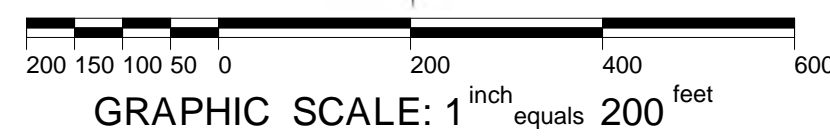


Checked on July 5th, 2022 by RLK
Revised August 29th, 2022

BASIS OF RESEARCH AND RECORDS

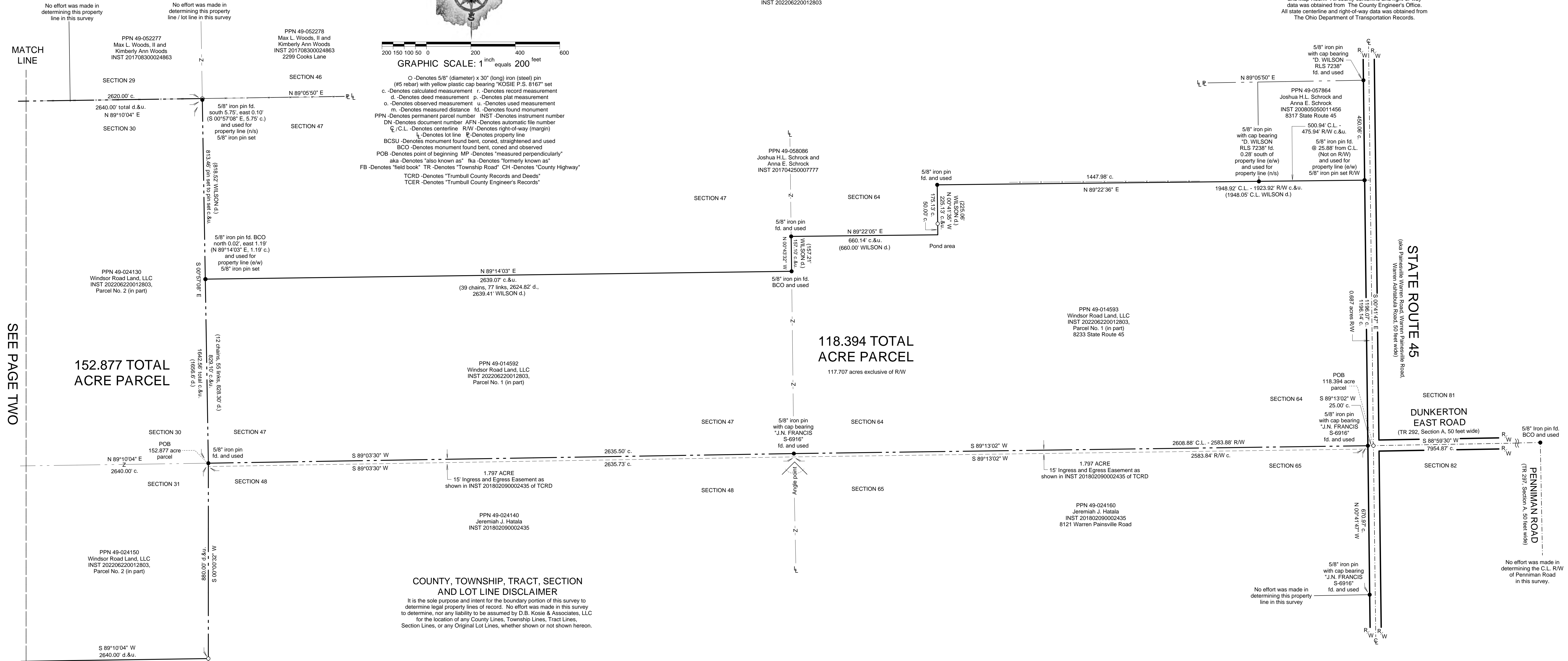
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of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

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



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.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"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
TCRD -Denotes "Trumbull County Records and Deeds"
TCER -Denotes "Trumbull County Engineer's Records"

MAP OF RESURVEYS OF
Windsor Road Land, LLC
Deed of Record
INST 202206220012803



MATCH LINE

SEE PAGE TWO

MATCH LINE

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER
It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.



REFERENCES

- * The September, 2002 survey prepared by Danny L. Wilson, P.S. OHIO 7238, recorded in INST 201704250007777 of TCRD.
- * The June, 2003 survey prepared by Danny L. Wilson, P.S. OHIO 7238, recorded in INST 201704250007777 of TCRD.
- * The September, 2014 survey prepared by Todd L. Blazek, P.S. #7625, recorded in INST 201704250007777 of TCRD.



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: Collective Mangament, LLC and 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 and sealed on this 5th day of July, 2022

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



118.394 ACRE PARCEL

0.687 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 49-014592 and PPN 49-014593
Windsor Road Land, LLC

Instrument Number (INST) 202206220012803, Parcel No. 1 of Trumbull County
Records and Deeds (TCRD). 8233 State Route 45.

Situated in the Township of Bloomfield, County of Trumbull and State of Ohio and known as being part of Sections 47 and 64 within said Township, and Township 7N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 5/8" iron pin set at the centerline intersection of Dunkerton East Road (Township Road 292, Section A, 50 feet wide) and State Route 45 (also known as Painesville Warren Road, Warren Painesville Road, Warren Ashtabula Road, 50 feet wide), being the northeasterly corner of PPN 49-024160 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD, the southeasterly corner of the parcel herein described, **The Principal Place of Beginning of this Survey**, and located South 88°59'30" West, 7954.87 feet from a 5/8" iron pin found bent, coned and observed at the centerline intersection said Dunkerton East Road and Penniman Road (TR 297, Section A, 50 feet wide).

Thence South 89°13'02" West, along the northerly line of said Hatala's land, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at 25.00 feet, a total distance of 2608.88 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at an angle point therein at the northwesterly corner thereof, being the northeasterly corner of PPN 49-024140 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD.

Thence South 89°03'30" West, along the northerly line of said Hatala's land, 2635.50 feet to a 5/8" iron pin found at the northwesterly corner thereof, at the southeasterly corner of PPN 49-024130 as conveyed to Windsor Road Land, LLC, recorded in

118.394 ACRE PARCEL (continued)

INST 202206220012803, Parcel No. 2 (in part) of TCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°57'08" West, along an easterly line of the said Windsor Road Land, LLC parcel, 829.10 feet to a 5/8" iron pin set at the southwesterly corner of PPN 49-058086 as conveyed to Joshua H.L. Schrock and Anna E. Schrock, recorded in INST 201704250007777 of TCRD, being a northwesterly corner of the parcel herein described.

Thence along the southerly and easterly lines of the said Schrock parcel the following five (5) courses:

- 1.) North 89°14'03" East, passing through a 5/8" iron pin found bent, coned and observed at 1.19 feet, a total distance of 2639.07 feet to a 5/8" iron pin found bent, coned and observed at a southeasterly corner thereof.
- 2.) North 00°43'32" West, 157.10 feet to a 5/8" iron pin found at a northwesterly corner of the parcel herein described.
- 3.) North 89°22'05" East, 660.14 feet to a point on the northwesterly side of a pond, referenced by a 5/8" iron pin set North 00°41'35" West, 50.00 feet therefrom.
- 4.) North 00°41'35" West, passing through said reference pin at 50.00 feet, a total distance of 225.13 feet to a 5/8" iron pin found at a northwesterly corner of the parcel herein described.
- 5.) North 89°22'36" East, passing by a 5/8" iron pin with cap bearing "D. WILSON RLS 7238" found 0.28 feet south of the property line at 1447.98 feet, a 5/8" iron pin found at 1923.04 feet, a 5/8" iron pin set at 1923.92 feet, a total distance of 1948.92 feet to a southeasterly corner thereof on the centerline of the aforesaid State Route 45, being the northeasterly corner of the parcel herein described.

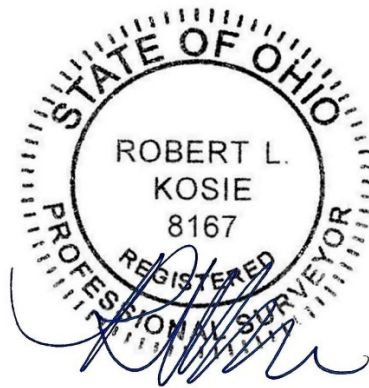
Thence South 00°41'47" East, along said centerline, a frontage distance of 1196.07 feet to **The Principal Place of Beginning of this Survey** and containing 118.394 acres of land, of which, 0.687 acres are within the R/W of said State Route 45, leaving 117.707 acres of land exclusive of said R/W, together with a 1.797 acre, 15 foot wide easement for ingress and egress, located along the northerly side of PPN 49-024140 and PPN 49-024160 as shown in INST 201802090002435 of TCRD, surveyed in August 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

118.394 ACRE PARCEL (continued)

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 more accurately describe PPN 49-014592 and PPN 49-014593 as conveyed to Windsor Road Land, LLC, recorded in INST 202206220012803, Parcel No. 1 of TCRD. Known as being 8233 State Route 45.

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 August 29th, 2022

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



152.877 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 49-024130 and PPN 49-024150
Windsor Road Land, LLC

Instrument Number (INST) 202206220012803, Parcel No. 2 of Trumbull County
Records and Deeds (TCRD).

Situated in the Township of Bloomfield, County of Trumbull and State of Ohio and known as being Section 30 and part of Section 31 within said Township, and Township 7N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 5/8" iron pin set at the centerline intersection of Dunkerton East Road (Township Road 292, Section A, 50 feet wide) and State Route 45 (also known as Painesville Warren Road, Warren Painesville Road, Warren Ashtabula Road, 50 feet wide), being the northeasterly corner of PPN 49-024160 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD, and located South 88°59'30" West, 7954.87 feet from a 5/8" iron pin found bent, coned and observed at the centerline intersection said Dunkerton East Road and Penniman Road (TR 297, Section A, 50 feet wide).

Thence South 89°13'02" West, along the northerly line of said Hatala's land, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at 25.00 feet, a total distance of 2608.88 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at an angle point therein at the northwesterly corner thereof, being the northeasterly corner of PPN 49-024140 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD.

Thence South 89°03'30" West, along the northerly line of said Hatala's land, 2635.50 feet to a 5/8" iron pin found at the northwesterly corner thereof, at an angle point on the easterly side of the parcel herein described at **The Principal Place of Beginning of this Survey,**

152.877 ACRE PARCEL (continued)

Thence South 00°00'32" West, along the westerly line of said Hatala's land, 880.00 feet to a 5/8" iron pin set at the northeasterly corner of PPN 49-056140 as conveyed to the State of Ohio, Department of Natural Resources, recorded in OR Volume 75, Page 94, Tract #1 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°10'04" West, along the northerly line of the said State of Ohio, Department of Natural Resources parcel, and also along the northerly line of PPN 49-056110 and PPN 49-056200 as conveyed to the State of Ohio, Department of Natural Resources, recorded in OR Volume 75, Page 94, Tract #2 of TCRD, a total distance of 2640.00 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°00'32" East, along an easterly line of the said State of Ohio, Department of Natural Resources parcel, 880.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, at an angle point therein, being the southeasterly corner of PPN 49-046800 as conveyed to Theodore W. Terry, recorded in Volume 967, Page 957, Tract No. 1 of TCRD.

Thence North 00°57'08" West, along the easterly line of said Terry's land, and also along the easterly line of PPN 49-048102 as conveyed to Jerry J.U. Miller, Melvin J. Miller and Joe J. Miller, recorded in INST 202105050010010, Parcel No. 5 of TCRD, a total distance of 1642.57 feet to a point in the Grand River at the southwesterly corner of PPN 49-048100 as conveyed to Jerry J.U. Miller, Melvin J. Miller and Joe J. Miller (MILLER), recorded in INST 202105050010010, Parcel No. 3 of TCRD, referenced by a 5/8" iron pin set North 89°10'04" East, 20.00 feet therefrom, being the northwesterly corner of the parcel herein described.

Thence North 89°10'04" East, along the southerly line of the said MILLER parcel, and also along the southerly line of PPN 49-052277 as conveyed to Max L. Woods, II and Kimberly Ann Woods, recorded in INST 201708300024863 of TCRD, passing through said reference pin set at 20.00 feet, a total distance of 2640.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, being a northwesterly corner of PPN 49-058086 as conveyed to Joshua H.L. Schrock and Anna E. Schrock, recorded in INST 201704250007777 of TCRD and the northeasterly corner of the parcel herein described.

Thence South 00°57'08" East, along a westerly line of said Schrock's land, and also along a westerly line of PPN 49-014592 as conveyed to Windsor Road Land, LLC,

152.877 ACRE PARCEL (continued)

recorded in INST 202206220012803, Parcel No. 1 (in part) of TCRD, passing through a 5/8" iron pin set at 813.46 feet, a total distance of 1642.56 feet to **The Principal Place of Beginning of this Survey** and containing 152.877 acres of land, together with a 1.797 acre, 15 foot wide easement for ingress and egress located along the northerly side of PPN 49-024140 and PPN 49-024160 as shown in INST 201802090002435 of TCRD, surveyed in August 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 more accurately describe PPN 49-024130 and PPN 49-024150 as conveyed to Windsor Road Land, LLC, recorded in INST 202206220012803, Parcel No. 2 of TCRD.

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 August 29th, 2022