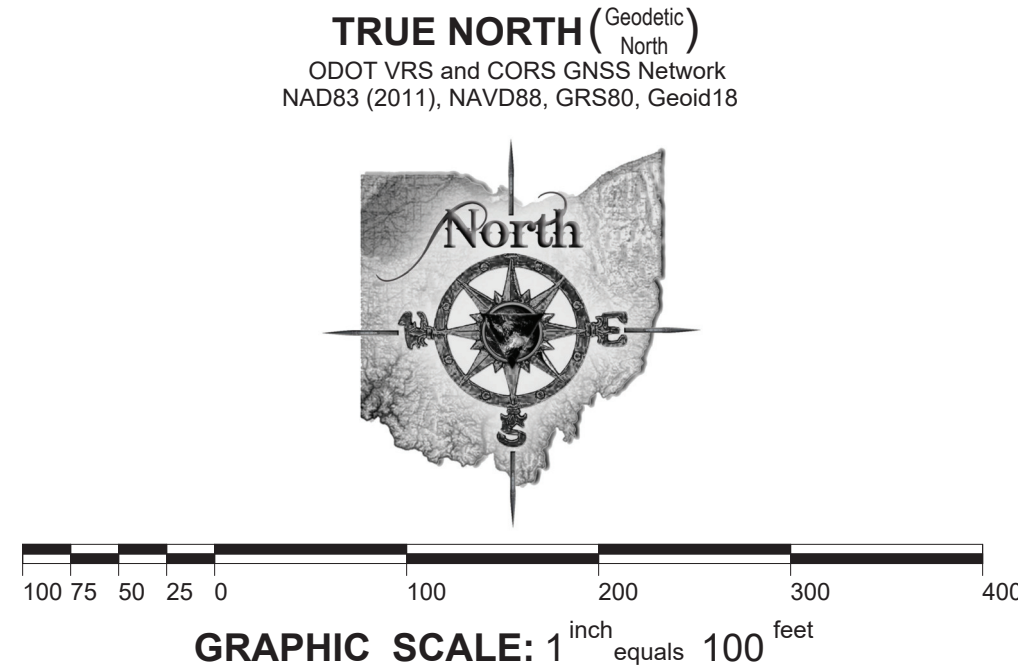


Checked on May 1st, 2022 by RLK
Revised on May 3rd, 2022

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.



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 plot 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/L - Denotes centerline RW - Denotes right-of-way (margin)
L - Denotes lot line RL - 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"



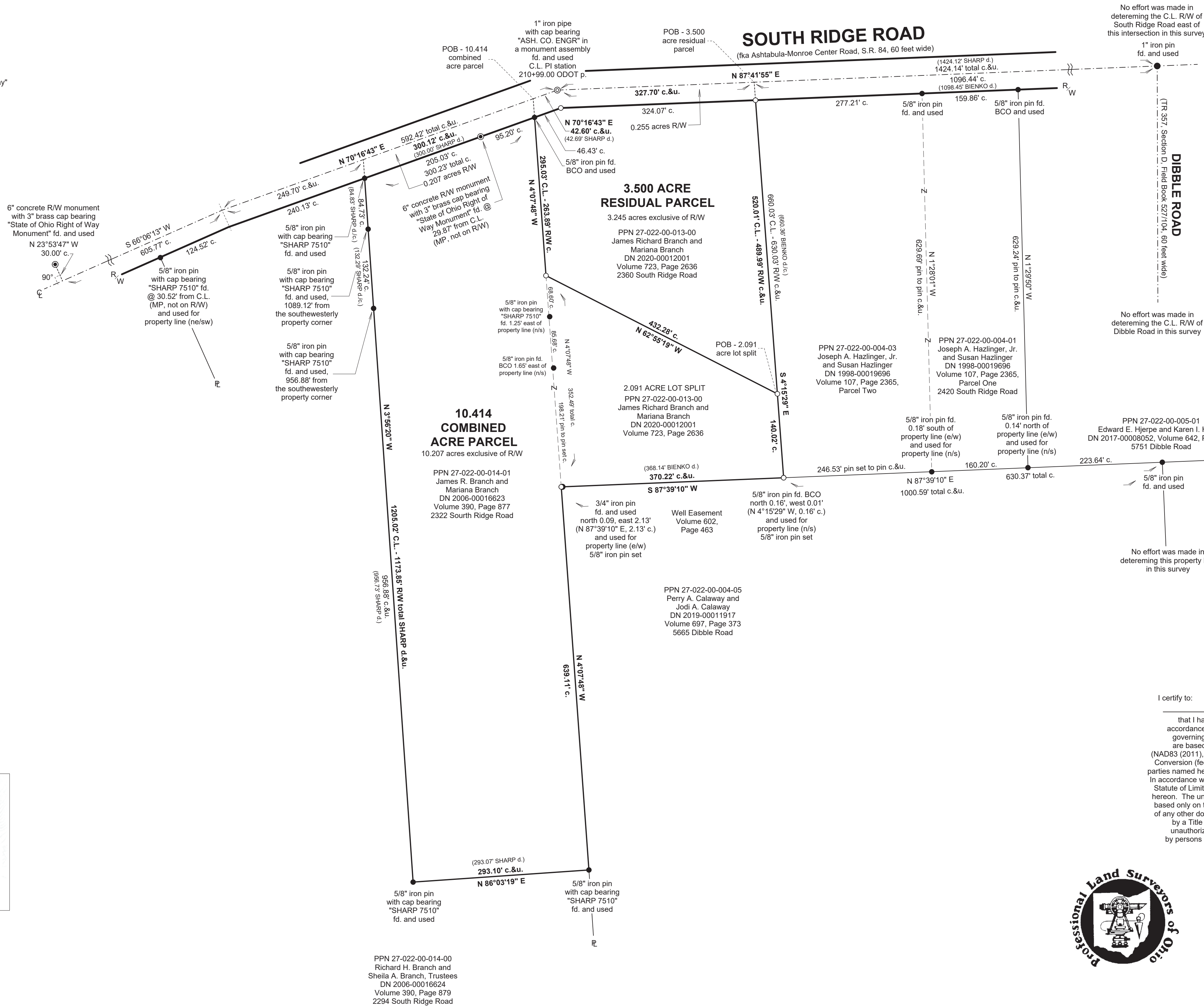
REFERENCES

*The February, 1989 survey prepared by Ronald M. Bienko, PS 4841, recorded in DN 2020-00012001, Volume 723, Page 2636 and DN 1998-00019696, Volume 107, Page 2365, Parcel Two of ACRD.
*The March 1928 State of Ohio Department of Highways Improvement Plans for Ashtabula-Monroe Center Road, S.H.(I.C.H.) No. 476, Sec. A., Pet No. 6473 filed as ATB-84-(14.22-19.75) Ashtabula-Kingsville (1928) 10 of 42 If in the ACER.
*The 2000/2005 Road Alignment Record for Dibble Road, Field Book 527/104, 60 feet wide, filed as 0357 (Sec.B-D) Dibble.DjVu in the ACER.
*The April, 2001 survey prepared by Jerry Vay, Registered Surveyor 5296, filed as 27-022-00-004-05-A.pdf in the ACER.
*The September 14th, 2006 survey prepared by Charles E. Sharp, Registered Professional Surveyor 7510, recorded in DN 2006-00016623, Volume 390, Page 877 and filed as 27-022-00-014-00.pdf and 27-022-00-014-01.pdf in the ACER.

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

PPN 27-022-00-013-00 and PPN 27-022-00-014-01 James Richard Branch and Mariana Branch 2360 South Ridge Road and 2322 South Ridge Road

DEEDS OF RECORD:
DN 2020-00012001, Volume 723, Page 2636 and
DN 2006-00016623, Volume 390, Page 877





2.091 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 27-022-00-013-00, James Richard Branch and Mariana Branch, Document Number (DN) 2020-00012001, Volume 723, Page 2636 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Kingsville, County of Ashtabula and State of Ohio and known as being part of Original Lot 32 within said Township and Township 13N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of South Ridge Road (formerly known as being Ashtabula-Monroe Center Road, S.R. 84, 60 feet wide) and Dibble Road (Township Road 357, Section D, Field Book 527/104, 60 feet wide).

Thence South $87^{\circ}41'55''$ West, along the centerline of said South Ridge Road, 1096.44 feet to the northwesterly corner of PPN 27-022-00-004-03 Joseph A. Hazlinger, Jr. and Susan Hazlinger, recorded in DN 1998-00019696, Volume 107, Page 2365, Parcel Two of ACRD.

Thence South $4^{\circ}15'29''$ East, along the westerly line of said Hazlinger's land, passing through a $5/8''$ iron pin set at 30.02 feet, a total distance of 520.01 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $4^{\circ}15'29''$ East, continuing along the easterly line of said Hazlinger's land, passing through a $5/8''$ iron pin found bent, coned and observed at 139.86 feet, a total distance of 140.02 feet to a $5/8''$ iron pin set at the southwesterly corner thereof, on a northerly line of PPN 27-022-00-004-05 as conveyed to Perry A. Calaway and Jodi A. Calaway, recorded in DN 2019-00011917, Volume 697, Page 373 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South $87^{\circ}39'10''$ West, along said northerly line of Calaway's land, passing through a $3/4''$ iron pin found at 368.09 feet, a total distance of 370.22 feet to a $5/8''$

2.091 ACRE LOT SPLIT (continued)

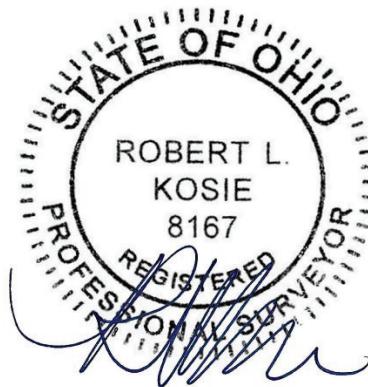
iron pin set at the northwesterly corner thereof, on the easterly line of PPN 27-022-00-014-01 as conveyed to James R. Branch and Mariana Branch, recorded in DN 2006-00016623, Volume 390, Page 877 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North $4^{\circ}07'48''$ West, along said easterly line of Branch's land, 352.49 feet to the northwesterly corner of the parcel herein described.

Thence South $62^{\circ}55'19''$ East, along the northerly line of the parcel herein described, 432.28 feet to **The Principal Place of Beginning of this Survey** and containing 2.091 acres of land, surveyed in May 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.

The intent of this survey is to divide 2.091 acres of land from southerly portion of PPN 27-022-00-013-00 as conveyed to James Richard Branch and Mariana Branch, recorded in DN 2020-00012001, Volume 723, Page 2636 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 February 24, 2022



3.500 ACRE RESIDUAL PARCEL

0.255 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 27-022-00-013-00, James Richard Branch and Mariana Branch, Document Number (DN) 2020-00012001, Volume 723, Page 2636 of Ashtabula County Records and Deeds (ACRD).
2360 South Ridge Road

Situated in the Township of Kingsville, County of Ashtabula and State of Ohio and known as being part of Original Lot 32 within said Township and Township 13N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of South Ridge Road (formerly known as being Ashtabula-Monroe Center Road, S.R. 84, 60 feet wide) and Dibble Road (Township Road 357, Section D, Field Book 527/104, 60 feet wide).

Thence South $87^{\circ}41'55''$ West, along the centerline of said South Ridge Road, 1096.44 feet to the northwesterly corner of PPN 27-022-00-004-03 Joseph A. Hazlinger, Jr. and Susan Hazlinger, recorded in DN 1998-00019696, Volume 107, Page 2365, Parcel Two of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $4^{\circ}15'29''$ East, along the westerly line of said Hazlinger's land, passing through a $5/8$ " iron pin set at 30.02 feet, a total distance of 520.01 feet to a $5/8$ " iron pin set at the southeasterly corner of the parcel herein described.

Thence North $62^{\circ}55'19''$ West, along the southerly line of the parcel herein described, 432.28 feet to a $5/8$ " iron pin set at the southwesterly corner thereof, on the easterly line of PPN 27-022-00-014-01 as conveyed to James R. Branch and Mariana Branch, recorded in DN 2006-00016623, Volume 390, Page 877 of ACRD.

Thence North $4^{\circ}07'48''$ West, along said easterly line of Branch's land, passing through a $5/8$ " iron pin found bent, coned and observed at 263.89 feet, a total distance of 295.03 feet to the northeasterly corner thereof, on the centerline of the aforesaid South Ridge Road, being the northwesterly corner of the parcel herein described.

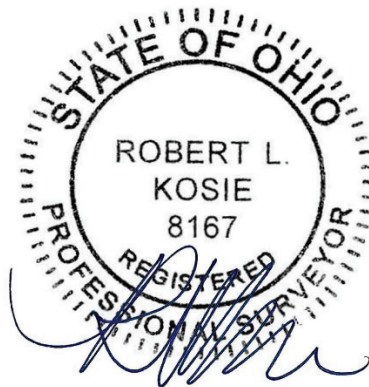
3.500 ACRE RESIDUAL PARCEL (continued)

Thence North 70°16'43" East, along said centerline, a frontage distance (in part) of 42.60 feet to a 1" iron pipe with cap bearing "ASH. CO. ENGR" in a monument assembly found at an angle point therein.

Thence North 87°41'55" East, continuing along said centerline, a frontage distance (in part) of 327.70 feet to **The Principal Place of Beginning of this Survey** and containing 3.500 acres of land, of which, 0.255 acres are within the R/W of said South Ridge Road, leaving 3.245 acres of land exclusive of said R/W, surveyed in May 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.

The intent of this survey is to describe the residual of land remaining in PPN 27-022-00-013-00 as conveyed to James Richard Branch and Mariana Branch, recorded in DN 2020-00012001, Volume 723, Page 2636 of ACRD, after a 2.091 acre division from the southerly portion thereof. Known as being 2360 South Ridge Road.

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 *April 30th, 2022.*



10.414 COMBINED ACRE PARCEL

0.207 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 27-022-00-013-00 and PPN 27-022-00-014-01, James Richard Branch and Mariana Branch, Document Number (DN) 2020-00012001, Volume 723, Page 2636 and DN 2006-00016623, Volume 390, Page 877 of Ashtabula County Records and Deeds (ACRD). 2322 South Ridge Road.

Situated in the Township of Kingsville, County of Ashtabula and State of Ohio and known as being part of Original Lot 32 within said Township and Township 13N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of South Ridge Road (formerly known as being Ashtabula-Monroe Center Road, S.R. 84, 60 feet wide) and Dibble Road (Township Road 357, Section D, Field Book 527/104, 60 feet wide).

Thence South 87°41'55" West, along the centerline of said South Ridge Road, 1424.14 feet to a 1" iron pipe with cap bearing "ASH. CO. ENGR" in a monument assembly found at an angle point therein.

Thence South 70°16'43" West, 42.60 feet to the northwesterly corner of PPN 27-022-00-013-00 now or formerly conveyed to James Richard Branch and Mariana Branch, recorded in DN 2020-00012001, Volume 723, Page 2636 of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 4°07'48" East, along the westerly line of said Branch's land, passing through a 5/8" iron pin found bent, coned and observed at 31.14 feet, a total distance of 295.03 feet to a 5/8" iron pin set at an angle point therein.

Thence South 62°55'19" East, along a northerly line of the parcel herein described, 432.28 feet to a 5/8" iron pin set at a northeasterly corner thereof, on the westerly line

10.414 COMBINED ACRE PARCEL (continued)

of PPN 27-022-00-004-03 as conveyed to Joseph A. Hazlinger, Jr. and Susan Hazlinger, recorded in DN 1998-00019696, Volume 107, Page 2365, Parcel Two of ACRD.

Thence South 4°15'29" East, along said westerly line of Hazlinger's land, passing through a 5/8" iron pin found bent, coned and observed at 139.86 feet, a total distance of 140.02 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 27-022-00-004-05 as conveyed to Perry A. Calaway and Jodi A. Calaway, recorded in DN 2019-00011917, Volume 697, Page 373 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 87°39'10" West, along said northerly line of Calaway's land, passing through a 3/4" iron pin found at 368.09 feet, a total distance of 370.22 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 4°07'48" East, along the westerly line of said Calaway's land, 639.11 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found at a northeasterly corner of PPN 27-022-00-014-00 as conveyed to Richard H. Branch and Sheila A. Branch, Trustees, recorded in DN 2006-00016624, Volume 390, Page 879 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 86°03'19" West, along a northerly line of said Branch's land, 293.10 feet to a 5/8" iron pin with cap bearing "SHARP 7510" found, being the southwesterly corner of the parcel herein described.

Thence North 3°56'20" West, along an easterly line of said Branch's land, passing through 5/8" iron pins with caps bearing "SHARP 7510" found at 956.88 feet, 1089.12 feet and 1173.85 feet, a total distance of 1205.02 feet to a northeasterly corner thereof, on the centerline of the aforesaid South Ridge Road, being the northwesterly corner of the parcel herein described.

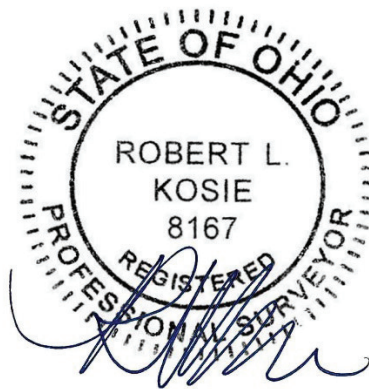
Thence North 70°16'43" East, along said centerline, a frontage distance of 300.12 feet to **The Principal Place of Beginning of this Survey** and containing 10.414 acres of land, of which 0.207 acres are within the R/W of said South Ridge Road, leaving 10.207 acres exclusive of said R/W, surveyed in May 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

10.414 COMBINED ACRE PARCEL (continued)

subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to combine PPN 27-022-00-014-01 as conveyed to James R. Branch and Mariana Branch, recorded in DN 2006-00016623, Volume 390, Page 877 together with 2.091 acres of land that was divided from the southerly portion of PPN 27-022-00-013-00 as conveyed to James Richard Branch and Mariana Branch, recorded in DN 2020-00012001, Volume 723, Page 2636 of ACRD. Known as being 2322 South Ridge Road.

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 April 30th, 2022.