

STOREY ROAD

(TR 79, FB 398, 60 feet wide)

3/4" iron pin fd. and used
C.L. intersection station 52+44.85 r/r

No effort was
made in determining
the C.L. R/W of
Storey Road
in this survey

Section B
Damaged
concrete R/W
monument fd.

N 38°55'39" E
39.32' c.&u.
(39.00' r/r p.)

PPN 10-024-00-015-00
Edward Kassay and
Carol Kassay
Volume 655, Page 1676

(1026.00' C.L. PETER d.)
1025.81' C.L. - 1000.81' R/W total c.&u.

N 88°55'22" E
989.84' C.L. - 964.84' R/W c.&u.
(990.29' C.L. d.)

No effort was
made in determining
this property line
in this survey

5/8" iron pin fd.
0.31' south of
property line (e/w)
and used for
property line (n/s)

PPN 10-024-00-015-01
Melvin P. Miller and
Mary Lou Miller
Volume 80, Page 471

N 88°55'22" E
1619.21' total c.

Checked on May 19th, 2022 by RLK
Revised on June 13th, 2022

(1884.00' C.L. d.)
1885.84' total c.&u.

5/8" iron pin
with cap bearing
"O'HARA 7995"
fd. and used

3/4" iron pin
fd. and used for
property line (e/w)

No effort was made in determining
the C.L. R/W of State Route 46
in this survey

STATE ROUTE 46
(66 feet wide)

MAP OF SURVEY OF PPN 10-023-00-004-01 Windsor Road Land, LLC

DEED OF RECORD: Volume 771, Page 1530



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



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 US Survey Foot Conversion (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, P.S.
Registered Professional
Land Surveyor 8167

Signed on May 18th, 2022



DBK MAP 1215 2022

21.759 ACRE PARCEL

21.271 acres exclusive of R/W

PPN 10-023-00-004-01
Windsor Road Land, LLC
Volume 771, Page 1530

REFERENCES

- *The July, 1935 Road Alignment Record for Storey Road, Road No. 79, Field Book 398, 60 feet wide, filed as 0079 (Sec.A-C) Storey.DJVu in the ACER
- *The July, 1937 Road Alignment Record for Mains Road, Road No. 84, Field Book 378, 50 feet wide filed as 0084 Mains.DJVu in the ACER.
- *The January, 1976 survey prepared by Jerry Slay, Registered Surveyor recorded in Volume 300, Page 461 of ACRD.
- *The February 22nd, 2018 survey prepared by James M. Peter, Registered Professional Surveyor 6420, recorded in Volume 655, Page 1676 of ACRD, filed as 10-024-00-015-00.pdf in the ACER.
- *The December, 2020 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'hara, Ohio Registered Surveyor 7995, recorded in Volume 754, Page 1494 of ACRD.

5/8" iron pin fd.
north 60.98', west 2.36'
@ 23.96' from C.L.
(MP, not on R/W)
not used in this survey

ENCROACHMENT
Septic area with 4" pvc vent
tubes and 12 box planters

ENCROACHMENT
5' wooden post fence

S 89°48'03" W
1220.12' C.L. - 1195.12' R/W c.&u.
(1219.80' C.L. d.)

PPN 10-023-00-004-02
David D. Detweiler and
Esther A. Detweiler
Volume 597, Page 1863
9090 Mains Road

5/8" iron pin
fd. and used

(20.00' d.)
21.25' c.&u.

N 89°34'30" E
1886.42' pin to pin c.&u.
(1919.85' C.L. OHARA d., 1922.25' C.L. d.)

"O'HARA 7995"
fd. and used for
property line (e/w)

PPN 10-024-00-013-00
Sofie Zifko and Georgette M. Baliga-Zifko, Trustee
Volume 300, Page 461
9065 State Route 46

No effort was
made in determining
this property line
in this survey

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, GEOID18



○ -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
u. -Denotes used measurement fd. -Denotes found monument
PPN -Denotes permanent parcel number
C/L -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line P -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"
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"

100 75 50 25 0 100 200 300
inch equals 100 feet

GRAPHIC SCALE: 1 inch equals 100 feet

MAINS ROAD

(aka Mains Road, TR 84, FB 378, 50 feet wide)

R/W
N 01°14'09" W
3495.71' c.

3/4" iron pin
fd. and used

0.488 acres R/W
849.85' total c.
849.47' c.&u. (850.00' d.)
788.84' c.

4905.09' total c.&u. (4904.29' r/r c.)

559.91' c.&u.

3/4" iron pin
fd. and used
C.L. PI station
3+40.56 r/r

3/4" iron pin fd. BCO
north 0.37', west 4.96'

3/4" iron pin fd.
south 0.31', east 4.90'
Damaged triangular
concrete monument
fd. and used

No effort was
made in determining
the County line
in this survey

N 08°36'54" E
340.58' c.&u.
(340.56' d.)

ASHTABULA COUNTY

TRUMBULL COUNTY

3/4" iron pin
fd. and used
C.L. county line
station 0+00.00 r/r



21.759 ACRE PARCEL

0.488 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-01, Windsor Road Land, LLC, Volume 771, Page 1530 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 feet wide).

Thence South 01°14'09" East, along the centerline of said Mains Road, 3495.71 feet to the southwesterly corner of PPN 10-024-00-015-00 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 655, Page 1676 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 88°55'22" East, along the southerly line of said Kassay's land, passing through a 3/4" iron pin found at 25.00 feet, a total distance of 989.84 feet to a 5/8" iron pin found bent, coned and observed at the northwesterly corner of PPN 10-024-00-014-03 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 754, Page 1494 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°04'07" East, along the westerly line of said Kassay's land, 898.76 feet to a 5/8" iron pin found at a northeasterly corner of PPN 10-023-00-004-02 as conveyed to David D. Detweiler and Esther A. Detweiler, recorded in Volume 597, Page 1863 of ACRD, being the southeasterly corner of the parcel herein described.

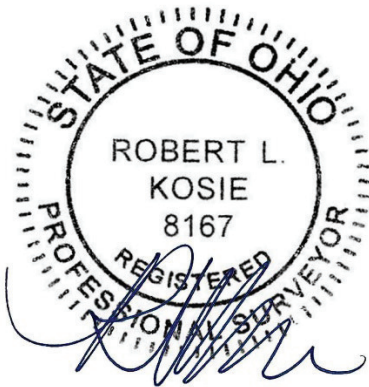
Thence South 89°48'03" West, along the northerly line of said Detweiler's land, passing through a 5/8" iron pin set at 1195.12 feet, a total distance of 1220.12 feet to the northwesterly corner thereof, on the centerline of the aforesaid Mains Road, being the southwesterly corner of the parcel herein described.

Thence North 01°14'09" West, along said centerline, a frontage distance of 849.47 feet to **The Principal Place of Beginning of this Survey** and containing 21.759 acres of land, of which, 0.488 acres are within the R/W of said Mains Road, leaving 21.271 acres of land exclusive of said R/W, surveyed in June of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

21.759 ACRE PARCEL (continued)

The intent of this survey is to more accurately described PPN 10-023-00-004-01 as conveyed to Windsor Road Land, LLC, Volume 771, Page 1530 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 May 20th, 2022