



Situated in The	Month:	Page:
Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve.	May	ONE
Survey for:	Year:	of
Vernon W. Bender and Barbara L. Byler	2021	ONE

Checked on May 11th, 2021 by RLK

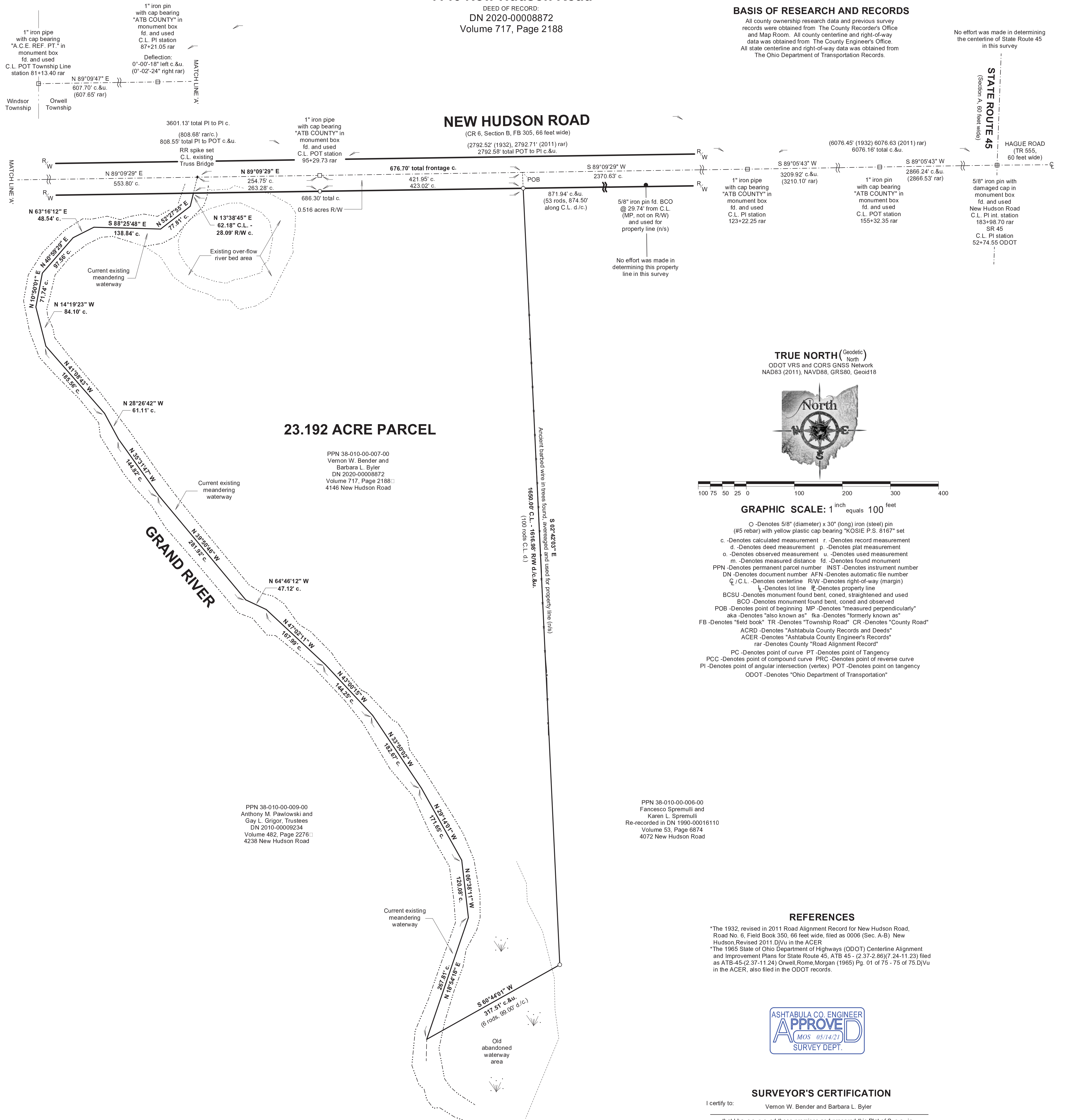
PLAT OF RE-SURVEY OF:
PPN 38-010-00-007-00
Vernon W. Bender and Barbara L. Byler
4146 New Hudson Road

DEED OF RECORD:
 DN 2020-00008872
 Volume 717, Page 2188

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.

No effort was made in determining the centerline of State Route 45 in this survey.



PPN 38-010-00-009-00
 Anthony M. Pawlowski and
 Gay L. Grigor, Trustees
 DN 2010-00009234
 Volume 492, Page 2276
 4238 New Hudson Road

PPN 38-010-00-006-00
 Francesco Spremuli and
 Karen L. Spremuli
 Re-recorded in DN 1990-00016110
 Volume 53, Page 6874
 4072 New Hudson Road

REFERENCES
 *The 1932, revised in 2011 Road Alignment Record for New Hudson Road, Road No. 6, Field Book 350, 66 feet wide, filed as 0006 (Sec. A-B) New Hudson, Revised 2011 DJVu in the ACER
 *The 1965 State of Ohio Department of Highways (ODOT) Centerline Alignment and Improvement Plans for State Route 45, ATB 45 - (2.37-2.86)(7.24-11.23) filed as ATB-45-(2.37-11.24) Orwell, Rome, Morgan (1965) Pg. 01 of 75 - 75 of 75 DJVu in the ACER, also filed in the ODOT records.



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, GEOID18). 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
D.B. Kosie & Associates
 Professional Land Surveying
 11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax: 440.968.3578
 www.dbksurveys.com

DBK PLAT 1156 2021

This plat of survey was signed and sealed on this 10th day of May, 2021



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23.192 ACRE PARCEL

0.516 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-010-00-007-00
 Vernon W. Bender and Barbara L. Byler

Document Number (DN) 2020-00008872, Volume 717, Page 2188 of Ashtabula
 County Records and Deeds (ACRD). 4146 New Hudson Road.

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 10 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a damaged cap in a monument box found at the centerline intersection of New Hudson Road (CR 6, Section B, FB 305, 66 feet wide) and State Route 45 (Section A, 60 feet wide).

Thence South 89°05'43" West, along the centerline of said New Hudson Road, passing through a 1" iron pin with cap bearing "ATB COUNTY" in a monument box found at 2866.24 feet, a total distance of 6076.16 feet to a 1" iron pipe with cap bearing "ATB COUNTY" in a monument box found at an angle point therein.

Thence South 89°09'29" West, continuing along said centerline, 2370.63 feet to a northwesterly corner of PPN 38-010-00-006-00 as conveyed to Fancesco Spremulli and Karen L. Spremulli, re-recorded in DN 1990-00016110, Volume 53, Page 6874 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 02°42'03" East, along a westerly line of said Spremulli's land, passing through a 5/8" iron pin set at 33.02 feet, a total distance of 1650.00 feet to a 5/8" iron

23.192 ACRE PARCEL

(continued)

pin set at an angle point therein, being the southeasterly corner of the parcel herein described.

Thence South 60°44'01" West, along a northerly line of said Spremulli's land, 317.51 feet to an angle point in the center of Grand River, at a northwesterly corner thereof, on the easterly side of PPN 38-010-00-009-00 as conveyed to Anthony M. Pawlowski and Gay L. Grigor, Trustees, recorded in DN 2010-00009234, Volume 482, Page 2276 of ACRD, being the southwesterly corner of the parcel herein described.

Thence along the easterly side of the said Anthony M. Pawlowski and Gay L. Grigor, Trustees parcel and along the center of Grand River the following 18 (eighteen) courses:

1. North 18°54'18" East, 267.81 feet to an angle point therein.
2. North 06°38'11" West, 120.08 feet to an angle point therein.
3. North 29°14'01" West, 171.65 feet to an angle point therein.
4. North 33°50'02" West, 182.67 feet to an angle point therein.
5. North 43°00'15" West, 144.25 feet to an angle point therein.
6. North 47°02'11" West, 167.99 feet to an angle point therein.
7. North 64°46'12" West, 47.12 feet to an angle point therein.
8. North 39°50'46" West, 281.92 feet to an angle point therein.
9. North 35°31'47" West, 144.82 feet to an angle point therein.
10. North 28°26'42" West, 61.11 feet to an angle point therein.
11. North 41°08'43" West, 185.56 feet to an angle point therein.
12. North 14°19'23" West, 84.10 feet to an angle point therein.
13. North 10°50'01" East, 71.74 feet to an angle point therein.
14. North 40°59'29" East, 97.56 feet to an angle point therein.
15. North 63°16'12" East, 48.54 feet to an angle point therein.
16. South 88°25'48" East, 138.84 feet to an angle point therein.
17. North 52°27'55" East, 77.81 feet to an angle point therein.
18. North 13°38'45" East, 62.18 feet to a railroad spike set in the middle of a Truss bridge on the centerline of the aforesaid New Hudson Road, being a northeasterly corner of the said Anthony M. Pawlowski and Gay L. Grigor, Trustees parcel and a northwesterly corner of the parcel herein described.

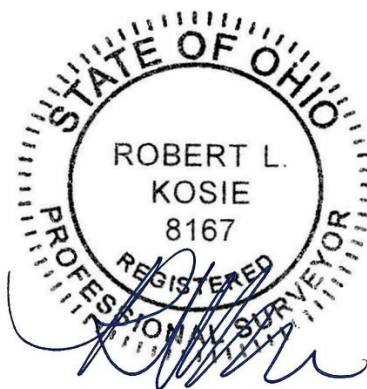
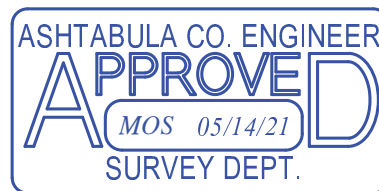
Thence North 89°09'29" East, along said centerline, passing through a 1" iron pipe with cap bearing "ATB COUNTY" in a monument box found at 254.75 feet, a total frontage distance of 676.70 feet to **The Principal Place of Beginning of this Survey** and containing 23.192 acres of land, of which, 0.516 acres are within the

23.192 ACRE PARCEL
(continued)

R/W of said New Hudson Road, surveyed in May of 2021 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 Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 38-010-00-007-00 as conveyed to Vernon W. Bender and Barbara L. Byler, recorded in DN 2020-00008872, Volume 717, Page 2188 of GCRD. Known as being 4146 New Hudson 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 Stamped on *Tuesday, May 11, 2021.*