

**BASIS OF RESEARCH AND RECORDS**

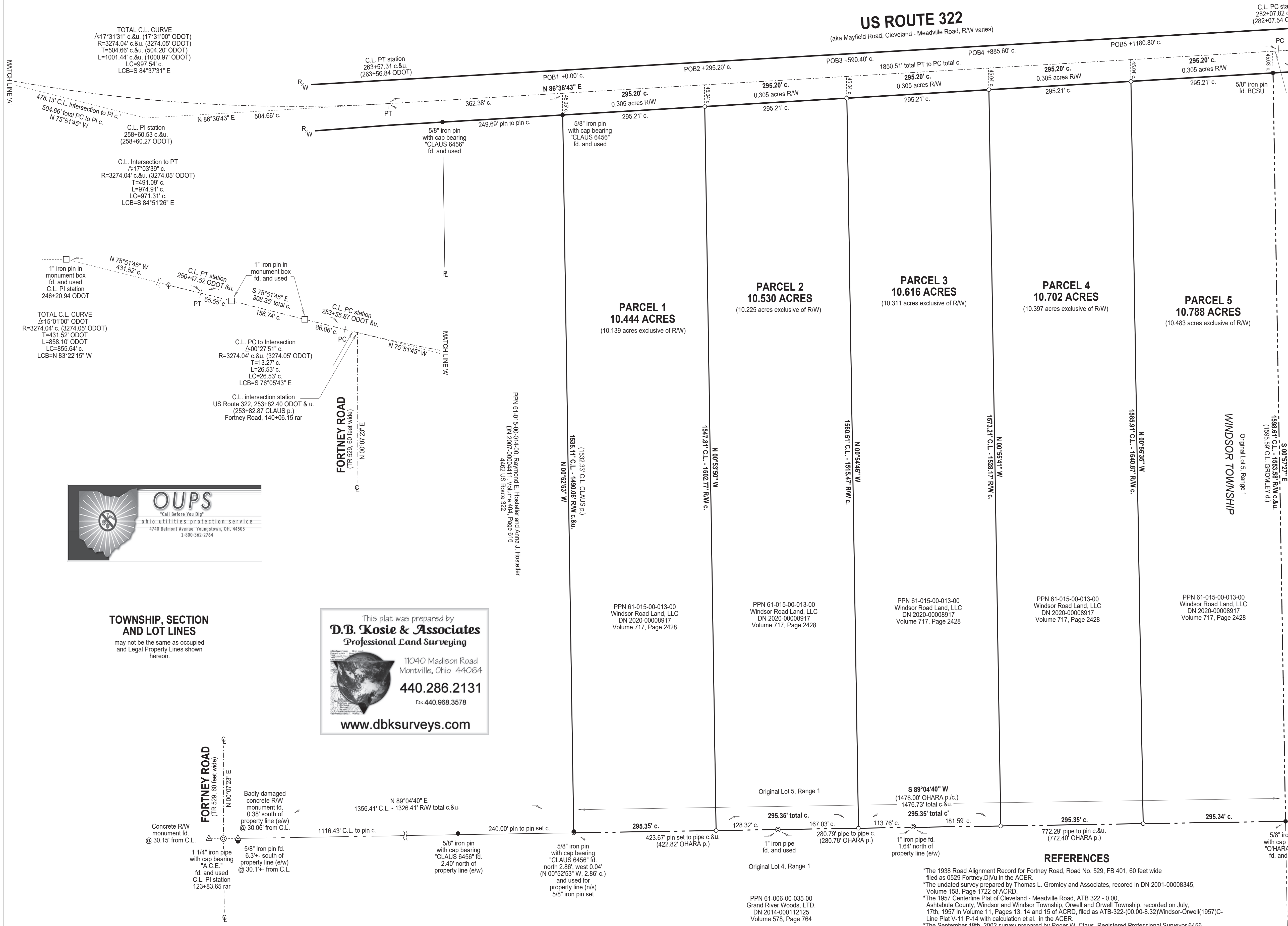
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of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

PLAT OF RE-SURVEY AND LOT SPLIT OF  
**PPN 61-015-00-013-00, Windsor Road Land, LLC**  
**4398 U.S. Route 322**  
 DEED OF RECORD  
 DN 2020-00008917  
 Volume 717, Page 2428

Situated in The	Month:	Page:
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.	August	ONE
Survey for:	Year:	of
Windsor Road Land, LLC	2021	ONE

TOTAL C.L. CURVE  
 $\Delta=117^{\circ}00'$  ODOT  $R=17188.74'$  ODOT  
 $T=192.51'$  ODOT  $L=384.99'$  ODOT  
 $LC=384.99'$  c.  $LCB=N85^{\circ}58'13"E$

Checked on August 9th, 2021 by RLK



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



**GRAPHIC SCALE: 1 inch equals 100 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
- d - Denotes deed measurement
- fd - Denotes found monument
- u - Denotes used measurement
- PPN - Denotes permanent parcel number
- DN - Denotes document number
- C.L. / C.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- l - Denotes lot line
- E - 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"
- nna - Denotes "now known as"
- Δ - Denotes delta angle
- R - Denotes radius distance
- T - Denotes tangent distance
- L - Denotes length distance
- LC - Denotes chord distance
- LCB - Denotes chord bearing
- 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
- ACRD - Denotes "Ashtabula County Records and Deeds"
- ACER - Denotes "Ashtabula County Engineer's Records"
- TR - Denotes "Township Road"
- rat - Denotes "Road Alignment Record"
- FB - Denotes "Field Book"
- CLAUSE - Denotes 2002 Roger W. Claus Survey

PPN 38-011-00-006-00  
 Tanika S. Jackson  
 DN 2001-00008345  
 Volume 158, Page 1722  
 4298 Mayfield Road



**SURVEYOR'S CERTIFICATION**

I certify to: Windsor Road Land, 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, GEOID18). 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 2905.09(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 8th day of August, 2021

**REFERENCES**

- \*The 1938 Road Alignment Record for Fortney Road, Road No. 529, FB 401, 60 feet wide filed as 0529 Fortney.DJV in the ACER.
- \*The undated survey prepared by Thomas L. Gromley and Associates, recorded in DN 2001-00008345, Volume 158, Page 1722 of ACERD.
- \*The 1957 Centerline Plat of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township, recorded on July 17th, 1957 in Volume 11, Pages 13, 14 and 15 of ACERD, filed as ATB-322-(00.00-8.32)Windsor-Orwell(1957)C-Line Plat V-11 P-14 with calculation et al. in the ACER.
- \*The September 18th, 2002 survey prepared by Roger W. Claus, Registered Professional Surveyor 6456, recorded in DN 2007-00004411, Volume 404, Page 616 of ACERD, 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 ACERD, filed as 61-006-00-035-00.pdf in the ACER.



**TOWNSHIP, SECTION AND LOT LINES**

may not be the same as occupied and Legal Property Lines shown hereon.

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)

PPN 61-015-00-013-00  
 Windsor Road Land, LLC  
 DN 2020-00008917  
 Volume 717, Page 2428

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PPN 61-006-00-035-00  
 Grand River Woods, LTD.  
 DN 2014-00012125  
 Volume 578, Page 764





**D.B. Kosie**  
**& Associates**  
**Professional Land Surveying**  
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 Montville, Ohio 44064  
 (440) 286-2131  
 Fax (440) 968-3578  
 www.dbksurveys.com

**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 **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°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

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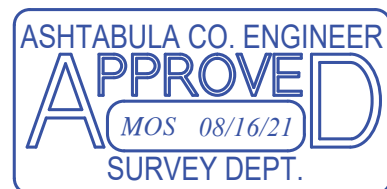
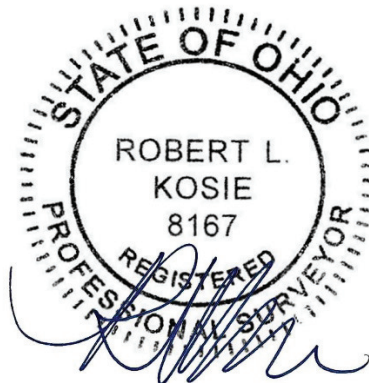
on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

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

Signed and Sealed on *Tuesday, August 10th, 2021.*



## **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

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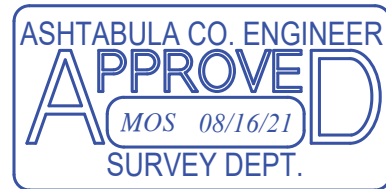
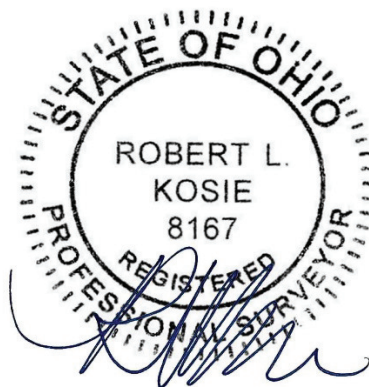
on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

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 *Tuesday, August 10th, 2021.*



## **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

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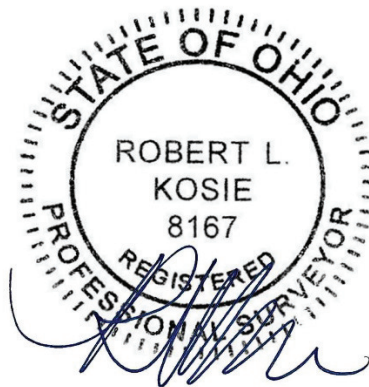
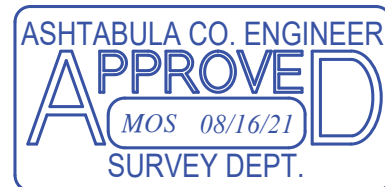
recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

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 *Tuesday, August 10th, 2021.*



## **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 **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°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

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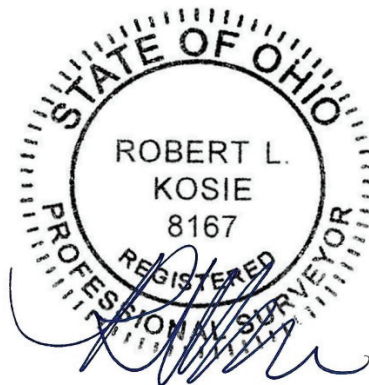
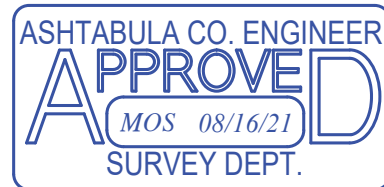
on the northerly line of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764 of ACRD, being the southeasterly corner of the parcel herein described.

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 *Tuesday, August 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  $75^{\circ}51'45''$  East, 86.06 feet and along a curve, deflecting to the left, having a chord bearing of South  $76^{\circ}05'43''$  East, a delta of  $00^{\circ}27'51''$ , 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  $84^{\circ}51'26''$  E, a delta of  $17^{\circ}03'39''$  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  $86^{\circ}36'43''$  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  $86^{\circ}36'43''$  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  $86^{\circ}36'43''$  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  $00^{\circ}57'27''$  East, along the westerly line of said Jackson's land, passing

# PARCEL 5 - 10.788 ACRES

(continued)

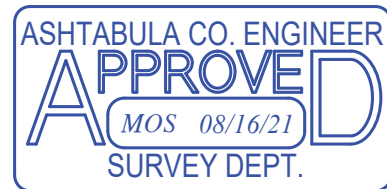
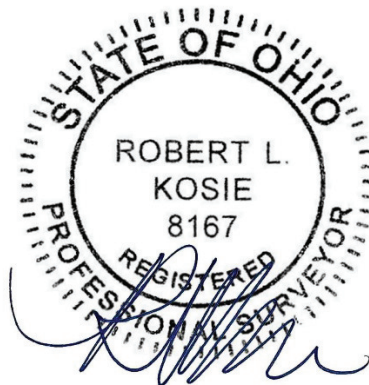
through a 5/8" iron pin found bent and re-straightened at 45.03 feet, a total distance of 1598.61 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at the northeasterly corner of PPN 61-006-00-035-00 as conveyed to Grand River Woods, LTD., recorded in DN 2014-000112125, Volume 578, Page 764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



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

Signed and Sealed on *Tuesday, August 10th, 2021.*