

PLAT OF SURVEY OF:
PPN 38-023-00-019-00, Uria U. Miller, Jr., Edna Miller, Steven U. Miller and Laura Burkholder and PPN 38-023-00-019-02, Steven U. Miller

DEEDS OF RECORD:
 DN 2017-00001527, Volume 630, Page 791 and DN 2013-00013628, Volume 555, Page 1760
 8940 and 8970 State Route 45

Situated in The	Month:	Page:
Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot No. 6, in Section No. 23 within said Township, and Township 8, Range 4 in the Connecticut Western Reserve.	March	ONE
Year:	2017	of ONE
Survey for:	Uria U. Miller, Jr., Edna Miller, Steven U. Miller and Laura Burkholder	

Checked 3/6/17 by RLK

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.

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

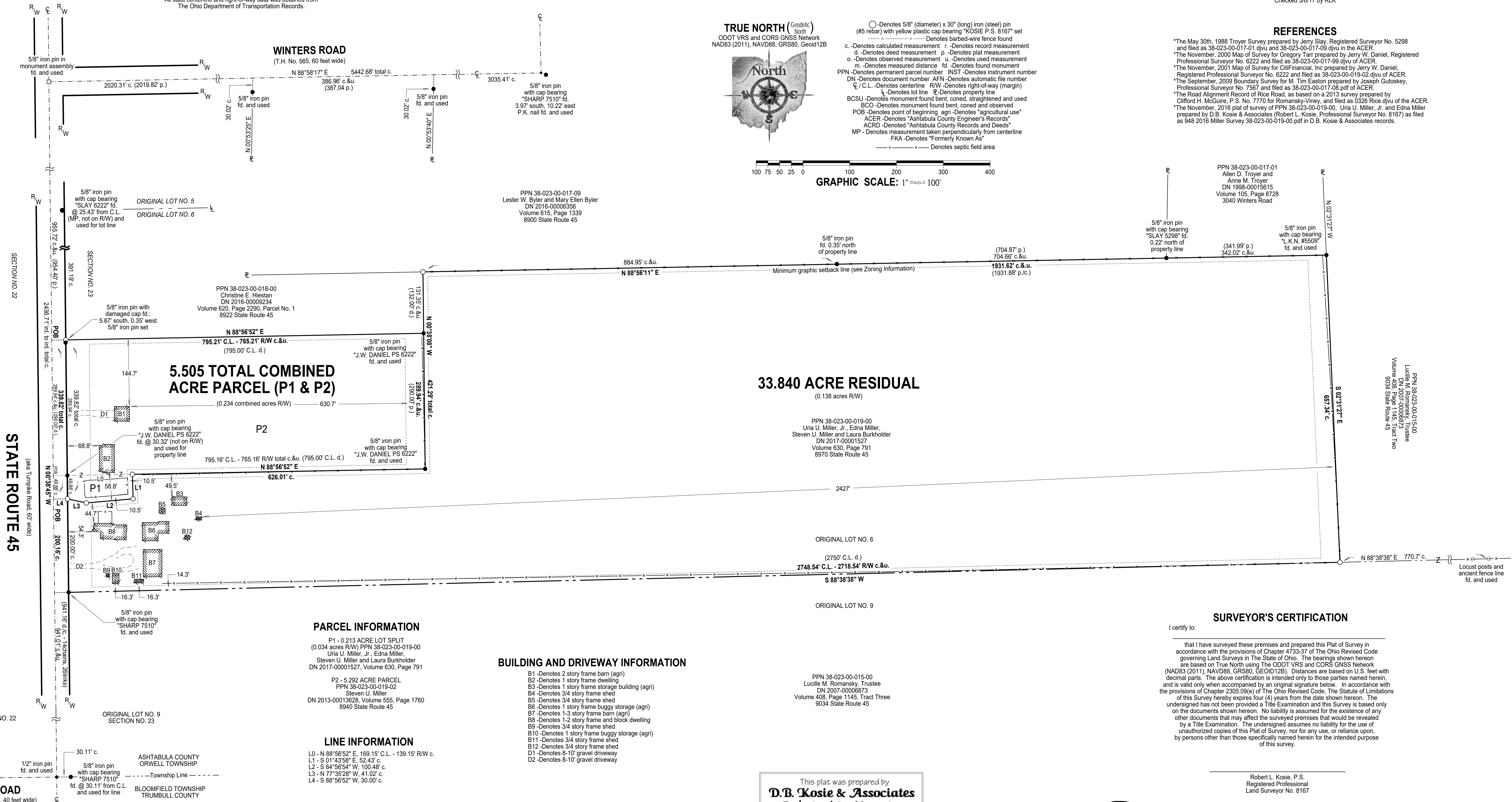


- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- x — x — Denotes barbed-wire fence found
- c. - Denotes calculated measurement r. - Denotes record measurement
- d. - Denotes deed measurement p. - Denotes plat measurement
- o. - 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.L. - Denotes centerline RW - Denotes right-of-way (margin)
- ℄ - Denotes lot line R - Denotes property line
- BCSU - Denotes monument found bent, coned, straightened and used
- BOO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning agri - Denotes "agricultural use"
- ACER - Denotes "Ashtabula County Engineer's Records"
- ACRD - Denotes "Ashtabula County Records and Deeds"
- MP - Denotes measurement taken perpendicularly from centerline
- FKA - Denotes "Formerly Known As"
- — — — — Denotes septic field area



REFERENCES

- *The May 30th, 1988 Troyer Survey prepared by Jerry Slay, Registered Surveyor No. 5298 and filed as 38-023-00-017-01 djvu and 38-023-00-017-09 djvu in the ACER.
- *The November, 2000 Map of Survey for Gregory Tarr prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222 and filed as 38-023-00-017-99 djvu of ACER.
- *The November, 2001 Map of Survey for Citifinancial, Inc. prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222 and filed as 38-023-00-019-02 djvu of ACER.
- *The September, 2009 Boundary Survey for M. Tim Easton prepared by Joseph Gutosky, Professional Surveyor No. 7567 and filed as 38-023-00-017-08.pdf of ACER.
- *The Road Alignment Record of Rice Road, as based on a 2013 survey prepared by Clifford H. McGuire, P.S. No. 7770 for Romansky-Viney, and filed as 0326 Rice.djvu of the ACER.
- *The November, 2016 plat of survey of PPN 38-023-00-019-00, Uria U. Miller, Jr. and Edna Miller prepared by D.B. Kosie & Associates (Robert L. Kosie, Professional Surveyor No. 8167) as filed as 948 2016 Miller Survey 38-023-00-019-00.pdf in D.B. Kosie & Associates records.



5.505 TOTAL COMBINED ACRE PARCEL (P1 & P2)
 (0.234 combined acres R/W)

33.840 ACRE RESIDUAL
 (0.138 acres R/W)

PARCEL INFORMATION

- P1 - 0.213 ACRE LOT SPLIT (0.034 acres R/W) PPN 38-023-00-019-00 Uria U. Miller, Jr., Edna Miller, Steven U. Miller and Laura Burkholder DN 2017-00001527, Volume 630, Page 791
- P2 - 5.292 ACRE PARCEL PPN 38-023-00-019-02 Steven U. Miller DN 2013-00013628, Volume 555, Page 1760 8940 State Route 45

LINE INFORMATION

- L0 - N 88°56'52" E, 189.15' C.L. - 139.15' R/W c.
- L1 - S 01°43'58" E, 52.43' c.
- L2 - S 84°56'54" W, 100.48' c.
- L3 - N 77°35'28" W, 41.02' c.
- L4 - S 88°56'52" W, 30.00' c.

ZONING INFORMATION

- R-1 Residential Zoning District
- Minimum Lot Area: 2 acres
- Minimum Lot Width: 200.00' (R/W)
- Minimum Setback (R/W) 50.00'
- Minimum Sideyard Setback (Principal): 10.00'
- Minimum Sideyard Setback (Accessory): 10.00'
- Minimum Rearyard Setback (Principal): 40.00'
- Minimum Rearyard Setback (Accessory): 15.00'
- Maximum Lot Coverage: 20% (with sewer)
- Onwell Township Zoning Inspector: Larry Fisher Phone: 216-406-0685 lwfishman@gmail.com

BUILDING AND DRIVEWAY INFORMATION

- B1 - Denotes 2 story frame barn (agri)
- B2 - Denotes 1 story frame dwelling
- B3 - Denotes 1 story frame storage building (agri)
- B4 - Denotes 3/4 story frame shed
- B5 - Denotes 3/4 story frame shed
- B6 - Denotes 1 story frame buggy storage (agri)
- B7 - Denotes 1-3 story frame barn (agri)
- B8 - Denotes 1-2 story frame and block dwelling
- B9 - Denotes 3/4 story frame shed
- B10 - Denotes 1 story frame buggy storage (agri)
- B11 - Denotes 3/4 story frame shed
- B12 - Denotes 3/4 story frame shed
- D1 - Denotes 8-10' gravel driveway
- D2 - Denotes 8-10' gravel driveway

EXISTING SEPTIC SYSTEM DISCLAIMER

All existing septic system information shown hereon was provided by Steven and Uria Miller and actual field locations (flags) and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistaking or malprogram, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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

SURVEYOR'S CERTIFICATION

I certify 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, 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



DBK PLAT NO.: 972 2017