Situated in The Township of Windsor, County of Ashtabula and State of Ohio and known ONE as being part of Original Lot 5, in Range 1, within said Township and **PPN 61-015-00-013-00, Windsor Road Land, LLC** Township 8N, Range 5W in the BASIS OF RESEARCH AND RECORDS ONE 2021 Connecticut Western Reserve. 4398 U.S. Route 322 All county ownership research data and previous survey records were obtained from The County Recorder's Office Windsor Road Land, LLC and Map Room. All county centerline and right-of-way DEED OF RECORD data was obtained from The County Engineer's Office. DN 2020-00008917 All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records. Volume 717, Page 2428 TOTAL C.L. CURVE △01°17'00" ODOT R=17188.74' ODOT Checked on August 9th, 2021 by RLK T=192.51' ODOT L=384.99' ODOT LC=384.99' c. LCB=N 85°58'13" E C.L. PC station **US ROUTE 322** 282+07.82 c.&u. (282+07.54 ODOT) (aka Mayfield Road, Cleveland - Meadville Road, R/W varies) TOTAL C.L. CURVE △-17°31'31" c.&u. (17°31'00" ODOT) POB5 +1180.80' c. R=3274.04' c.&u. (3274.05' ODOT) T=504.66' c.&u. (504.20' ODOT) 192.51' c. 295.20' c. L=1001.44' c.&u. (1000.97' ODOT) POB3 +590.40' c. N 86°36'43" E _______ fa 50.1 C.L. PT station 295.20' c. 1850.51' total PT to PC total c. LC=997.54' c. LCB=S 84°37'31" E 263+57.31 c.&u. POB2 +295.20' c. 0.305 acres R/W (263+56.84 ODOT) POB1 +0.00' c. 0.305 acres R/W 295.20' c. C.L. PI station 295.20' c. 0.305 acres R/W 295.21' c. N 86°36'43" E 284+00.33 c.&u. 295.21' c. fd. BCSÜ (284+00.05 ODOT –12.13' c. 0.305 acres R/W and CLAUS p.) TRUE NORTH (Geodetic North) 295.21' c. 0.305 acres R/W 504.66' total PC to PI c. N 75°51'45" W 295.21' c. ODOT VRS and CORS GNSS Network 504.66' c. 295.21' c. N 86°36'43" E NAD83 (2011), NAVD88, GRS80, Geoid18 249.69' pin to pin c. 5/8" iron pin C.L. PI station 5/8" iron pin with cap bearing "CLAUS 6456" 258+60.53 c.&u. (258+60.27 ODOT) with cap bearing "CLAUS 6456" fd. and used fd. and used C.L. Intersection to PT **/**±17°03'39" c. R=3274.04' c.&u. (3274.05' ODOT) T=491.09' c. L=974.91' c. LC=971.31' c. LCB=S 84°51'26" E **GRAPHIC SCALE:** 1 inch equals 100 feet 1" iron pin in ○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin 1" iron pin in monument box (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set monument box fd. and used PARCEL 3 c. -Denotes calculated measurement fd. and used PARCEL 4 PARCEL 2 d. -Denotes deed measurement p. -Denotes plat measurement C.L. PI station 10.616 ACRES 10.530 ACRES 10.702 ACRES fd. -Denotes found monument u. -Denotes used measurement 246+20.94 ODOT PARCEL 5 PPN -Denotes permanent parcel number DN -Denotes document number (10.311 acres exclusive of R/W) PARCEL 1 ♥ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin) (10.225 acres exclusive of R/W) (10.397 acres exclusive of R/W) 10.788 ACRES TOTAL C.L. CURVE 4 -Denotes lot line P-Denotes property line 10.444 ACRES BCSU -Denotes monument found bent, coned, straightened and used △15°01'00" ODOT (10.483 acres exclusive of R/W) R=3274.04' c. (3274.05' ODOT) BCO -Denotes monument found bent, coned and observed (10.139 acres exclusive of R/W) T=431.52' ODOT POB -Denotes point of beginning MP -Denotes "measured perpendicularly" L=858.10' ODOT C.L. PC to Intersection aka -Denotes "also known as" fka -Denotes "formerly known as" nna -Denotes "now known as" LC=855.64' c. **△**00°27'51" c. Δ - Denotes delta angle R -Denotes radius distance LCB=N 83°22'15" W R=3274.04' c.&u. (3274.05' ODOT) T -Denotes tangent distance L -Denotes length distance LC -Denotes chord distance LCB -Denotes chord bearing L=26.53' c. PC -Denotes point of curve PT -Denotes point of tangency LC=26.53' c. PCC -Denotes point of compound curve PRC -Denotes point of reverse curve LCB=S 76°05'43" E PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency C.L. intersection station ACRD -Denotes "Ashtabula County Records and Deeds" US Route 322, 253+82.40 ODOT & u. ACER -Denotes "Ashtabula County Engineer's Records" (253+82.87 CLAUS p.) TR -Denotes "Township Road" rar -Denotes "Road Alignment Record" Fortney Road, 140+06.15 rar FB - Denotes "Field Book" CLAUSE - Denotes 2002 Roger W. Claus Survey PPN 38-011-00-006-00 "Call Before You Dig" hio utilities protection service DN 2001-00008345 4740 Belmont Avenue Youngstown, OH. 44505 Volume 158, Page 1722 1-800-362-2764 4298 Mayfield Road PPN 61-015-00-013-00 PPN 61-015-00-013-00 PPN 61-015-00-013-00 Windsor Road Land, LLC PPN 61-015-00-013-00 Windsor Road Land, LLC PPN 61-015-00-013-00 Windsor Road Land, LLC DN 2020-00008917 Windsor Road Land, LLC DN 2020-00008917 Windsor Road Land, LLC DN 2020-00008917 TOWNSHIP, SECTION This plat was prepared by Volume 717, Page 2428 DN 2020-00008917 DN 2020-00008917 Volume 717, Page 2428 Volume 717, Page 2428 Volume 717, Page 2428 D.B. Kosie & Associates Volume 717, Page 2428 AND LOT LINES SURVEYOR'S CERTIFICATION Professional Land Surveying may not be the same as occupied I certify to: Windsor Road Land, LLC and Legal Property Lines shown that I have surveyed these premises and prepared this Plat of Survey in 11040 Madison Road accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code Montville, Ohio 44064 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 440.286.2131 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 Fax 440.968.3578 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 www.dbksurveys.com 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 Robert L. Kosie, P.S. Registered Professional ROBERT S 89°04'40" W Original Lot 5, Range 1 Land Surveyor No. 8167 KOSIE (1476.00' OHARA p./c.) concrete R/W 1476.73' total c.&u. 8167 monument fd. 1356.41' C.L. - 1326.41' R/W total c.&u. 295.35' total c' 0.38' south of 295.35' total c. 295.34' c. 295.35' c. property line (e/w) 181.59' c 113.76' c. 167.03' c. 128.32' c 295.35' c. Concrete R/W @ 30.06' from C.L. 240.00' pin to pin set c. 772.29' pipe to pin c.&u. (772.40' OHARA p.) 1116.43' C.L. to pin c. monument fd. 280.79' pipe to pipe c. 5/8" iron pin NSPS 423.67' pin set to pipe c.&u. @ 30.15' from C.L. (280.78' OHARA p.) 1" iron pipe fd with cap bearing 5/8" iron pin 1" iron pipe (422.82' OHARA p.) 5/8" iron pin 1.64' north of 5/8" iron pin fd. "O'HARA 7995" 1 1/4" iron pipe with cap bearing fd. and used with cap bearing property line (e/w) 6.3'+- south of fd. and used "CLAUS 6456" fo **REFERENCES** with cap bearing "CLAUS 6456" fd property line (e/w) 2.40' north of "A.C.E." north 2.86', west 0.04' Original Lot 4, Range 1 Signed and sealed on this 8th day @ 30.1'+- from C.Ĺ. *The 1938 Road Alignment Record for Fortney Road, Road No. 529, FB 401, 60 feet wide property line (e/w) fd. and used (N 00°52'53" W, 2.86' c.) of August, 2021 filed as 0529 Fortney.DjVu in the ACER. C.L. PI station 123+83.65 rar and used for *The undated survey prepared by Thomas L. Gromley and Associates, recored in DN 2001-00008345, property line (n/s) Volume 158, Page 1722 of ACRD. 5/8" iron pin set *The 1957 Centerline Plat of Cleveland - Meadville Road, ATB 322 - 0.00, PPN 61-006-00-035-00 Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township, recorded on July, 17th, 1957 in Volume 11, Pages 13, 14 and 15 of ACRD, filed as ATB-322-(00.00-8.32)Windsor-Orwell(1957)C-Grand River Woods, LTD. DN 2014-000112125 Volume 578, Page 764 Line Plat V-11 P-14 with calculation et al. in the ACER. **DBK PLAT 1138 2021** *The September 18th, 2002 survey prepared by Roger W. Claus, Registered Professional Surveyor 6456, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD, filed as 61-015-00-014-00.pdf in the ACER. *The October 14th, 2014 survey prepared by O'Hara Land Surveying L.L.C., Thomas J. O'Hara, Ohio Registered Surveyor 7995, recorded in DN 2014-00012125, Volume 578, Page 764 of ACRD, filed as 61-006-00-035-00.pdf in the ACER.



PARCEL 1 - 10.444 ACRES

0.305 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-015-00-013-00, Windsor Road Land, LLC, Document Number (DN) 2020-00008917 Volume 717, Page 2428 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 5, in Range 1, within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and US Route 322 (aka Mayfield Road, Cleveland - Meadville Road, R/W varies), located South 75°51'45" East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South 76°05'43" East, a delta of 00°27'51", a radius of 3274.04 feet and a chord distance of 26.53 feet, a length distance of 26.53 feet from a 1" iron pin in a monument box found on the centerline of said US Route 322.

Thence along the centerline of said US Route 322, along said curve, deflecting to the left, having a chord bearing of S 84°51'26" E, a delta of 17°03'39" a radius of 3274.04 feet and a chord distance of 971.31 feet, a length distance of 974.91 feet to a point of tangency therein.

Thence North 86°36'43" East, continuing along said centerline, 362.38 feet to the northeasterly corner of PPN 61-015-00-014-00 as conveyed to Raymond E. Hostetler and Anna J. Hostetler, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD, being the northwesterly corner of the parcel herein described and <u>The Principal Place of Beginning of this Survey</u>.

Thence North 86°36'43" East, continuing along said centerline, a frontage distance of 295.20 feet to the northeasterly corner of the parcel herein described.

Thence South 00°53'50" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 45.04 feet, a total distance of 1547.81 feet to a 5/8" iron pin set

PARCEL 1 - 10.444 ACRES

(continued)

on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°04'40" West, along the northerly line of the said Grand River Woods, LTD. parcel, 295.35 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Hostetler parcel (PPN 61-015-00-014-00), being the southwesterly corner of the parcel herein described.

Thence North 00°52'53" West, along the easterly line of said Hostetler's land, passing through 5/8" iron pins with caps bearing "CLAUS 6456" found at 2.86 feet and 1490.06 feet, a total distance of 1535.11 feet to **The Principal Place of Beginning of this Survey** and containing 10.444 acres of land, of which, 0.305 acres are within the R/W of said US Route 322, leaving 10.139 acres exclusive of the R/W, surveyed in August of 2021 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 Geoid18). 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 divide 10.444 acres of land from PPN 61-015-00-013-00, as conveyed to Windsor Road Land, LLC, recorded in DN 2020-00008917, Volume 717, Page 2428 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

boshy, Lugust, 10th, 2021.

Signed and Sealed on



PARCEL 2 - 10.530 ACRES

0.305 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-015-00-013-00, Windsor Road Land, LLC, Document Number (DN) 2020-00008917 Volume 717, Page 2428 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 5, in Range 1, within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and US Route 322 (aka Mayfield Road, Cleveland - Meadville Road, R/W varies), located South 75°51'45" East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South 76°05'43" East, a delta of 00°27'51", a radius of 3274.04 feet and a chord distance of 26.53 feet, a length distance of 26.53 feet from a 1" iron pin in a monument box found on the centerline of said US Route 322.

Thence along the centerline of said US Route 322, along said curve, deflecting to the left, having a chord bearing of S 84°51'26" E, a delta of 17°03'39" a radius of 3274.04 feet and a chord distance of 971.31 feet, a length distance of 974.91 feet to a point of tangency therein.

Thence North 86°36'43" East, continuing along said centerline, 362.38 feet to the northeasterly corner of PPN 61-015-00-014-00 as conveyed to Raymond E. Hostetler and Anna J. Hostetler, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD.

Thence North 86°36'43" East, continuing along said centerline, 295.20 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 86°36'43" East, continuing along said centerline, a frontage distance of 295.20 feet to the northeasterly corner of the parcel herein described.

Thence South 00°54'46" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 45.04 feet, a total distance of 1560.51 feet to a 5/8" iron pin set

PARCEL 2 - 10.530 ACRES (continued)

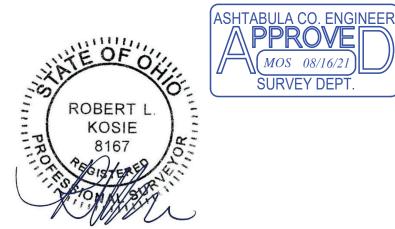
on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°04'40" West, along the northerly line of the said Grand River Woods, LTD. parcel, passing through a 1" iron pipe found at 167.03 feet, a total distance of 295.35 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°53'50" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1502.77 feet, a total distance of 1547.81 feet to The Principal Place of Beginning of this Survey and containing 10.530 acres of land, of which, 0.305 acres are within the R/W of said US Route 322, leaving 10.225 acres exclusive of the R/W, surveyed in August of 2021 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 Geoid18). 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 divide 10.530 acres of land from PPN 61-015-00-013-00, as conveyed to Windsor Road Land, LLC, recorded in DN 2020-00008917, Volume 717, Page 2428 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 Sealed on '



PARCEL 3 - 10.616 ACRES

0.305 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-015-00-013-00, Windsor Road Land, LLC, Document Number (DN) 2020-00008917 Volume 717, Page 2428 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 5, in Range 1, within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and US Route 322 (aka Mayfield Road, Cleveland - Meadville Road, R/W varies), located South 75°51'45" East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South 76°05'43" East, a delta of 00°27'51", a radius of 3274.04 feet and a chord distance of 26.53 feet, a length distance of 26.53 feet from a 1" iron pin in a monument box found on the centerline of said US Route 322.

Thence along the centerline of said US Route 322, along said curve, deflecting to the left, having a chord bearing of S 84°51'26" E, a delta of 17°03'39" a radius of 3274.04 feet and a chord distance of 971.31 feet, a length distance of 974.91 feet to a point of tangency therein.

Thence North 86°36'43" East, continuing along said centerline, 362.38 feet to the northeasterly corner of PPN 61-015-00-014-00 as conveyed to Raymond E. Hostetler and Anna J. Hostetler, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD.

Thence North 86°36'43" East, continuing along said centerline, 590.40 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 86°36'43" East, continuing along said centerline, a frontage distance of 295.20 feet to the northeasterly corner of the parcel herein described.

Thence South 00°55'41" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 45.04 feet, a total distance of 1573.21 feet to a 5/8" iron pin set on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD.,

PARCEL 3 - 10.616 ACRES (continued)

recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°04'40" West, along the northerly line of the said Grand River Woods, LTD. parcel, 295.35 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°54'46" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1515.47 feet, a total distance of 1560.51 feet to The Principal Place of Beginning of this Survey and containing 10.616 acres of land, of which, 0.305 acres are within the R/W of said US Route 322, leaving 10.311 acres exclusive of the R/W, surveyed in August of 2021 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 Geoid18). 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 divide 10.616 acres of land from PPN 61-015-00-013-00, as conveyed to Windsor Road Land, LLC, recorded in DN 2020-00008917, Volume 717, Page 2428 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 Sealed on f

ASHTABULA CO. ENGINEER



PARCEL 4 - 10.702 ACRES

0.305 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-015-00-013-00, Windsor Road Land, LLC, Document Number (DN) 2020-00008917 Volume 717, Page 2428 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 5, in Range 1, within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and US Route 322 (aka Mayfield Road, Cleveland - Meadville Road, R/W varies), located South 75°51'45" East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South 76°05'43" East, a delta of 00°27'51", a radius of 3274.04 feet and a chord distance of 26.53 feet, a length distance of 26.53 feet from a 1" iron pin in a monument box found on the centerline of said US Route 322.

Thence along the centerline of said US Route 322, along said curve, deflecting to the left, having a chord bearing of S 84°51'26" E, a delta of 17°03'39" a radius of 3274.04 feet and a chord distance of 971.31 feet, a length distance of 974.91 feet to a point of tangency therein.

Thence North 86°36'43" East, continuing along said centerline, 362.38 feet to the northeasterly corner of PPN 61-015-00-014-00 as conveyed to Raymond E. Hostetler and Anna J. Hostetler, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD.

Thence North 86°36'43" East, continuing along said centerline, 885.60 feet to the northwesterly corner of the parcel herein described and <u>The Principal Place of Beginning of this Survey</u>.

Thence North 86°36'43" East, continuing along said centerline, a frontage distance of 295.20 feet to the northeasterly corner of the parcel herein described.

Thence South 00°56'35" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 45.04 feet, a total distance of 1585.91 feet to a 5/8" iron pin set

PARCEL 4 - 10.702 ACRES (continued)

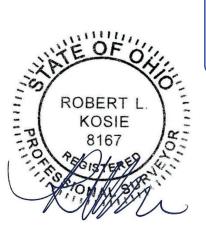
on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°04'40" West, along the northerly line of the said Grand River Woods, LTD. parcel, 295.35 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°55'41" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1528.17 feet, a total distance of 1573.21 feet to The Principal Place of Beginning of this Survey and containing 10.702 acres of land, of which, 0.305 acres are within the R/W of said US Route 322, leaving 10.397 acres exclusive of the R/W, surveyed in August of 2021 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 Geoid18). 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 divide 10.702 acres of land from PPN 61-015-00-013-00, as conveyed to Windsor Road Land, LLC, recorded in DN 2020-00008917, Volume 717, Page 2428 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 Sealed on 6

ASHTABULA CO. ENGINEER

ovst. 10th, 2021.



PARCEL 5 - 10.788 ACRES

0.305 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-015-00-013-00, Windsor Road Land, LLC, Document Number (DN) 2020-00008917 Volume 717, Page 2428 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 5, in Range 1, within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and US Route 322 (aka Mayfield Road, Cleveland - Meadville Road, R/W varies), located South 75°51'45" East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South 76°05'43" East, a delta of 00°27'51", a radius of 3274.04 feet and a chord distance of 26.53 feet, a length distance of 26.53 feet from a 1" iron pin in a monument box found on the centerline of said US Route 322.

Thence along the centerline of said US Route 322, along said curve, deflecting to the left, having a chord bearing of S 84°51'26" E, a delta of 17°03'39" a radius of 3274.04 feet and a chord distance of 971.31 feet, a length distance of 974.91 feet to a point of tangency therein.

Thence North 86°36'43" East, continuing along said centerline, 362.38 feet to the northeasterly corner of PPN 61-015-00-014-00 as conveyed to Raymond E. Hostetler and Anna J. Hostetler, recorded in DN 2007-00004411, Volume 404, Page 616 of ACRD.

Thence North 86°36'43" East, continuing along said centerline, 1180.80 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 86°36'43" East, continuing along said centerline, a frontage distance of 295.20 feet to the northwesterly corner of PPN 38-011-00-006-00 as conveyed to Tanika S. Jackson, recorded in DN 2001-00008345, Volume 158, Page 1722 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 00°57'27" East, along the westerly line of said Jackson's land, passing

PARCEL 5 - 10.788 ACRES (continued)

through a 5/8" iron pin found bent and re-straightened at 45.03 feet, a total distance of 1598.61 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at the northeasterly corner of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°04'40" West, along the northerly line of the said Grand River Woods, LTD. parcel, 295.34 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°56'35" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1540.87 feet, a total distance of 1585.91 feet to The Principal Place of Beginning of this Survey and containing 10.788 acres of land, of which, 0.305 acres are within the R/W of said US Route 322, leaving 10.483 acres exclusive of the R/W, surveyed in August of 2021 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 Geoid18). 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 divide 10.788 acres of land from PPN 61-015-00-013-00, as conveyed to Windsor Road Land, LLC, recorded in DN 2020-00008917, Volume 717, Page 2428 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".



ASHTABULA CO. ENGINEER SURVEY DEPT.

gust, 10th, 2021.

Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on