



33.985 TOTAL COMBINED ACRE PARCEL

0.336 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-018-00-023-00, PPN 33-018-00-024-00 and PPN 35-018-00-025-00, James Rice, Document Number (DN) 2020-00002335, Volume 704, Page 514, Tracts One and Two of Ashtabula County Records and Deeds (ACRD). 3022 State Route 45.

Situated in the County of Ashtabula, State of Ohio, known as being part of Original Lots 95 and 96 in Morgan Township, part of Original Lot 106 within the Village of Rock Creek, of part of Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows.

Beginning at a 5/8" copper pin with a 1 1/2" brass cap found at the centerline intersection of State Route 45 (also known as Morgan - Rock Creek Road, S.H. No. 753, Section B, 66 feet wide) and Riverdale Road (Township Road 69, Section G, 60 feet wide).

Thence South 12°05'27" West, along the centerline of said State Route 45, 1848.10 feet to a southwesterly corner of PPN 33-018-00-022-00 as conveyed to Cornelius Bevins and Bonnie C. Bevins, recorded in DN 1976-00006056, Volume 857, Page 288 of ACRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 87°57'14" East, along a southerly line of said Bevins' land, passing through 5/8" iron pins set at 34.03 feet and 786.38 feet, also passing through a 5/8" iron pin corner reference set at 970.76 feet, a total distance of 972.76 feet to a 16" Hickory Tree at an angle point therein, being the northeasterly corner of the parcel herein described.

Thence South 31°35'10" East, along a westerly line of said Bevins' land, along the westerly line of PPN 33-018-00-028-00 as conveyed to Mark Bevins, recorded in DN 2017-00004562, Volume 635, Page 2020 and also along the westerly line of PPN 35-018-00-026-00 as conveyed to Majors Crossing Limited Partnership, recorded in DN 2013-00013586, Volume 555, Page 1605 of ACRD, passing through a 5/8" iron pin corner reference set at 2.00 feet, 1/2" iron pins with caps bearing "SLAY 5298" found at 720.95 feet

33.985 TOTAL COMBINED ACRE PARCEL (continued)

and 841.25 feet, a total distance of 1643.54 feet to a 5/8" iron pin found at the northeasterly corner of PPN 35-029-00-003-02 as conveyed to Mark Nicolet and Debra Nicolet, recorded in DN 2014-00005173, Volume 566, Page 1231 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 55°06'05" West, along the northerly line of said Nicolet's land, along the northerly line of the following parcels of land: PPN 35-029-00-003-04 as conveyed to Mark Nicolet and Debra Nicolet, recorded in DN 2015-00011997, Volume 600, Page 2192, PPN 35-029-00-006-00 as conveyed to Wendy Culbertson, recorded in DN 2009-00004342, Volume 453, Page 1052, Parcel No. 1 and PPN 35-029-00-005-00 as conveyed to Daryl R. Liedtke, recorded in DN 1989-00013006, Volume 47, Page 6922 of ACRD, passing through a 3/4" iron pin found at 105.91 feet, a 5/8" iron pin found at 382.05 feet and a 5/8" iron pin with cap bearing "CRABBS 7245" found at 566.04 feet a total distance of 657.95 feet to a 5/8" iron pin set on the easterly line of PPN 35-029-00-004-00 as conveyed to Glenn G. Wilson and Betty J. Wilson, recorded in DN 1993-00012735, Volume 69, Page 3286, Parcel 1 of ACRD, being the northwesterly corner of said Liedtke's land and a southwest corner of the parcel herein described.

Thence North 34°52'47" West, along said easterly line of Wilson's land, 99.79 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 55°00'22" West, along the northerly line of said Wilson's land, along the northerly line of PPN 35-029-00-003-03 as conveyed to Glenn G. Wilson and Betty J. Wilson, recorded in DN 1993-00012735, Volume 69, Page 3286, Parcel 2 of ACRD, 268.09 feet to a 5/8" iron pin with cap bearing "Westfall 6634" found on the easterly line of PPN 35-029-00-002-00 as conveyed to Christopher B. Burton, recorded in DN 2001-00018516, Volume 174, Page 2271 of ACRD, being the northwesterly corner of said Wilson's land and a southwest corner of the parcel herein described.

Thence North 35°05'11" West, along said easterly line of Burton's land, 363.21 feet to a 5/8" iron pin found at a southeasterly corner of PPN 35-018-00-022-00 as conveyed to Jefferson Area Local Schools Board of Education (JLS), recorded in DN 2008-00008904, Volume 439, Page 108 of ACRD at an angle point therein.

Thence North 00°49'00" West, along an easterly line of the said JLS parcel, along the easterly line of PPN 33-018-00-027-00 as conveyed to Christopher R. Suvak, recorded in DN 2003-00011960, Volume 252, Page 1281 of ACRD, passing through a 3/4" iron pipe found at 830.46 feet, a total distance of 1098.73 feet to a 5/8" iron pin set at the northeasterly corner thereof.

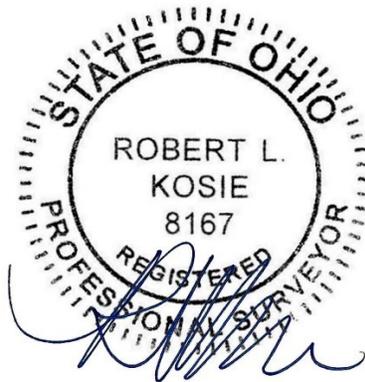
Thence South 88°58'54" West, along the northerly line of said Suvak's land, passing through a 5/8" iron pin set at 851.36 feet and a 1/2" iron pipe found at 851.85 feet, a total distance of 885.25 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 45, being a southwest corner of the parcel herein described.

33.985 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 12°05'27" East, along said centerline, a frontage distance of 443.37 feet to **The Principal Place of Beginning of this Survey** and containing 33.985 acres of land, of which, 15.033 acres are in Morgan Township, 18.952 acres are in the Village of Rock Creek and 0.336 acres are within the R/W of said State Route 45, as surveyed in February of 2022 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, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to combine PPN 33-018-00-023-00 together with PPN 33-018-00-024-00 and PPN 35-018-00-025-00 as conveyed to James Rice, recorded in Document Number (DN) 2020-00002335, Volume 704, Page 514, Tracts One and Two of (ACRD). Also known as being 3022 State Route 45.

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 *February 17th, 2022*