

Situated in The	Month:	Page:
Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 5 and 6, in Section 5, within said Township, and Township 8N, Range 4W in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	of
Robert R. Wantz	2020	ONE

Checked on August 19th, 2020

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



GRAPHIC SCALE: 1 inch equals 100 feet

- ⊕ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2015 survey, fd. and used in this survey
- - 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 dead 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.L. - Denotes centerline RW - Denotes right-of-way (margin)
- ⊕ - Denotes lot line Ⓜ - 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 perpendicularity"
- aka - Denotes "also known as" fka - Denotes "formerly known as"
- FB - Denotes "field book" TR - Denotes "Township Road" CR - Denotes "County Road"
- - Denotes barbed-wire fence line on or near property line
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- rar - Denotes "Ashtabula County Road Alignment Record"
- 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

PLAT OF SURVEY OF:
PPN 38-005-00-018-00 and PPN 38-005-00-019-00
Robert R. Wantz, Trustee

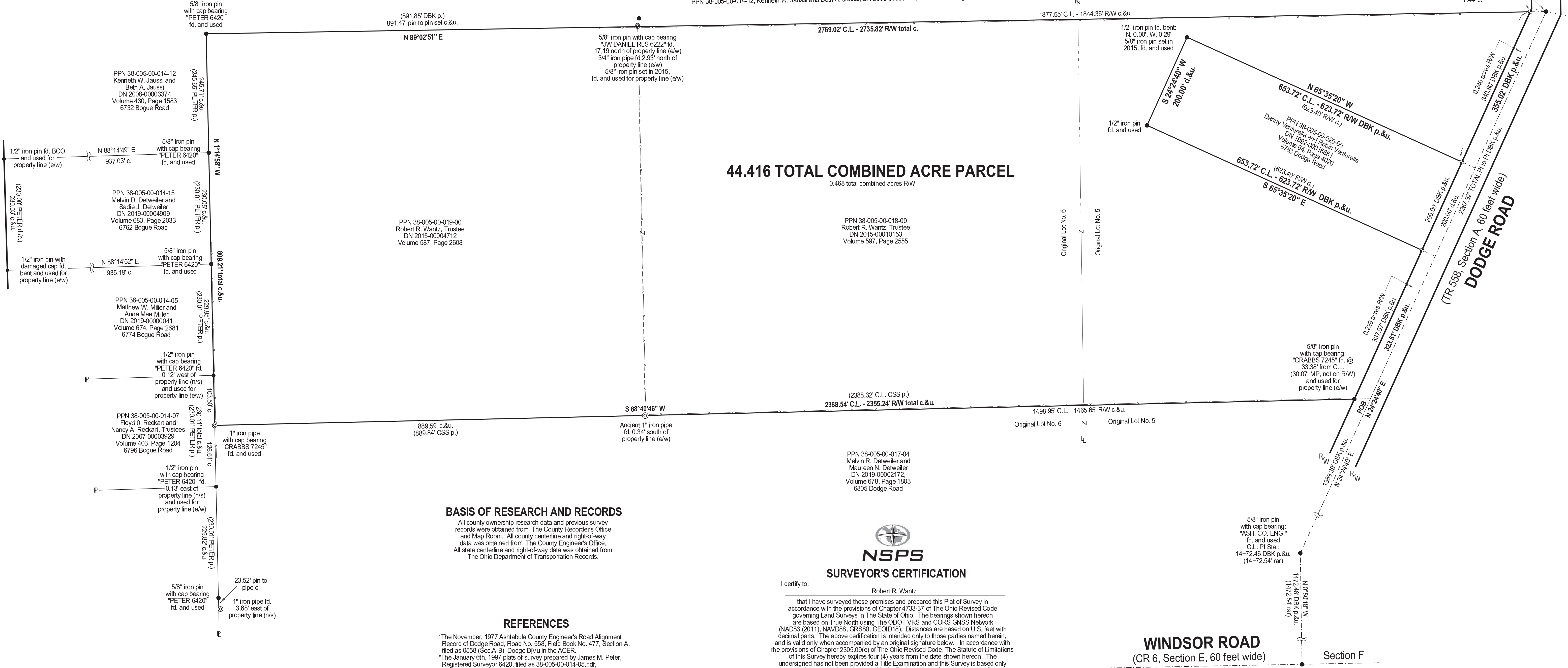
DEEDS OF RECORD:
 DN 2015-00010153, Volume 597, Page 2555 and
 DN 2015-00004712, Volume 587, Page 2608

Original Lot No. 6
 PPN 38-005-00-014-12, Kenneth W. Jaussi and Beth A. Jaussi, DN 2008-00003374, Volume 430, Page 1583, 6732 Bogue Road
 1877.55' C.L. - 1844.35' RW c.&u.

Original Lot No. 3
 101.70' c.
 N 1°03'00" W
 101.70' c.
 5/8" iron pin with cap bearing: "JW DANIEL RLS 6222" fd. and used
 1/2" iron pin fd. and used
 C.L. Pt Sta.: 37+40.38 c.&u. (37+36.17' county p.)
 N 24°24'40" E 7.44' c.

44.416 TOTAL COMBINED ACRE PARCEL
 0.468 total combined acres RW

NOTE: no effort was made to re-establish the RW centerline of Bogue Road in this survey.



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 November, 1977 Ashtabula County Engineer's Road Alignment Record of Dodge Road, Road No. 558, Field Book No. 477, Section A, filed as 0558 (Sec.A-B) Dodge.D\vu in the ACER.
 - *The January 08th, 1997 plat of survey prepared by James M. Peter, Registered Surveyor 6420, filed as 38-005-00-014-05.pdf, 38-005-00-014-06.pdf, 38-005-00-014-07.pdf, 38-005-00-014-12-A.pdf and 38-005-00-014-15.pdf in the ACER.
 - *The September 21st, 2006 plat of survey prepared by James M. Peter, Registered Surveyor 6420, filed as 38-005-00-014-12-B in the ACER.
 - *The December 26th, 2001 plat of survey prepared by CRABBS Surveying Service (CSS), Timothy E. Stocker, Registered Surveyor 7245, filed as 38-005-00-017-04.pdf in the ACER.
 - *The August 19th, 2015 plat of survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, filed as 38-005-00-018-00.pdf in the ACER.

NSPS SURVEYOR'S CERTIFICATION

I certify to: Robert R. Wantz
 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, GEOD18). 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 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 18th day of August, 2020.



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



WINDSOR ROAD
 (CR 6, Section E, 60 feet wide)

NOTE: no effort was made to re-establish the RW centerline of Windsor Road in this survey

DBK PLAT 1125 2020