 4 Records.

The (no date) 170.355 acre survey of Jerry Slay, R.S. No. 5298 as recorded in Volume 77, Page 9053 of ACRD.

The April 27th, 2009 Plat of Survey for David Leichtman as prepared by Rudy Schwartz, P.S. No. 7193 (not recorded)

The January 11th, 2016 survey and consolidation of lots prepared by Jerry Slay, O.S. No. 5298 and recorded in Volume 605, Page 611 of ACRD.



NO ZONING

DBK PLAT NO.: 909 2016

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 200'

- -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- -Denotes 5/8" iron pin with cap bearing "SCHWARTZ 7193" fd. and used unless otherwise noted
- x — x — Denotes barbed wire fence found on or near property line
- + — + — Denotes abandoned railroad track foundation (P.P. & F. Railroad Co.)
- ~~~~~ Denotes existing tree line

- 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
- DN -Denotes document number L -Denotes lot line
- ☉ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- BCSO -Denotes monument found bent, coned, straightened and observed
- POB -Denotes point of beginning
- ACRD -Denotes Ashtabula County Records and Deeds
- Δ - Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing
- PC -Denotes Point of Curve PT -Denotes Point of Tangency

LINE DATA

- L-1 S 89°23'06" W 213.38' c.&u. (206.06' d.)
- L-2 N 62°04'30" E 134.82' total c.&u. (144.36' d.)
- L-3 N 62°04'30" E 29.02' c.
- L-4 N 62°04'30" E 105.80' c.

CURVE DATA

- C-1
Δ=3°21'44" c.&u. (3°21'45" p.)
R=2885.00' p.&u.
T=84.68' p.&u.
L=169.30' c.&u. (169.32' p.)
LC=169.28' c.&u. (169.29' p.)
LCB=N 63°45'23" E
- C-2
Δ=44°00'02" c.
R=100.00' c.
T=40.41' c.
L=76.80' c.
LC=74.93' c.
LCB=S 22°33'30" E
- C-3
Δ=29°31'46" c.
R=275.00' c.
T=72.48' c.
L=141.73' c.
LC=140.17' c.
LCB=S 29°47'38" E

PPN 61-011-00-022-00
Ronald Misko and Gregory R. Misko
DN 2002-00001314
Volume 188, Page 2171

25.000 ACRE PARCEL

PPN 61-011-00-021-00
Merlin A. Troyer and Edna Mae Troyer
DN 2016-00000780
Volume 605, Page 611

39.524 ACRE PARCEL (RESIDUAL)

PPN 61-011-00-021-00
Merlin A. Troyer and Edna Mae Troyer
DN 2016-00000780
Volume 605, Page 611

SURVEYOR'S CERTIFICATION

I certify to: Merlin A. Troyer and Edna Mae Troyer

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, GEOID12B). 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 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 No. 8167



This plat was prepared by
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