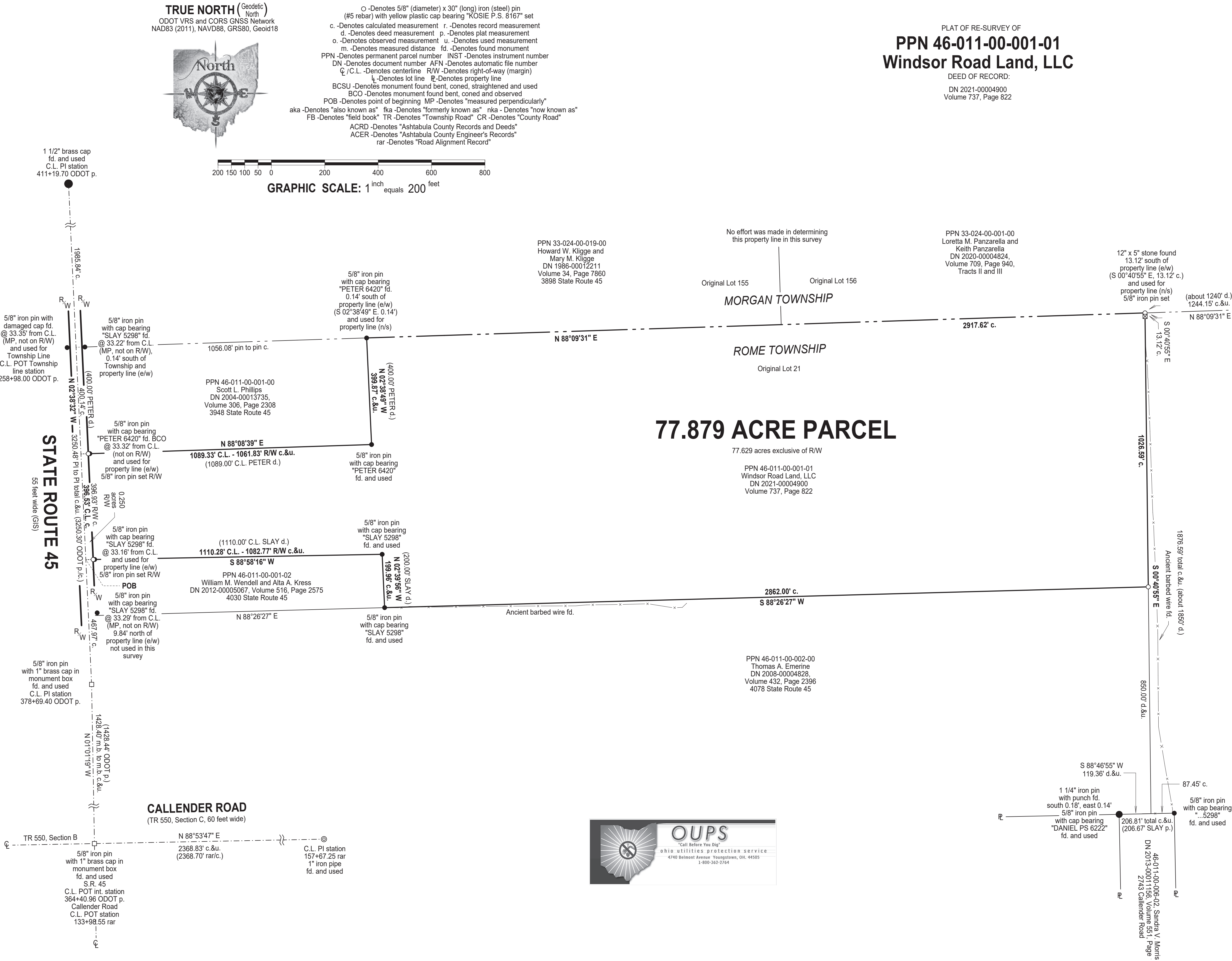


Checked on September 16th, 2021 by RLK
Revised on September 21st, 2021
Revised on October 20th, 2021

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.



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

440.286.2131
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77.879 ACRE PARCEL

0.250 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-011-00-001-01,
Windsor Road Land, LLC, Document Number (DN) 2021-00004900, Volume 737,
Page 822 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 21 in said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a 1" brass cap in a monument box found at the centerline intersection of State Route 45 (55 feet wide) and Callender Road (Township Road 550, Section B-C, 60 feet wide).

Thence North 01°01'19" West, along the centerline of said State Route 45, 1428.40 feet to a 5/8" iron pin with a 1" brass cap in monument box found at an angle point therein.

Thence North 02°38'32" West, continuing along said centerline 467.97 feet to the northwesterly corner of PPN 46-011-00-001-02 as conveyed to William M. Wendell and Alta A. Kress, recorded in DN 2012-00005067, Volume 516, Page 2575 of ACRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 02°38'32" West, continuing along said centerline, a frontage distance of 396.53 feet to the southwesterly corner of PPN 46-011-00-001-00 as conveyed to Scott L. Phillips, recorded in DN 2004-00013735, Volume 306, Page 2308 of ACRD, being a northwesterly corner of the parcel herein described.

Thence North 88°08'39" East, along the southerly line of said Phillips' land, passing through a 5/8" iron pin set at 27.50 feet, a 5/8" iron pin with cap bearing "PETER

77.879 ACRE PARCEL

(continued)

6420" found bent, coned and observed at 33.32 feet, a total distance of 1089.33 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at the southeasterly corner thereof.

Thence North 02°38'49" West, along the easterly line of said Phillips' land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 399.73 feet, a total distance of 399.87 feet to the northeasterly corner thereof, on the southerly line of PPN 33-024-00-019-00 as conveyed to Howard W. Kligge and Mary M. Kligge, recorded in DN 1986-00012211, Volume 34, Page 7860 of ACRD, being a northwesterly corner of the parcel herein described.

Thence North 88°09'31" East, along said southerly line of Kligge's land, and along the southerly line of PPN 33-024-00-001-00 as conveyed to Loretta M. Panzarella and Keith Panzarella, recorded in DN 2020-00004824, Volume 709, Page 940, Tracts II and III of ACRD, 2917.62 feet to a 5/8" iron pin set at the northwesterly corner of PPN 46-011-00-006-00 as conveyed to Noel G. Morris, Trustee, recorded in DN 2020-00006869, Volume 713, Page 1601, Parcel Two of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 00°40'55" East, along a westerly line of said Morris' land, 1026.59 feet to a 5/8" iron pin set at the northeasterly corner of PPN 46-011-00-002-00 as conveyed to Thomas A. Emerine, recorded in DN 2008-00004828, Volume 432, Page 2396 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°26'27" West, along the northerly line of said Emerine's land, 2862.00 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the southeasterly corner of the aforesaid William M. Wendell and Alta A. Kress parcel (PPN 46-011-00-001-02), being a southwesterly corner of the parcel herein described.

Thence North 02°39'56" West, along the easterly line of the said William M. Wendell and Alta A. Kress parcel, 199.96 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northeasterly corner thereof.

Thence South 88°58'16" West, along the northerly line of the said William M. Wendell and Alta A. Kress parcel, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 1077.12 feet, a 5/8" iron pin set at 1082.77 feet, a total distance of 1110.28 feet to **The Principal Place of Beginning of this Survey** and containing 77.879 acres of land, of which, 0.250 acres are within the R/W of said State Route

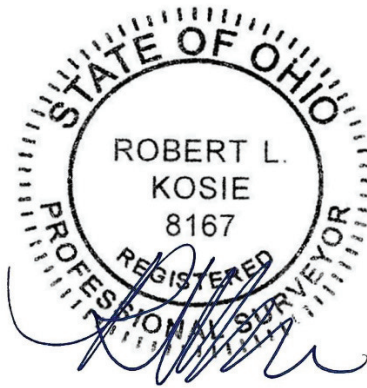
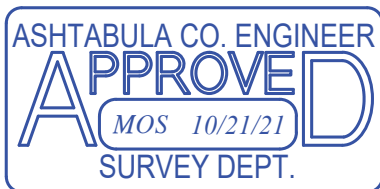
77.879 ACRE PARCEL

(continued)

45, leaving 77.629 acres exclusive of R/W, surveyed in October 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 more accurately described PPN 46-011-00-001-01 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00004900, Volume 737, Page 822 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

Wednesday, October 20th, 2021.