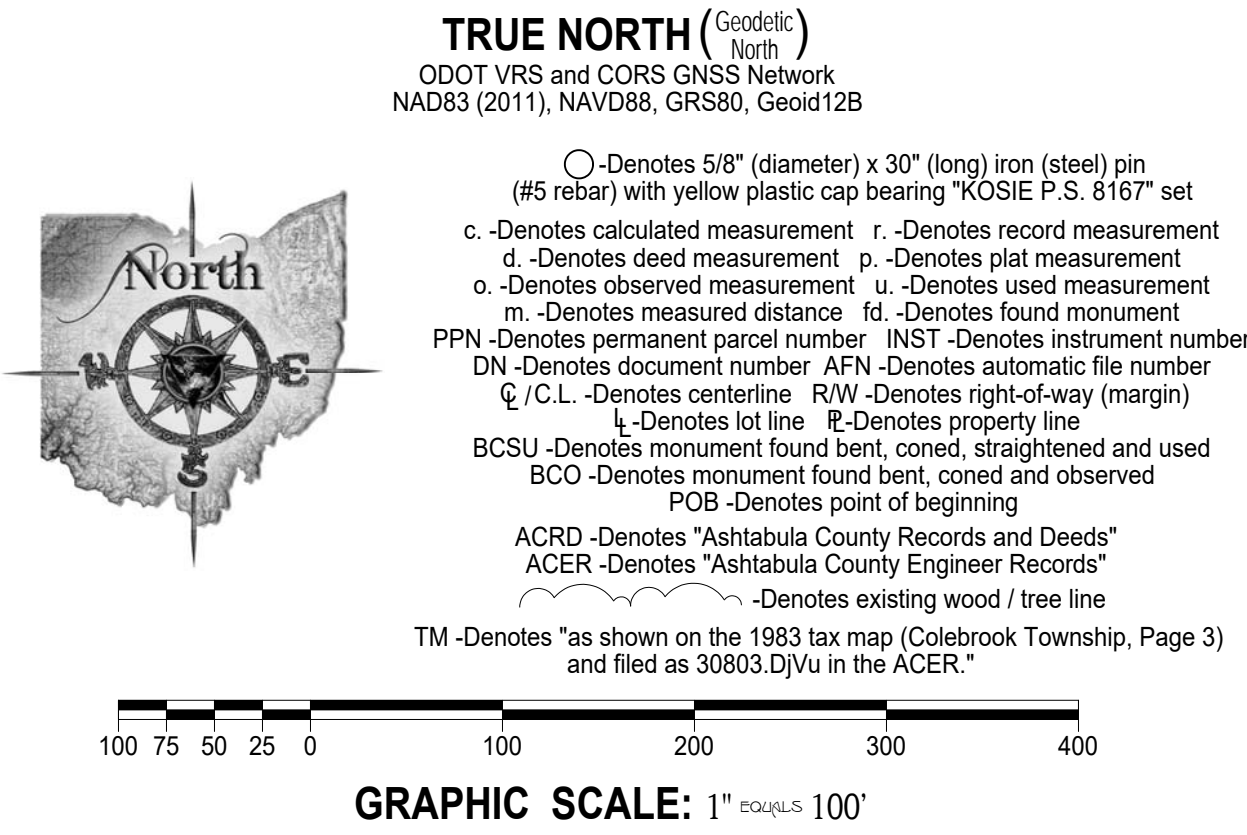


PLAT OF RE-SURVEY OF:
PPN 10-003-00-002-00
William J. Warren

DEED OF RECORD:
 Volume 715, Page 268, exceptions
 (See Exception and Reservation Note)

Situated in The	Month:	Page:
Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots No. 15 and 16 within said Township, and Township 8, Range 3 of the Connecticut Western Reserve.	March	ONE
Survey for:	Year:	ONE
William J. Warren	2017	



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.

PPN 10-003-00-001-00
 Kenneth Nims and Sandra Nims
 DN 2011-00009901
 Volume 504, Page 800, Tract VI

13.412 ACRE PARCEL

0.433 acres RW

PPN 10-003-00-002-00
 William J. Warren
 Volume 715, Page 268, second exception (TM)
 *See Exception and Reservation Note

PPN 10-003-00-001-01
 James E. Hivick
 DN 2006-00009997
 Volume 378, Page 1837
 671 Windsor Road

EXCEPTION AND RESERVATION NOTE

A life use, control, occupancy and income exception and reservation to Pauline M. Warren is shown on deed Volume 711, Page 74 of ACRD. The release of said exception and reservation is noted on deed Volume 715, Page 268 of ACRD.

2.010 ACRE PARCEL

0.316 acres RW

PPN 10-003-00-002-00
 William J. Warren
 Volume 715, Page 268, first exception (TM)
 489 Windsor Road
 *See Exception and Reservation Note

WINDSOR ROAD

(AKA Road No. 6, Section 1, Field Book No. 305, 66 feet wide)

SURVEYOR'S CERTIFICATION

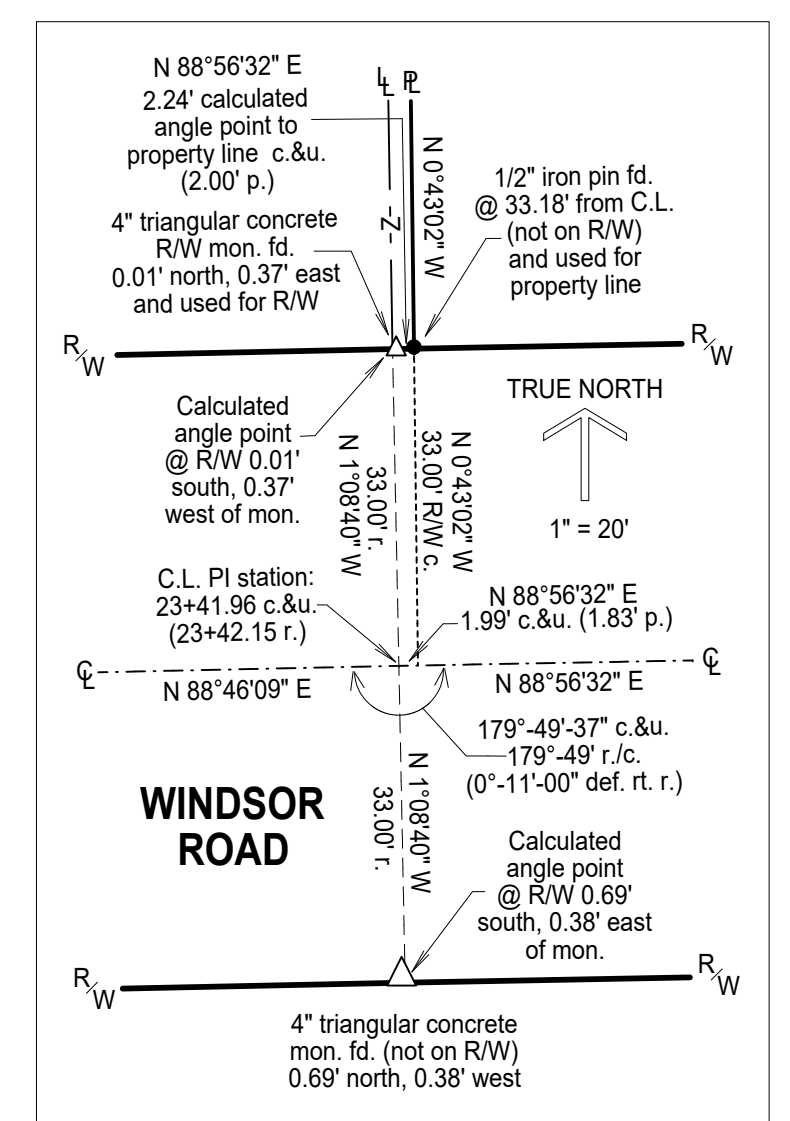
I certify to:
 William J. Warren

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



DETAIL '1A'



REFERENCES

- *The February, 1923 State Highway Department of Ohio, Bureau of Construction, I.C.H.150 Niles-Ashtabula Road, Sec.M.N.O.P.Q.R., Petition No. 4726, Ashtabula County, Colebrook - New Lyme - Lenox Townships plan, filed in the Ohio Department of Transportation records.
- *The 1931 Road Alignment Record of Windsor Road, Road No. 6, Field Book 305, 66 feet wide, filed as 0006 (Sec. 1) Windsor.DjVu in ACER.
- *The November, 1934 Road Alignment Record of Windsor Road, Road No. 6, Field Book No. 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.djvu in the ACER.
- *The January 31st, 2006 and June 08th, 2006 Plat of Division lands of Marion & Henrietta Nims prepared by Charles E. Sharp, Registered Professional Surveyor No. 7510 and filed as 10-003-00-001-01.DjVu of ACER.



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

11040 Madison Road
 Montville, Ohio 44064
440.286.2131
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www.dbksurveys.com

NOTE: The origin of the centerline stationing for S.R. 46 shown hereon is based on a 5/8" iron pin in monument box found at the centerline intersection of S.R. 46 and S.R. 322 (Colebrook Center) and known as being C.L. station 0+00.00 r.&u.