

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



GRAPHIC SCALE: 1" EQUALS 60'

- -Denotes 5/8" iron pin with cap bearing "WESTFALL 6634" fd. and used unless otherwise noted
- c. -Denotes calculated measurement p. -Denotes plat measurement
- fd. -Denotes found monument u. -Denotes used measurement
- PPN -Denotes permanent parcel number
- DN -Denotes document number C/L -Denotes centerline
- R/W -Denotes right-of-way (margin)
- BCSU -Denotes monument found bent, coned, straightened and used
- ACRD -Denotes Ashtabula County Records and Deeds

- C8
△=38°03'43" c.&u.
R=65.01' c.&u.
L=43.19' c.&u.
LC=42.40' c.&u.
LCB=N 17°22'02" E
- C9
△=38°03'43" c.&u.
R=65.01' c.&u.
L=43.19' c.&u.
LC=42.40' c.&u.
LCB=N 55°25'45" E
- C10
△=38°03'52" c.&u.
R=65.01' c.&u.
L=43.19' c.&u.
LC=42.40' c.&u.
LCB=N 86°30'27" W

SUBLOT NO. 11
PPN 02-063-00-011-00
William McLaughlin
DN 2009-00009523
Volume 462, Page 105

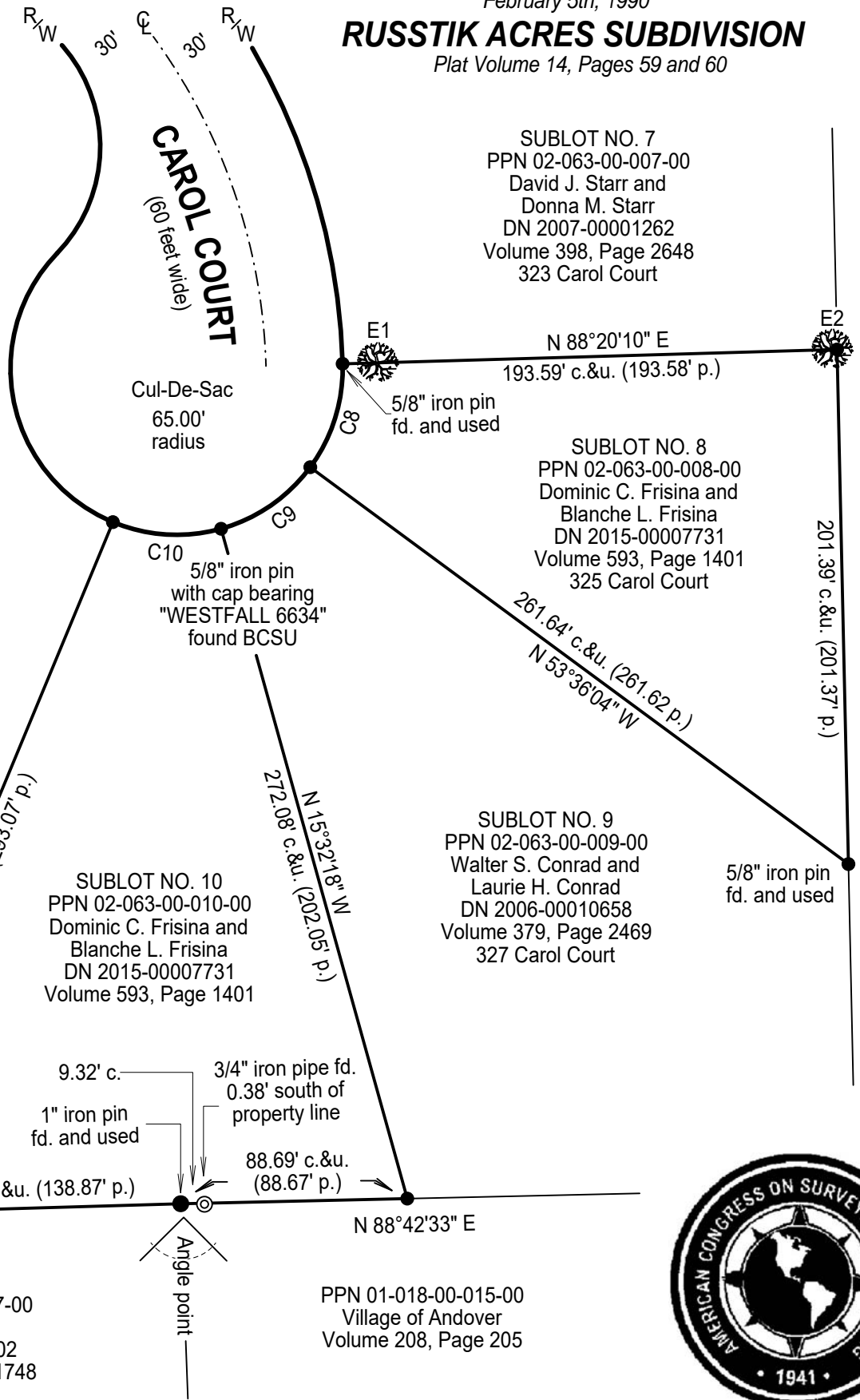
10.87' c.
5/8" iron pin
with cap bearing
"COLPETZER
THOMAS INC."
fd. 1.48' south of
property line

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
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PPN 02-018-00-017-00
Keith Richmond
DN 2006-00006602
Volume 372, Page 1748

February 5th, 1990
RUSSTIK ACRES SUBDIVISION
Plat Volume 14, Pages 59 and 60



PPN 01-018-00-015-00
Village of Andover
Volume 208, Page 205

Plat of survey of
(SUBLOT NO. 10)
PPN 02-063-00-010-00 and
(SUBLOT NO. 8)
PPN 02-063-00-008-00
**Dominic C. Frisina and
Blanche L. Frisina**

Situated in The
Village of Andover, County of Ashtabula
and State of Ohio and known as being
Sublots No. 8 and 10 in the Russtik Acres
Subdivision, of part of Original Andover
Township Lot No. 36, within said Village
and recorded in Volume 14, Pages 59
and 60 of ACRD.

Month: 24th	Page:
March	ONE
Year: 2016	of ONE

Survey for: Dominic C. Frisina and Blanche L. Frisina

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.

ENCROACHMENTS

(E1 & E2)

Adjoiner's (PPN 02-063-00-007-00, David J. Starr and Donna M. Starr) wooden octagon planter is encroaching approximately 1' south of property line

SURVEYOR'S CERTIFICATION

I certify to: Dominic C. Frisina and Blanche L. Frisina

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, 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, not 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

