

Situated in The	Month:	Page:
County of Ashtabula and State of Ohio and known as being part of Original Lot 40 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the Connecticut Western Reserve	November	ONE
Survey for:	Year:	of
Windsor Road Land, LLC	2021	ONE

Checked on November 10th, 2021 by RLK
Revised November 13th, 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.

PLAT OF RE-SURVEY OF

PPN 46-020-00-010-02, PPN 46-020-00-011-00 and
PPN 38-004-00-017-00

Windsor Road Land, LLC
2512 and 2588 Fillingham Road

DEED OF RECORD:
DN 2021-00013117
Volume 754, Page 362,
First Parcel, Tract One and Tract Two

FILLINGHAM ROAD

(TR 541, Section D, FB 477, 50 feet wide)

60.730 ACRE PARCEL

59.900 acres exclusive of R/W

12.507 ACRE PARCEL

12.334 acres exclusive of R/W

ROME TOWNSHIP

ORWELL TOWNSHIP

TOWNSHIP, SECTION AND LOT LINES

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

79.685 ACRE PARCEL

PPN 38-004-00-017-00
Windsor Road Land, LLC
DN 2021-00013117
Volume 754, Page 362,
Tract Two

PPN 38-004-00-001-00
State of Ohio
Volume 350, Page 485

REFERENCES

*The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 233, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.DJv in the ACER.
*The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec.C-E) Fillingham.DJv in the ACER.
*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec.A-B) Bogue.DJv in the ACER.
*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.DJv in the ACER.
*The August 14, 1981 survey prepared by Stulls and Associates, Inc., H. Edward Snotgrass, Registered Surveyor No. 5555, recorded in Volume 23, Page 3399 of ACRD.
*The May and July, 1998 survey prepared by Timothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and DN 2011-00003918, Volume 494, Page 1450 of ACRD.
*The August, 1999 road alignment record for Fillingham Road, Road No. 541, Fieldbook 477, 50 feet wide, Filed as 0541 (sec. C - E) Fillingham.DJv in the ACER.
*The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 705, Page 286 of ACRD.
*The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 657, Page 1204 of ACRD.

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



200 150 100 50 0 200 400 600
GRAPHIC SCALE: 1" equals 200 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 r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
C./C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
L. -Denotes lot line R. -Denotes right-of-way
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" Ka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"
rar -Denotes "Road Alignment Record"
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
Δ -Denotes delta angle R. -Denotes radius distance
T -Denotes tangent distance L. -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
o -Denotes steel t-post found o -Denotes locust post found

SURVEYOR'S CERTIFICATION

I certify to:

Windsor Road Land, LLC

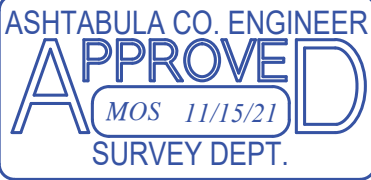
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, 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 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, R.S.
Registered Professional
Land Surveyor No. 8167

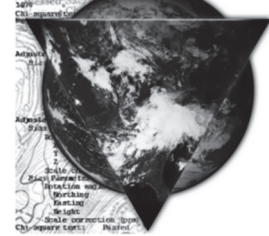
Signed and sealed on this 8th day
of November, 2021



DBK PLAT 1182 2021



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





60.730 ACRE PARCEL

0.830 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00
Windsor Road Land, LLC, Document Number (DN) 2021-00013117,
Volume 754, Page 362, Tract One of Ashtabula County Records and
Deeds (ACRD). 2588 Fillingham Road.

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 40 within said Township and Township 9N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), being **The Principal Place of Beginning of this Survey** and located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence North 88°48'52" East, along the centerline of Fillingham Road, a frontage distance (in part) of 1426.23 feet to the northwesterly corner of PPN 46-020-00-010-02 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754, Page 362, first parcel of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 01°02'28" East, along the westerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at 25.13 feet (not on R/W), a total distance of 1804.75 feet to a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at the southwesterly corner thereof, on the northerly line of PPN 38-004-00-017-00 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754,

60.730 ACRE PARCEL

(continued)

Page 362, Tract Two of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°51'16" West, along the northerly line of the said Windsor Road Land, LLC parcel, 1472.95 feet to a 5/8" iron pin set at the southeasterly corner of PPN 46-015-00-017-00 as conveyed to Clyde G. Culver, recorded in Volume 491, Page 284 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°14'25" West, along the easterly line of said Culver's land, 1059.54 feet to a 5/8" iron pin set at the most northerly corner thereof, on an easterly line of PPN 46-011-00-999-00 as conveyed to the Western Reserve Greenway Trail (WRGT), formerly the Pittsburgh, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD, being a point of curve therein.

Thence along the easterly line of the said WRGT parcel, along said curve, deflecting to the left, having a chord bearing of North 02°00'28" East, a delta angle of 05°47'35", a radius of 5762.65 feet, and a chord distance of 582.40 feet, a total length distance of 582.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North 01°14'25" West along an easterly line of the said WRGT parcel, passing through a 5/8" iron pin set at 137.68 feet, a total distance of 162.68 feet to the centerline of the aforesaid Fillingham Road, being the northwesterly corner of the parcel herein described.

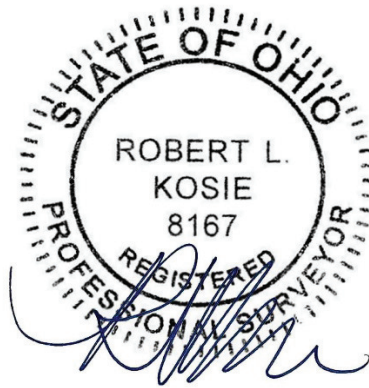
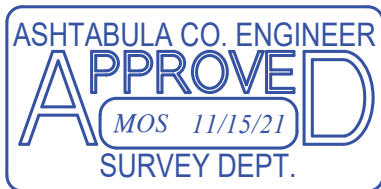
Thence North 88°48'52" East, along said centerline, a frontage distance (in part) of 20.00 feet to **The Principal Place of Beginning of this Survey** and containing 60.730 acres of land, of which, 0.830 acres are within the R/W of said Fillingham Road, leaving 59.900 acres exclusive of said R/W, surveyed in November 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 describe 46-020-00-011-00 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754, Page 362, Tract One of ACRD. Known as being 2588 Fillingham Road.

60.730 ACRE PARCEL

(continued)

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 *November 10th, 2021*



79.685 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 38-004-00-017-00
Windsor Road Land, LLC, Document Number (DN) 2021-00013117,
Volume 754, Page 362, Tract Two of Ashtabula County Records and
Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Section 4 within said Township and Township 8N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence North 88°48'52" East, along the centerline of said Fillingham Road, 1426.23 feet to the northwesterly corner of PPN 46-020-00-010-02 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754, Page 362, first parcel of ACRD.

Thence South 01°02'28" East, along the westerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at 25.13 feet (not on R/W), a total distance of 1804.75 feet to a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at the southwesterly corner thereof, being **The Principal Place of Beginning of this Survey.**

Thence North 88°51'16" East, along the southerly line of the said Windsor Road Land, LLC parcel and also along the southerly line of PPN 46-020-00-010-00 as

79.685 ACRE PARCEL

(continued)

conveyed to Thomas J. Reiter and Jennifer A. Reiter, recorded in DN 2011-00003918, Volume 494, Page 1450 of ACRD, passing through a 5/8" iron pin with cap bearing "CRABBS SURVEY PS7245" found at 301.80 feet, a total distance of 327.24 feet to the northwesterly corner of PPN 38-004-00-016-00 as conveyed to Eugene E. Crosby and Walter A. Crosby, recorded in DN 2009-00010855, Volume 464, Page 1075 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 02°00'49" East, along the westerly line of said Crosby's land, 1586.78 feet to a 5/8" iron pin set at the northeasterly corner of PPN 38-004-00-001-00 as conveyed to the State of Ohio, recorded in Volume 350, Page 485 of ACRD, being the southeasterly corner of the parcel herein described and located North 02°00'49" West, 567.29 feet from a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found.

Thence South 88°49'07" West, along the northerly line of the said State of Ohio parcel, 2374.39 feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 38-000-00-144-00 as conveyed to the Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority Volume 23, Page 3399 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 11°19'18" East, along the easterly line of the said WRGD parcel, 1626.42 feet to a 5/8" iron pin set at the southwesterly corner of PPN 46-015-00-017-00 as conveyed to Clyde G. Culver, recorded in Volume 491, Page 284 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 88°51'16" East, along the southerly line of said Culver's land, along the southerly line of PPN 46-020-00-011-00 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754, Page 362, Tract One of ACRD, passing through a 5/8" iron pin set at 199.05 feet, a total distance of 1672.00 feet to **The Principal Place of Beginning of this Survey** and containing 79.685 acres of land, surveyed in November 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.

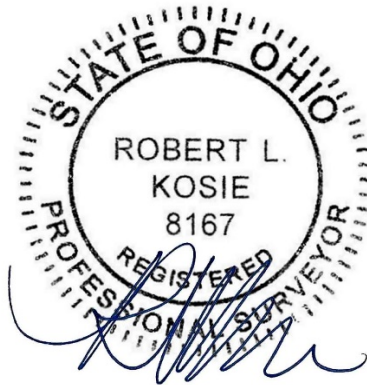
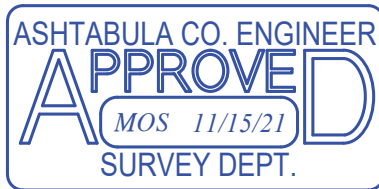
The intent of this survey is to more accurately describe PPN 38-004-00-017-00 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00013117, Volume 754,

79.685 ACRE PARCEL

(continued)

Page 362, Tract Two 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 *November 10th, 2021*