

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



PLAT OF SURVEY AND CONSOLIDATION OF:  
PPN 33-017-00-020-00 and PPN 33-017-00-021-00

Scott Rice  
3456 Footville - Richmond Road

DEED OF RECORD:  
DN 2020-00002335  
Volume 704, Page 518, Tracts 1 and 2

Situated in The	Month:	Page:
Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lots 113, 123, 124, 133 and 134 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve.	November	ONE
Survey for:	Year:	of
Scott Rice	2019	ONE

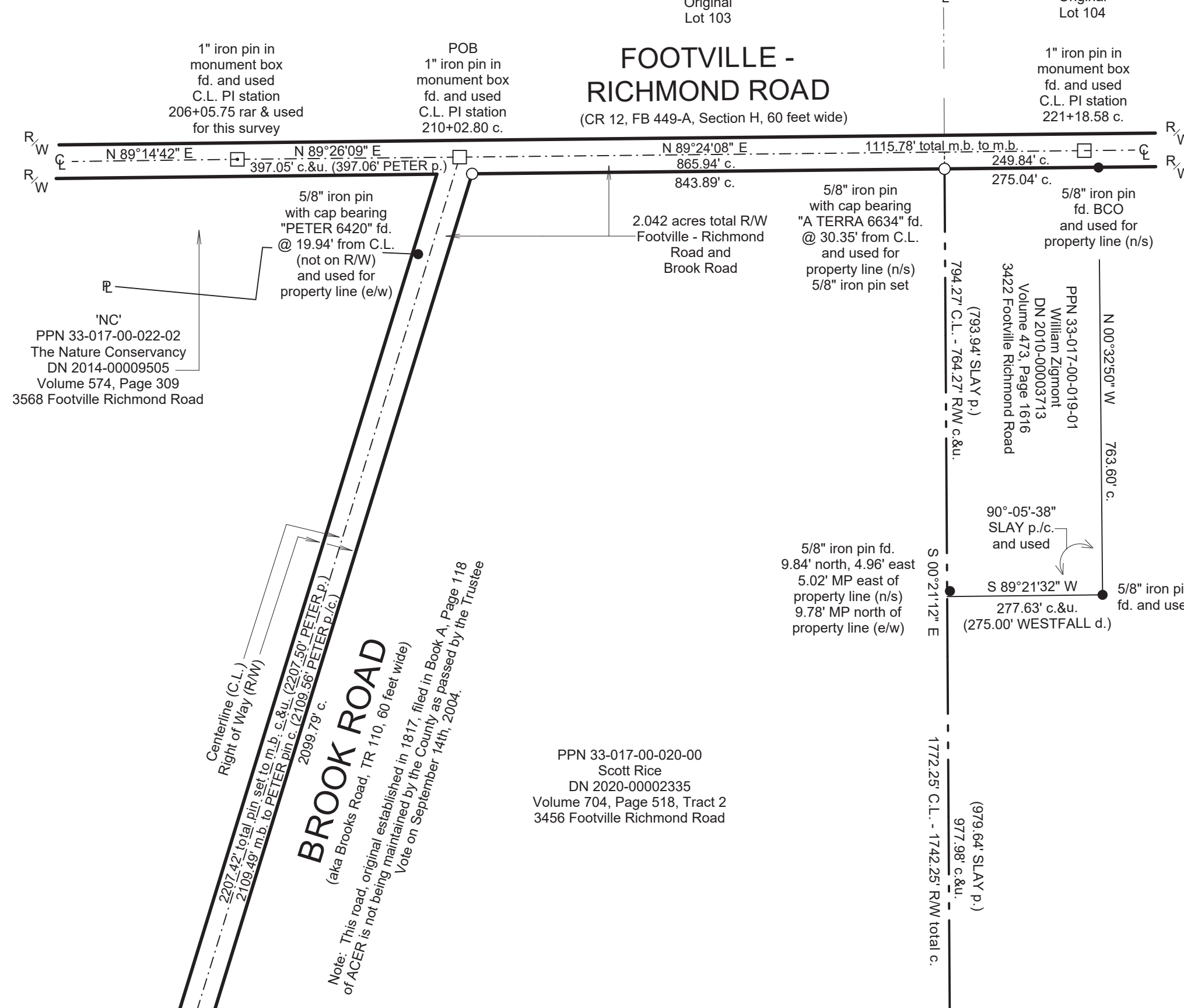
Checked on October 31st, 2019 by RLK  
Revised on February 17th, 2022

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.



- O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 81677" set
- c - Denotes calculated measurement
- d - Denotes dead measurement
- o - Denotes observed measurement
- m - Denotes measured distance
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- AFN - Denotes automatic file number
- C/L - Denotes centerline
- R/W - Denotes right-of-way (margin)
- BCSU - Denotes monument found bent, coned, straightened and used
- BCO - Denotes monument found bent, coned and observed
- POB - Denotes point of beginning
- MP - Denotes "measured perpendicularly"
- PC - Denotes point of curve
- PT - Denotes point of Tangency
- PCC - Denotes point of compound curve
- PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex)
- POT - Denotes point on tangency
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- FB - Denotes "Field Book"
- aka - Denotes "also known as"
- TR - Denotes Township Road



126.459 TOTAL COMBINED ACRE PARCEL

LINE DATA

L1	- S 27°31'01" E, 83.41' c.
L2	- S 18°01'58" W, 72.11' c.
L3	- S 36°16'17" W, 61.75' c.
L4	- S 68°23'17" W, 117.79' c.
L5	- S 16°34'15" E, 67.25' c.
L6	- S 78°15'49" E, 100.16' c.
L7	- S 69°30'42" E, 98.97' c.
L8	- S 07°30'21" E, 67.96' c.
L9	- S 36°32'45" W, 48.17' c.

PPN 33-017-00-022-00  
Nancy E. Cornell  
DN 2015-00002084  
Volume 583, Page 481  
3205 Brook Road

PPN 33-017-00-020-00  
Scott Rice  
DN 2020-00002335  
Volume 704, Page 518, Tract 2  
3456 Footville Richmond Road

PPN 33-017-00-021-00  
Scott Rice  
DN 2020-00002335  
Volume 704, Page 518, Tract 1

PPN 33-022-00-019-00  
The Nature Conservancy  
DN 1998-00023859  
Volume 108, Page 6915

PPN 33-023-00-002-00  
The Nature Conservancy  
DN 1991-00008707  
Volume 56, Page 6287

- REFERENCES
- \*The July, 1966 Road Alignment Record for Footville - Richmond Road, Road No. 12, Field Book 449-A, 60 feet wide, filed as 0012 (Sec F-H) Footville-Richmond.DJV in the ACER.
  - \*The November, 1988 survey prepared by Bernard D. Westfall, PS Ohio 6634, recorded in DN 2010-00003713, Volume 473, Page 1616 of ACER.
  - \*The March 3rd, 1990 survey and Drawing for Exhibit 'A' prepared by Jerry Slay, Registered Surveyor 5298, recorded in DN 1998-00002389, Volume 108, Page 6915 of ACER, updated September 15th, 1998 and filed as 33-022-00-019-00.pdf in the ACER.
  - \*The October, 1990 survey prepared by Don Trocchio, Registered Surveyor No. 6445, recorded in INST 20060019740, Volume 395, Page 2190 of ACER.
  - \*The October 19th, 2000 survey prepared by Jerry Slay Registered Surveyor 5298, recorded in Volume 146, Page 225 of ACER, filed as 33-017-00-019-00-B.pdf in the ACER.
  - \*The July 3rd, 2008 survey prepared by Crabbs Surveying Service (CSS), Timothy E. Stocker, Registered Professional Surveyor 7245, filed as 33-022-00-017-02.pdf in the ACER.
  - \*The April 27th, 2011 survey prepared by James M. Peter, Registered Professional Surveyor 6420, filed as 33-017-00-022-00.pdf in the ACER.
  - \*The August 13th, 2014 survey prepared by James M. Peter, Registered Professional Surveyor 6420, recorded in DN 2015-00002084, Volume 583, Page 481 of ACER, filed as 33-017-00-022-02.pdf in the ACER.



SURVEYOR'S CERTIFICATION

I certify to: Scott Rice

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

Signed and sealed on this  
17th day of February, 2022.



'RCCC'  
PPN 33-022-00-015-00  
Rock Creek Conservation Club  
INST 2018-00001350  
Volume 677, Page 412  
3287 Shaffer Road

NOTE: No centerline or right of way information for Shaffer Road was established in this survey.

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](http://www.dbksurveys.com)



## **126.459 TOTAL COMBINED ACRE PARCEL**

2.042 total combined acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-017-00-020-00 and PPN 33-017-00-021-00, Scott Rice, Document Number (DN) 2020-00002335, Volume 704, Page 518, Tracts 1 and 2 of Ashtabula County Records and Deeds (ACRD).  
3456 Footville - Richmond Road.

Situated in the Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lots 113, 123, 124, 133 and 134 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in monument box found at the centerline intersection of Brook Road (aka Brooks Road, TR 110, 60 feet wide) and Footville – Richmond Road (CR 12, Field Book 449-A, Section H, 60 feet wide), being a northeasterly corner of PPN 33-017-00-022-02 as conveyed to The Nature Conservancy (NC), recorded in DN 2014-00009505, Volume 574, Page 309 of ACRD, a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°24'08" East, along the centerline of said Footville – Richmond Road, a frontage distance of 865.94 feet to the northwesterly corner of PPN 33-017-00-019-01 as conveyed to William Zigmont, recorded in DN 2010-00003713, Volume 473, Page 1616 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 00°21'12" East, along the westerly line of said Zigmont's land, along a westerly line of PPN 33-017-00-019-00 as conveyed to The Nature Conservancy (NC1), recorded in DN 2000-00021664, Volume 146, Page 225 of ACRD, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with cap bearing "A TERRA

126.459 TOTAL COMBINED ACRE PARCEL (continued)

6634" found at 30.35 feet, a total distance of 1772.25 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 89°19'13" East, along a southerly line of the said NC1 parcel 362.19 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 01°00'13" East, along a westerly line of the said NC1 parcel, 798.52 feet to a 5/8" iron pin with cap bearing "A TERRA 6634" found at a southwesterly corner thereof.

Thence North 88°18'59" East, along a southerly line of the said NC1 parcel, passing through a 5/8" iron pin corner reference set at 414.77 feet, a total distance of 489.77 feet to a point in the center of Rock Creek at a northwesterly corner of PPN 33-022-00-019-00 as conveyed to The Nature Conservancy (NC2), recorded in DN 1998-00023859, Volume 108, Page 6915 of ACRD, being a northeasterly corner of the parcel herein described.

Thence along the westerly side of the said NC2 parcel, along the center of said Rock Creek, the following four (4) courses:

- 1.) South 27°31'01" East, 83.41 feet to an angle point therein.
- 2.) South 18°01'58" West, 72.11 feet to an angle point therein.
- 3.) South 36°16'17" West, 61.75 feet to an angle point therein.
- 4.) South 68°23'17" West, 117.79 feet to a bifurcation (fork) in said Rock Creek.

Thence continuing along the westerly side of the said NC2 parcel, along the easterly distributary of said Rock Creek, the following seven (7) courses:

- 1.) South 16°34'15" East, 67.25 feet to an angle point therein.
- 2.) South 78°15'49" East, 100.16 feet to an angle point therein.
- 3.) South 69°30'42" East, 98.97 feet to an angle point therein.
- 4.) South 07°30'21" East, 67.98 feet to an angle point therein.
- 5.) South 36°32'45" West, 48.17 feet to an angle point therein.
- 6.) South 49°55'56" West, 141.02 feet to an angle point therein.
- 7.) South 74°45'10" West, 118.32 feet to its intersection with the center of the Grand River at an angle point therein, known as the "upper mouth" of Rock Creek, being a southwesterly corner of the said NC2 parcel and a northeasterly corner of PPN 33-023-00-002-00 as conveyed to The Nature Conservancy (NC3), recorded in DN 1991-00008707, Volume 56, Page 6287 of ACRD.

126.459 TOTAL COMBINED ACRE PARCEL (continued)

Thence along the northerly and westerly sides of the said NC3 parcel, along the center of the Grand River, the following twelve (12) courses:

- 1.) South 57°10'22" West, 134.57 feet to an angle point therein.
- 2.) South 82°53'15" West, 74.59 feet to an angle point therein.
- 3.) North 84°01'32" West, 142.64 feet to an angle point therein.
- 4.) South 53°11'30" West, 129.56 feet to an angle point therein.
- 5.) South 17°28'31" West, 143.15 feet to an angle point therein.
- 6.) South 13°09'30" East, 92.03 feet to an angle point therein.
- 7.) South 37°35'11" East, 170.80 feet to an angle point therein.
- 8.) South 23°29'32" East, 154.38 feet to an angle point therein.
- 9.) South 05°54'48" West, 115.28 feet to an angle point therein.
- 10.) South 18°23'13" West, 94.96 feet to an angle point therein.
- 11.) South 32°45'47" West, 102.96 feet to an angle point therein.
- 12.) South 52°01'13" West, 143.83 feet to a northwesterly corner of the said NC3 parcel.

Thence South 01°57'30" West, along a westerly line of the said NC3 parcel, passing through a 5/8" iron pin corner reference at 75.00 feet, a total distance of 128.59 feet to a 3/4" iron pin in concrete found at the northeasterly corner of PPN 33-022-00-015-00 as conveyed to Rock Creek Conservation Club (RCCC), recorded in INST 2019-00001350, Volume 677, Page 412 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 89°15'41" West, along the northerly line of the said RCCC parcel, 824.05 feet to a 1" iron pipe found on an easterly line of PPN 33-022-00-014-01 as conveyed to The Nature Conservancy (NC4), recorded in DN 1986-00016966, Volume 35, Page 8836 of ACRD at the northwesterly corner of the said RCCC parcel, being a southwesterly corner of the parcel herein described.

Thence North 12°56'59" West, along said easterly line of the said NC4 parcel, passing through a 5/8" iron pin corner reference set at 113.78 feet, a total distance of 188.78 feet to a point in the center of the Grand River.

Thence continuing along the easterly and northerly side of the said NC4 parcel, along the center of the Grand River, the following seventeen (17) courses:

- 1.) North 40°13'22" West, 91.30 feet to an angle point therein.
- 2.) North 06°45'13" East, 119.73 feet to an angle point therein.
- 3.) North 27°33'10" East, 202.93 feet to an angle point therein.
- 4.) North 57°27'00" East, 87.23 feet to an angle point therein.

126.459 TOTAL COMBINED ACRE PARCEL (continued)

- 5.) North 40°57'20" East, 219.58 feet to an angle point therein.
- 6.) North 56°29'20" East, 138.85 feet to an angle point therein.
- 7.) North 12°34'11" East, 241.41 feet to an angle point therein
- 8.) North 10°17'44" East, passing by the westerly distributary of the aforesaid Rock Creek known as the "lower mouth", 299.21 feet to an angle point therein.
- 9.) North 18°37'57" East, 126.49 feet to an angle point therein.
- 10.) North 33°36'05" West, 179.36 feet to an angle point therein.
- 11.) South 85°32'42" West, 296.58 feet to an angle point therein.
- 12.) South 58°27'53" West, 136.14 feet to an angle point therein.
- 13.) South 34°03'42" West, 239.77 feet to an angle point therein.
- 14.) South 79°43'40" West, 118.14 feet to an angle point therein.
- 15.) North 80°19'10" West, 125.28 feet to an angle point therein.
- 16.) North 63°48'01" West, 408.86 feet to an angle point therein.
- 17.) North 76°28'14" West, 344.97 feet to a point on an easterly line of PPN 33-017-00-022-00 as conveyed to Nancy E. Cornell, recorded in DN 2015-00002084, Volume 583, Page 481 of ACRD at a northwesterly corner of the said NC4 parcel, being a southwesterly corner of the parcel herein described.

Thence North 01°03'40" East, along said easterly line of Cornell's land, passing through a 5/8" iron pin corner reference set at 200.00 feet, a total distance of 567.82 feet to a 5/8" iron pin with cap bearing "PETER 6420" found, being a northwesterly corner of the parcel herein described.

Thence North 88°08'45" East, along a southerly line of said Cornell's land, 188.71 feet to a 5/8" iron pin set in the old riverbed of the Grand River known as "Oxbow Lake", at a southeasterly corner thereof.

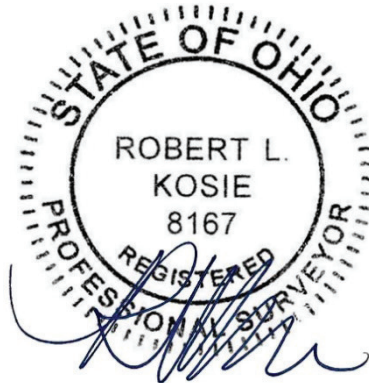
Thence North 17°06'25" East, along an easterly line of said Cornell's land, along an easterly line of the aforesaid NC parcel (PPN 33-017-00-022-02), passing through a 5/8" iron pin set at 86.20 feet at the top of bank of said old riverbed on the centerline and at the southerly end of the aforesaid Brook Road, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 97.93 feet, and continuing along said centerline, a total distance of 2207.42 feet to **The Principal Place of Beginning of this Survey** and containing 126.457 acres of land, of which, 2.042 acres are within the R/W of said Footville – Richmond Road and Brook Road, surveyed in February, 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the

126.459 TOTAL COMBINED ACRE PARCEL (continued)

same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to combine PPN 33-017-00-021-00 together with PPN 33-017-00-020-00 as conveyed to Scott Rice, recorded in DN 2020-00002335, Volume 704, Page 518, Tracts 1 and 2 of ACRD. Known as being 3456 Footville Richmond Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on *February 17th, 2022*