

GRAND RIVER ACRES NO. 1 RE-SUBDIVISION NO. 1

PAGE INDEX

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TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being Sublots M2, M3, M4, M5, M6, M7, M8, M16, M17, M18, L11, L12, L13, L14 and L15 in the Grand River Acres No. 1 Subdivision, recorded in Plat Volume 10, Page 1, along with portion of land vacated from Maplewood Drive as shown in the vacation of Maplewood Drive plat recorded in Volume 10, Page 2, Commissioner's Journal Volume 25, Pages 500, 501, 533, 540, 550 and 57 of ACRD, of part of Original Rome Township Lot 4 in said Township and Township 9N, Range 4W in the Connecticut Western Reserve.	Month: May	Page: TWO
	Year: 2024	of TWO
Survey for: Darrel J. Apanovitch, Kurt Vermilye, Barbara Vermilye and Lake Cardinal & Estates, Inc.		

Checked on May 4th, 2024 by RLK, MBL

OWNER'S ACCEPTANCE

Lake Cardinal & Estates, Inc. by Kenneth Radtke, Jr., President, Darrel J. Apanovitch, Kurt Vermilye and Barbara Vermilye, the owners of the lands shown hereon do hereby accept this Grand River Acres No. 1 Re-Subdivision No. 1, lot splits and consolidations of the same, hereby vacating all areas within Parcels E, F, G, H and J from public use and dedicate all of the area within Parcel D for public use forever, and agree that any use of improvements made on these lands shall be in conformity with all existing valid Zoning, Platting, Health and/or other lawful regulations, including the applicable off-street parking and loading requirements of the Township of Rome, Ohio, for the benefit of themselves and all other subsequent owners of assigns taking title from, under or through the undersigned.

Signed
Printed Lake Cardinal & Estates, Inc. by
Kenneth Radtke, Jr., President

Signed
Printed Darrel J. Apanovitch

NOTARY PUBLIC

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

this _____ day of _____, 20____.

this _____ day of _____, 20____.

Notary Public: Signed
Printed _____

Notary Public: Signed
Printed _____

Signed
Printed Kurt Vermilye

Signed
Printed Barbara Vermilye

NOTARY PUBLIC

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

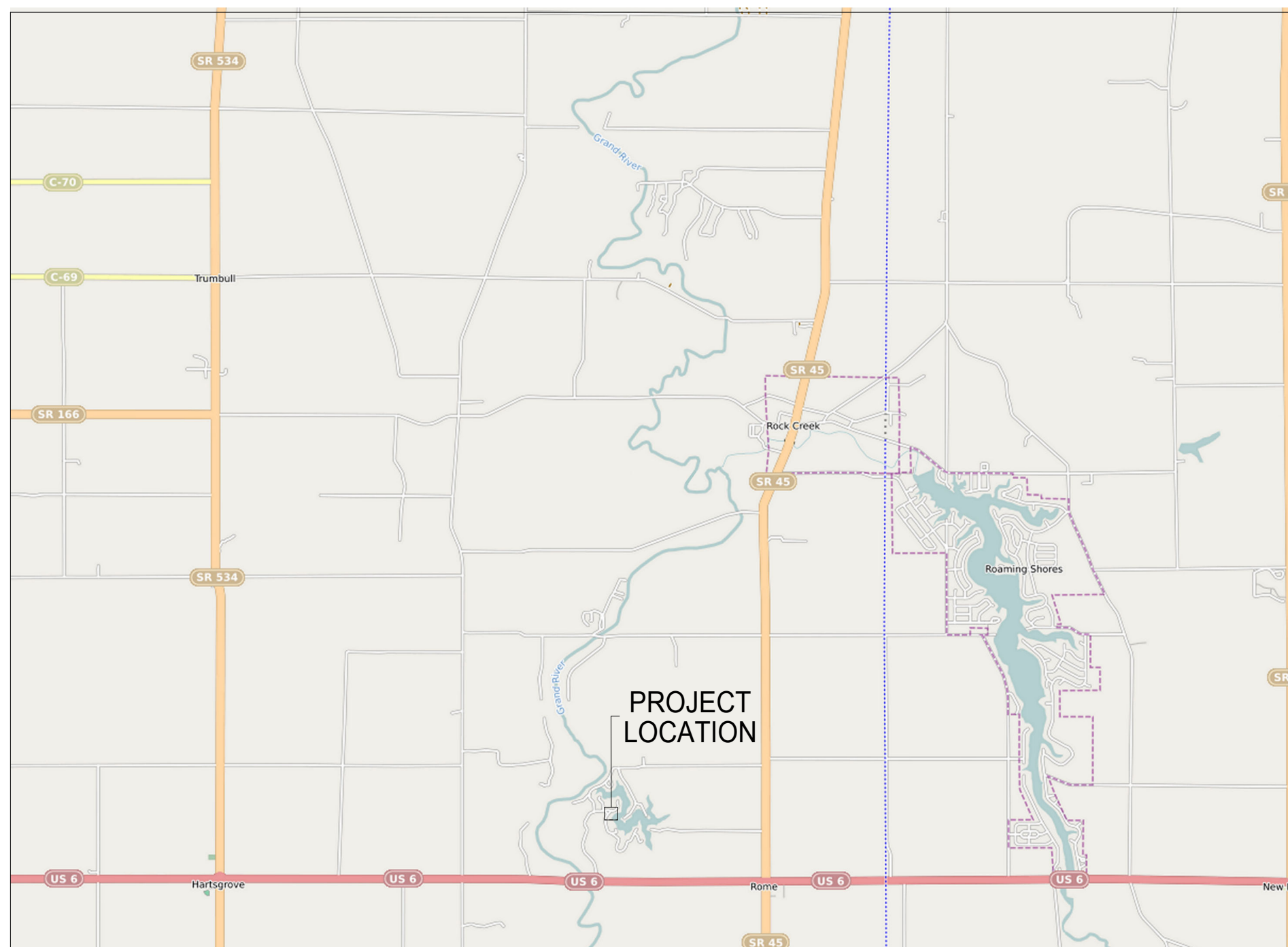
Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____

this _____ day of _____, 20____.

this _____ day of _____, 20____.

Notary Public: Signed
Printed _____

Notary Public: Signed
Printed _____



GRAPHIC SCALE: 1 inch equals 4500 feet

MUNICIPAL APPROVALS

PLANNING COMMISSION APPROVAL

Approved this _____ day of _____, 2024
by the Ashtabula County Planning Commission.

Signed
Printed Jake Brand, Secretary,
Planning Director

ENGINEER'S APPROVAL

Approved this _____ day of _____, 2024
by the Ashtabula County Planning Commission.

Signed
Printed Timothy T. Martin, P.E., P.S.

TRANSFER

Entered for transfer this _____ day of _____, 2024.

Signed
Printed David Thomas, CPA
Ashtabula County Auditor

RECORD

Received for record this _____ day of _____, 2024 at _____ o'clock __M

Recorded this _____ day of _____, 2024 in Ashtabula County Record of Plats Volume _____ Page _____

Signed
Printed Barbara Schaab,
Ashtabula County Recorder

COUNTY ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Darrel J. Apanovitch, Kurt Vermilye, Barbara Vermilye and Lake Cardinal & Estates, Inc.

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 US Survey Foot Conversion (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 8167

Signed and sealed on this 27th day of March, 2024
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06. Electronic record
or signature satisfies legal requirements.



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

DBK MAP 1253 2024

Title Page

TRUE NORTH (Geodetic)
 North
 ODOT VRS and CORS GNSS Network
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○ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
 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./C.L. - Denotes centerline RW - Denotes right-of-way (margin)
 L. - Denotes lot line R. - Denotes right-of-way line
 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"
 aka - Denotes "also known as" fka - Denotes "formerly known as"
 FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"
 ACRD - Denotes "Ashabula County Records and Deeds"
 ACER - Denotes "Ashabula County Engineer's Records"
 SHA - Denotes "Stephen Hovancsek & Associates, Inc." (See References)
 JAZ - Denotes "James A. Ziemba" (See References)
 --- Denotes edge of water line as located on January 17th, 2023

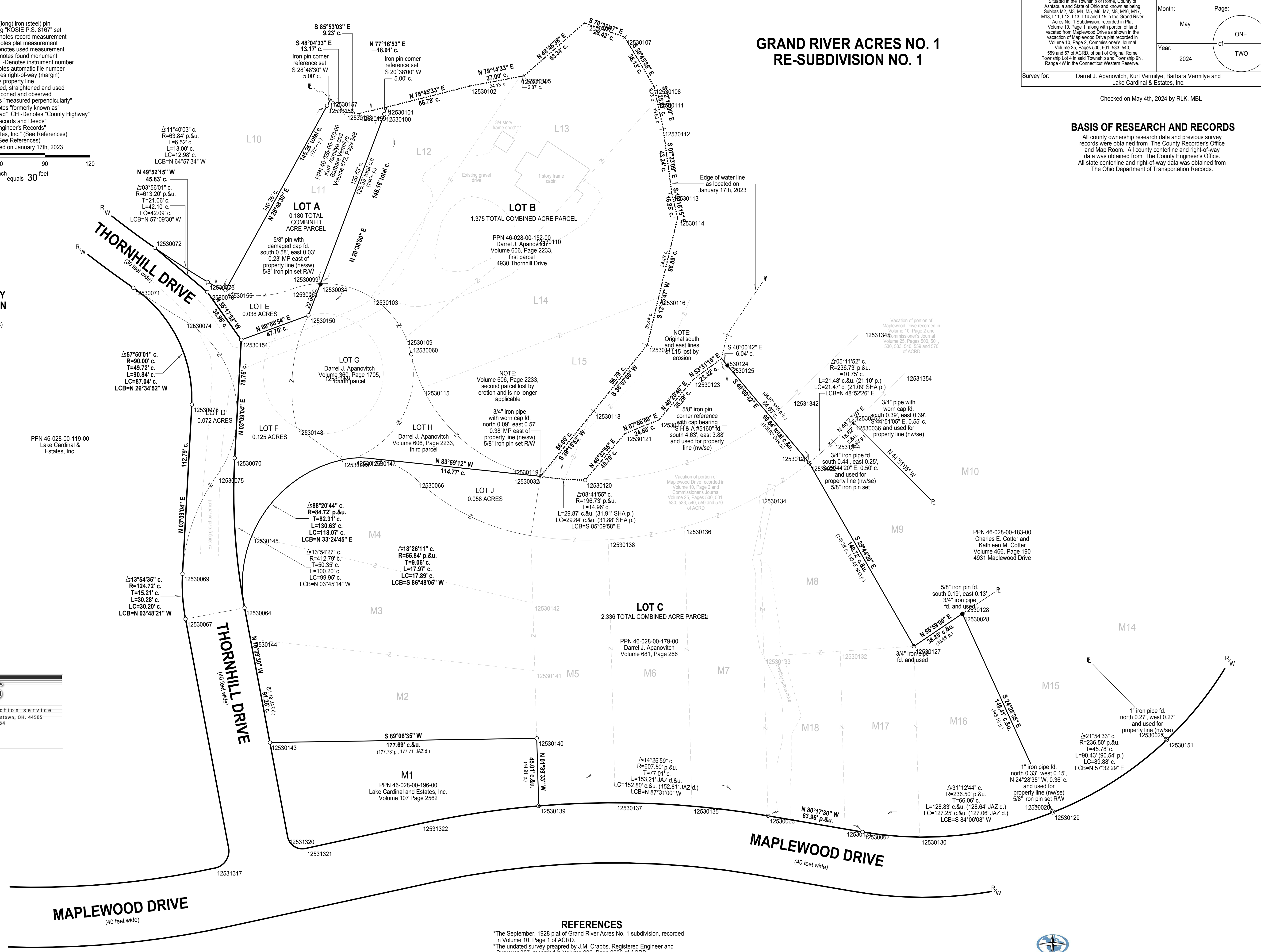
GRAPHIC SCALE: 1 inch equals 30 feet

CENTERLINE RIGHT OF WAY ORIENTATION INFORMATION

Multiple (9+) original subdivision monuments (3/4" - 1" iron pipes found in varying conditions) were found and averaged using least square calculation and used in determining final centerline right of way monument locations.



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**GRAND RIVER ACRES NO. 1
 RE-SUBDIVISION NO. 1**

Sited in the Township of Rome, County of Ashabula and State of Ohio and known as being Sublots M2, M3, M4, M5, M6, M7, M8, M16, M17, M18, L11, L12, L13, L14 and L15 in the Grand River Acres No. 1 Subdivision, recorded in Plat Volume 10, Page 1, along with portion of land vacated from Maplewood Drive as shown in the vacation of Maplewood Drive plat recorded in Volume 10, Page 2, Commissioner's Journal, Volume 25, Pages 500, 501, 533, 540, 559 and 571 of ACRD, of part of Original Rome Township Lot 4 in said Township and Township 9N, Range 4W in the Connecticut Western Reserve.		Month: May	Page: ONE
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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.

- REFERENCES**
- *The September, 1928 plat of Grand River Acres No. 1 subdivision, recorded in Volume 10, Page 1 of ACRD.
 - *The undated survey prepared by J.M. Crabbs, Registered Engineer and Surveyor 387, recorded in Volume 606, Page 2233 of ACRD.
 - *The May 5th, 1995 survey prepared by Stephen Hovancsek & Associates, Inc., Stephen Hovancsek, Registered Surveyor 5160, recorded in plat Volume 15, Page 123 of ACRD and filed as 46-028-00-179-00.pdf in ACER.
 - *The March 18th, 1997 vacation of portion of Maplewood Drive in Grand River Acres No. 1 recorded in Volume 10, Page 2 of ACRD.
 - *The June 9th, 2009 survey prepared by James A. Ziemba, recorded in Volume 681 Page 266 of ACRD.



DBK MAP 1253 2024

Re-Subdivision and Lot Design