

PLAT OF RE-SURVEY OF:  
**PPN 59-002-00-009-00 and PPN 59-002-00-010-00**  
**OTSEGO Company Ltd.**

DEED OF RECORD:  
DN 2012-00004015, Volume 515, Page 810, Parcels No. 1 and 2

PPN 59-003-00-004-00  
Thaddeus K. Soberay  
DN 1998-00022256  
Volume 101, Page 1567

PPN 59-002-00-008-00  
Popple Parish and  
Alford Parish  
DN 2012-00004524  
Volume 516, Page 234,  
second parcel  
15,000 acres d.&u.

**15.000 ACRE PARCEL**

(deed and used)  
PPN 59-002-00-010-00  
OTSEGO Company Ltd.  
DN 2012-00004015,  
Volume 515, Page 810,  
Parcel No. 2

PPN 59-002-00-007-00  
Popple Parish and Alford Parish  
DN 2012-00004524,  
Volume 516, Page 234,  
first parcel  
2815 Windsor Road  
60,000 acres d.&u.

**21.500 ACRE PARCEL**

(deed and used)

PPN 59-002-00-009-00  
OTSEGO Company Ltd.  
DN 2012-00004015,  
Volume 515, Page 810,  
Parcel No. 1

**WINDSOR ROAD**

(aka CR 6, Section M, FB 305, 66 feet wide)

Situated in The	Month:	Page:
Township of Wayne, County of Ashtabula and State of Ohio and known as being part of Original Lot 17 within said Township and Township 8N, Range 2W in the Connecticut Western Reserve.	July	ONE of ONE
Survey for:	2019	
OTSEGO Company Ltd. and Bauer Real Estate Company, LLC.		

Checked on July 24th, 2019 by 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.

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



**GRAPHIC SCALE:** 4 3/4" = 100' ± 4.33'

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 plot measurement  
fd. -Denotes found monument u. -Denotes used measurement  
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)  
l. -Denotes lot line g. -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"  
ACRD -Denotes "Ashtabula County Records and Deeds"  
ACER -Denotes "Ashtabula County Engineer's Records"  
rar -Denotes Ashtabula County Engineer's Road Alignment Record  
aka -Denotes "also known as" ka -Denotes "formerly known as"  
FB -Denotes "Field Book" rar -Denotes county road alignment record  
PI -Denotes point of angular intersection (vertex)

**SURVEYOR'S CERTIFICATION**

I certify to:  
OTSEGO Company Ltd. and Bauer Real Estate Company, LLC.

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 a 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 15th day of August, 2019



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)

**DBK PLAT NO.:  
1082 2019**

**REFERENCES**

\*The 1931 Road Alignment Record for Windsor Road, Road No. 6, Field Book 305, 66 feet wide filed as 0006 (Sec. J-M) Windsor.D/Vu and 0006 (Sec. J-M) Windsor.pdf in the ACER.  
\*The February 20th, 2002 survey prepared by Roger W. Claus, Reg. Surveyor 6456, filed as 59-008-00-012-00.pdf in the ACER.  
\*The December, 2012 survey prepared by James M. Peter, Registered Professional Surveyor 6420, filed as 59-003-00-001-01.pdf in the ACER.  
\*The May 8th, 2019 survey prepared by Todd L. Blazsek, P.S. #7625, not filed or recorded.



## **15.000 ACRE PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 59-002-00-010-00, OTSEGO Company Ltd., Document Number (DN) 2012-00004015, Volume 515, Page 810, Parcel No. 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Wayne, County of Ashtabula and State of Ohio and known as being part of Original Lot 17 within said Township and Township 8N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin with cap bearing "+" in a monument box found at the centerline intersection of State Route 193 (formerly known as SR 90, S.H. 601, Section A, 66 feet wide) and Windsor Road (also known as CR 6, Section M, Field Book 305, 66 feet wide).

Thence South  $88^{\circ}23'42''$  West, along the centerline of said Windsor Road, being the southerly line of Original Lot 16 within said Township, 2672.11 feet to a southwesterly corner of PPN 59-003-00-001-00 as conveyed to Walter Gruskiewicz and Betty Mae Gruskiewicz, recorded in Volume 546, Page 394 of ACRD, being the intersection of Original Lots 16, 17, 24 and 25 within said Township.

Thence North  $00^{\circ}57'44''$  West, along a westerly line of the said Gruskiewicz parcel, the easterly line of said Original Lot 17, and a westerly line of a 40 foot, 0.822 acre Right of Way (R/W) easement originally reserved to the Grantor John Frederick Switzer, his heirs and assigns (now OTSEGO Company Ltd.), as shown in the conveyance to Walter Gruskiewicz and Betty Mae Gruskiewicz, recorded in Volume 546, Page 394 of ACRD, passing through  $5/8$ " iron pins set at 33.00 feet and 585.07 feet, a total distance of 625.07 feet to a  $5/8$ " iron pin set at a northwesterly corner of the said Gruskiewicz parcel on a southerly line of PPN 59-002-00-007-00, being a 60.000 acre parcel of land conveyed to Poppie Parish and Alford Parish, recorded in DN 2012-00004524, Volume 516, Page 234, first parcel of ACRD.

## **15.000 ACRE PARCEL**

(continued)

Thence North 88°23'42" East, along said southerly line of Parish's land, along a northerly line of the said Gruskiewicz parcel and said easement, 39.05 feet to a 5/8" iron pin set at a southeasterly corner of said Parish's land.

Thence North 00°57'44" West, along an easterly line of said Parish's land, along a westerly line of the said Gruskiewicz parcel and said easement, 737.39 feet to a 5/8" iron pin set at the northeasterly corner of said Parish's land.

Thence South 88°50'50" West, along a northerly line of said Parish's land, along a southerly line of the said Gruskiewicz parcel and said easement, 39.05 feet to a 5/8" iron pin set at a southwesterly corner of the said Gruskiewicz parcel, a southwesterly corner of said easement, on the easterly line of said Original Lot 17, located North 00°57'44" West, along said lot line, 1362.77 feet from the centerline of said Windsor Road, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°50'50" West, along a northerly line of said Parish's land, 1288.64 feet to a 5/8" iron pin set at the southeasterly corner of PPN 59-002-00-008-00, being a 15.000 acre parcel of land conveyed to Poppie Parish and Alford Parish, recorded in DN 2012-00004524, Volume 516, Page 234, second parcel of ACRD and the southwesterly corner of the parcel herein described.

Thence North 01°28'28" West, along the easterly line of said Parish's land, 506.17 feet to a 5/8" iron pin set on a southerly line of PPN 59-003-00-004-00 as conveyed to Thaddeus K. Soberay, recorded in DN 1998-00002256, Volume 101, Page 1567 of ACRD, being the northeasterly corner of said Parish's land and the northwesterly corner of the parcel herein described.

Thence North 88°50'50" East, along said southerly line of Soberay's land, 1293.16 feet to a 5/8" iron pin set on the easterly line of said Original Lot 17 at the northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "TLB LAND SURVEYING OH #7625" PA #051045" found 3.45 feet south and 0.30 feet east therefrom.

Thence South 00°57'44" East, along said lot line, along a westerly line of said Soberay's land, a westerly line of the aforesaid Gruskiewicz parcel (PPN 59-003-00-001-00) and a westerly line of the aforesaid R/W easement, passing through a 1/2" iron pipe found 29.35 feet, a 5/8" iron pin set at 466.16 feet, a total distance of 506.16 feet to **The Principal Place of Beginning of this Survey** and containing 15.000 acres of land, as

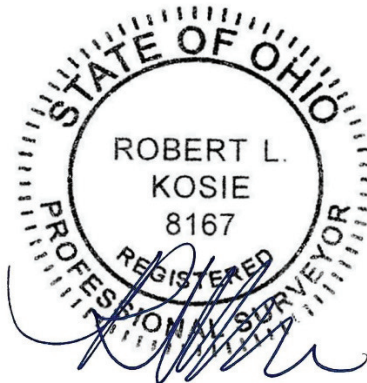
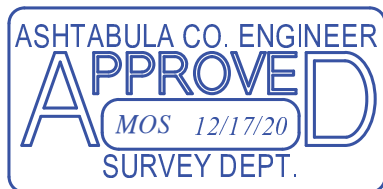
## **15.000 ACRE PARCEL**

(continued)

surveyed in December of 2020 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 same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to more accurately describe PPN 59-002-00-010-00 as conveyed to OTSEGO Company Ltd., recorded in DN 2012-00004015, Volume 515, Page 810, Parcel No. 2 of ACRD.

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 *August 15th. 2019*





## **21.500 ACRE PARCEL**

1.135 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 59-002-00-009-00, OTSEGO Company Ltd., Document Number (DN) 2012-00004015, Volume 515, Page 810, Parcel No. 1 of Ashtabula County Records and Deeds (ACRD).

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Thence South 88°23'42" West, along the centerline of said Windsor Road, being the southerly line of Original Lot 16 within said Township, 2672.11 feet to a southwesterly corner of PPN 59-003-00-001-00 as conveyed to Walter Gruskiewicz and Betty Mae Gruskiewicz, recorded in Volume 546, Page 394 of ACRD, being the intersection of Original Lots 16, 17, 24 and 25 within said Township and **The Principal Place of Beginning of this Survey.**

Thence South 88°23'42" West, continuing along said centerline, a frontage distance of 1498.40 feet to a southeasterly corner of PPN 59-002-00-007-00, being a 60.000 acre parcel of land conveyed to Poppie Parish and Alford Parish, recorded in DN 2012-00004524, Volume 516, Page 234, first parcel of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°57'44" West, along an easterly line of said Parish's land, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 625.07 feet to a 5/8" iron pin set, being the northwesterly corner of the parcel herein described.

## **21.500 ACRE PARCEL**

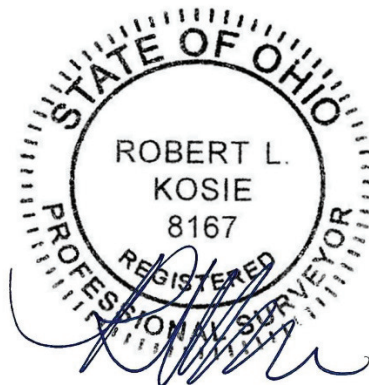
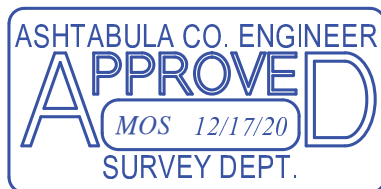
(continued)

Thence North 88°23'42" East, along a southerly line of said Parish's land, 1498.40 feet to a 5/8" iron pin set on the easterly line of said Original Lot 17, being a northwesterly corner of the aforesaid Gruskiewicz parcel (PPN 59-003-00-001-00), a northwesterly corner of a 40 foot, 0.822 acre Right of Way easement originally reserved to the Grantor John Frederick Switzer, his heirs and assigns (now OSTEGO Company Ltd.), as shown in the conveyance to Walter Gruskiewicz and Betty Mae Gruskiewicz, recorded in Volume 546, Page 394 of ACRD, and the northeasterly corner of the parcel herein described.

Thence South 00°57'44" East, along a westerly line of the said Gruskiewicz parcel and said lot line, along the westerly side of said easement, passing through 5/8" iron pins set at 40.00 feet and 592.07 feet, a total distance of 625.07 feet to **The Principal Place of Beginning of this Survey** and containing 21.500 acres of land, of which, 1.135 acres are within the R/W of said Windsor Road, as surveyed in December of 2020 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 same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

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