

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



GRAPHIC SCALE: 1 inch equals 30 feet

- O -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
- CL / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- L -Denotes lot line RL -Denotes property 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 "Ashtabula County Records and Deeds"
- ACER -Denotes "Ashtabula County Engineer's Records"

MAP OF SURVEY OF
PPN 03-030-00-066-00
KEYBANK NATIONAL ASSOCIATION
3419 Suburban Street
DEED OF RECORD:
Volume 771, Page 811

Situated in The Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Sublot 50 in The Suburban Gardens Allotment as recorded in plat Volume 7, Pages 8 and 9, of part of Original Lot 4 within said Township and Township 13N, Range 3W in the Connecticut Western Reserve.	Month: April	Page: ONE
	Year: 2024	ONE
Survey for: Richard Soto - Servicelink		

Checked on April 15th, 2024 by MBL, RLK

BASIS OF RESEARCH AND RECORDS

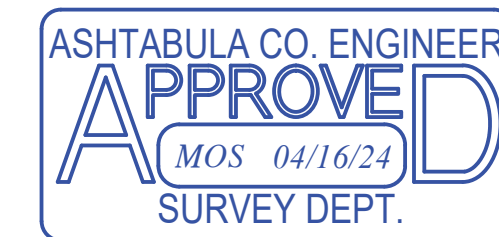
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.



REFERENCES

- *The 1914 Suburban Gardens Allotment prepared by Birlir and Weir, Engineers, recorded in plat Volume 7, Pages 8 and 9 of ACRD.
- *The October 31, 2007 survey prepared by Jerry Slay, Professional Surveyor 5298, filed as 03-030-00-065-00.pdf in the ACER.
- *The November, 2021 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, Professional Surveyor 7245 (Order 8446), recorded in Volume 760, Page 168 of ACRD.

ENGINEER'S APPROVAL



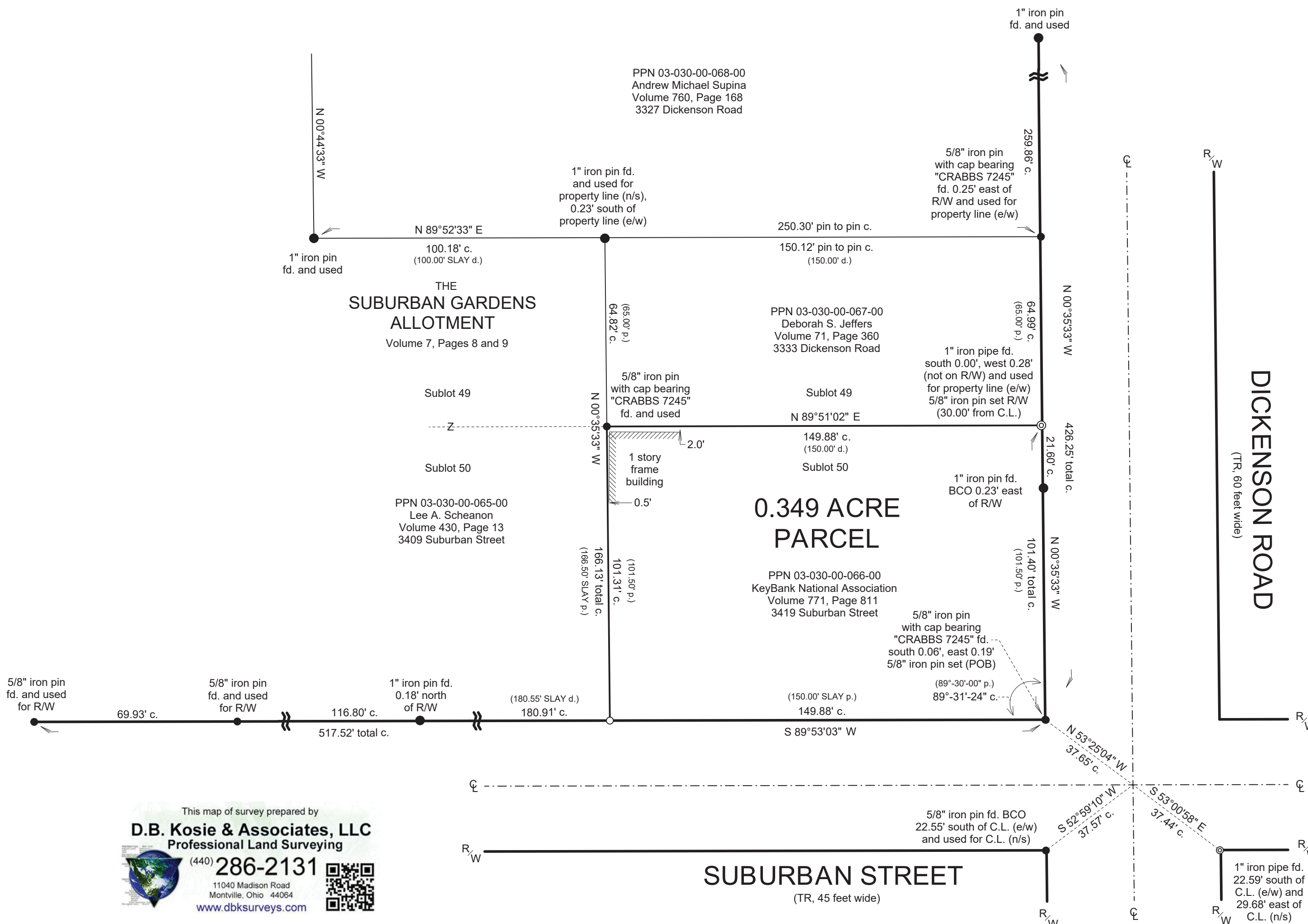
SURVEYOR'S CERTIFICATION

I certify to:
Richard Soto - Servicelink

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 16th day of April, 2024.
For any conflict resulting in electronic certification 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 1339 2024

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0.349 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 03-030-00-066-00, KeyBank National Association, Volume 771, Page 811 of Ashtabula County Records and Deeds (ACRD). 3419 Suburban Street.

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Sublot 50 in The Suburban Gardens Allotment as recorded in plat Volume 7, Pages 8 and 9, of part of Original Lot 4 within said Township and Township 13N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Suburban Street (Township Road, 45 feet wide) and Dickenson Road (Township Road, 60 feet wide), witnessed by a 5/8" iron pin found bent, coned and observed, South 52°59'10" West, 37.57 feet therefrom and a 1" iron pipe found South 53°00'58" East, 37.44 feet therefrom.

Thence North 53°25'04" West, 37.65 feet to a 5/8" iron pin set at the intersection of the westerly Right of Way (R/W) of said Dickenson Road and the northerly R/W of said Suburban Street, witnessed by a 5/8" iron pin with cap bearing "CRABBS 7245" found south 0.06 feet and east 0.19 feet therefrom, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°53'03" West, along the northerly R/W of said Suburban Street, a frontage distance of 149.88 feet to a 5/8" iron pin set at the southeasterly corner of PPN 03-030-00-065-00 as conveyed to Lee A. Scheanon, recorded in Volume 430, Page 13 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°35'33" West, along an easterly line of said Scheanon's land, 101.31 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the southwesterly corner of PPN 03-030-00-067-00 as conveyed to Deborah S. Jeffers, recorded in Volume 71, Page 360 of ACRD, being the northwesterly corner of the parcel herein described.

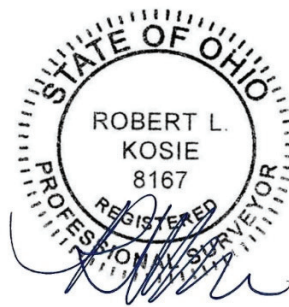
0.349 ACRE PARCEL (continued)

Thence North $89^{\circ}51'02''$ East, along the southerly line of said Jeffers' land, passing through a 1" iron pipe found at 149.60 feet, a total distance of 149.88 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly R/W of the aforesaid Dickenson Road, being the northeasterly corner of the parcel herein described.

Thence South $00^{\circ}35'33''$ East, along said westerly R/W, 101.40 feet to **The Principal Place of Beginning of this Survey** and containing 0.349 acres of land, surveyed in April of 2024 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). 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 03-030-00-066-00 as conveyed to KeyBank National Association, recorded in Volume 771, Page 811 of ACRD. Known as being 3419 Suburban Street.

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

April 13th, 2024

