

Situated in The	Month:	Page:
Township of Jefferson, County of Ashtabula and State of Ohio and known as being part of Original Lot 29 within said Township and Township 11N, Range 3W in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	ONE
	2022	

Checked on September 5th, 2022 by RLK
Revised on September 8th, 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.



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), NAVD83, GRS80, GEOID16). 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 24th day of August, 2022



DBK MAP 1230 2022

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, GEOID16



● -Denotes 5/8" iron pin with cap bearing "BENCHMARK #7094" found and used unless otherwise noted
○ -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 R -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"
rar -Denotes "Road Alignment Record"
odot -Denotes "Ohio Department of Transportation, (formerly Ohio Department of Highways)"

GRAPHIC SCALE: 1 inch equals 200 feet

CREEK LOCATION

The centerline of Mills Creek as shown was calculated by averaging actual field observation and the accurate location of the easterly and westerly banks of said creek as surveyed on August 17th, 2022

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

3/4" iron pin fd. and used
N 00°02'00" W 1070.07' c.

PPN 25-003-00-009-00
Robert Wilson, Jr.
Volume 519, Page 1216,
Tract One

MILLS CREEK

LINE DATA WEST

L1 - N 02°51'49" E, 46.25' c.
L2 - N 07°13'40" W, 95.31' c.
L3 - N 07°23'01" E, 73.86' c.
L4 - N 33°40'14" E, 123.81' c.
L5 - N 73°44'29" E, 62.46' c.
L6 - N 54°34'14" E, 111.87' c.
L7 - N 01°51'28" W, 68.61' c.
L8 - N 20°24'50" E, 137.90' c.
L9 - N 17°04'36" W, 100.81' c.
L10 - N 07°24'14" E, 91.79' c.

PPN 25-005-00-001-00
Andrew Smolen and
Cassandra Smolen
Volume 764, Page 1984
1855 State Route 46

Original Lot 30

Original Lot 29

59.116 ACRE PARCEL

58.894 acres exclusive of R/W

PPN 25-004-00-005-00
Windsor Road Land, LLC
Volume 777, Page 2607
1709 State Route 46

LINE DATA EAST

L11 - S 02°12'27" E, 217.09' c. (217.15' ZIEMBA d.)
L12 - S 72°27'35" E, 94.22' c. (94.31' ZIEMBA d.)
L13 - S 32°49'36" E, 100.11' c. (99.98' ZIEMBA d.)
L14 - S 30°52'38" E, 115.46' c. (115.50' ZIEMBA d.)
L15 - S 88°13'33" E, 160.62' c. (156.99' C.L. ZIEMBA d.)

PPN 25-004-00-004-00
Susan K. Raasch and
Norman J. Raasch, Trustees
Volume 311, Page 1158
1643 State Route 46

REFERENCES

*The March, 1932 State of Ohio Department of Highways improvement plans for Niles-Ashtabula Road, S.H. 150, Ashtabula County, Jefferson, Plymouth & Ashtabula Twp's, filed in odot records.
*The January, 1933 road alignment record of Griggs Road, Road No. 16, Field Book 344, 60 feet wide, filed as 0016 (Sec.L-N) Griggs D/Vu in the ACER.
*The 1935 Road Alignment Record for Perry Road, Road No. 296, Field Book 398, 60 feet wide as filed in 0296 Perry D/Vu in the ACER.
*The August, 2002 survey prepared by Lynn, Kittinger & Noble, Carroll L. Herrmann, PS 5663, recorded in Volume 311, Page 1158 of ACRD and filed as 25-004-00-004-00.pdf in the ACER.
*The September 25th, 2007 survey prepared by James M. Peter Registered Professional Surveyor 8420, recorded in Volume 684, Page 1440, Parcel of ACRD, filed as 25-004-00-006-00.pdf in the ACER.
*The July 30th, 2015 survey prepared by James A. Ziemba, Professional Surveyor 7094, recorded in Volume 611, Page 921 of ACRD, filed as 25-004-00-005-01.pdf in the ACER.

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

GRIGGS ROAD
(aka Windmill Road, TR 16, Section L,
Field Book 344, 60 feet wide)
C.L. station 143+24.00

5/8" iron pin with cap bearing "PETER 6420" fd. @ 34.12' from C.L. (MP, not on R/W) and used for property line (e/w)
3/4" iron pin fd. @ 32.83' from C.L. (MP, not on R/W) and used for property line (e/w)
PPN 25-004-00-006-00
Jeffrey W. Minnick and
Betty J. Minnick
Volume 684, Page 1440,
Parcel 1
1741 State Route 46
N 88°47'57" E

PPN 25-004-00-005-01
Norman J. Raasch and
Susan K. Hill, Trustees
Volume 611, Page 921

5/8" iron pin fd. and used
L11
L12
L13
L14

5/8" iron pin with cap bearing "BENCHMARK #7094" fd. @ 33.64' from C.L. (not on R/W) and used for property line (e/w)
5/8" iron pin set R/W

5/8" iron pin fd. @ 32.70' from C.L. (not on R/W) and used for property line (e/w)
5/8" iron pin set R/W

5/8" iron pin fd. BCO @ 32.76' from C.L. (MP, not on R/W) and used for property line (e/w)

N 46°06'08" E 44.50' c.
S 88°53'19" W 42.66' c.
5/8" iron pin with cap bearing "L.K.N. #5663" fd. and used as C.L. extension, property line

PERRY ROAD
(TR 296, FB 398, 60 feet wide)
C.L. intersection station 76+60.00 odot p.

MARKET STREET
(CH 288)

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



59.116 ACRE PARCEL

0.222 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-004-00-005-00, Windsor Road Land, LLC, Volume 777, Page 2607 of Ashtabula County Records and Deeds (ACRD). 1709 State Route 46.

Situated in the Township of Jefferson, County of Ashtabula and State of Ohio and known as being part of Original Lot 29 within said Township and Township 11N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of State Route 46 (also known as Niles-Ashtabula Road, Section G, 66 feet wide) and Perry Road (Township Road 296, Field Book 398, 60 feet wide), referenced by a 3/4" iron pipe in a monument box found at an angle point on the centerline of said State Route 46, South 01°05'41" East, 1996.59 feet therefrom, a 4" triangular concrete R/W monument found North 46°06'08" East, 44.50 feet therefrom, and a 5/8" iron pin with cap bearing "L.K.N. #5663" found South 88°53'19" West, 42.66 feet therefrom.

Thence North 01°05'41" West, along the centerline of said State Route 46, 1107.46 feet to a northeasterly corner of PPN 25-004-00-004-00 as conveyed to Susan K. Raasch and Norman J. Raasch, Trustees, recorded in Volume 311, Page 1158 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°05'07" West, along a northerly line of said Raasch's land, passing through a 5/8" iron pin found at 32.70 feet, a 5/8" iron pin set at 33.00 feet, passing by a 5/8" iron pin found 0.67 feet south of the property line at 1629.55 feet, passing through a 5/8" iron pin found at 3193.55 feet and a 5/8" iron pin corner reference set at 3676.57 feet, a total distance of 3726.57 feet to a point in the center of Mills Creek as located in August, 2022, being a southeasterly corner of PPN 25-003-00-009-00,

59.116 ACRE PARCEL (continued)

as conveyed to Robert Wilson, Jr., recorded in Volume 519, Page 1216, Tract One of ACRD, and the most southwesterly corner of the parcel herein described.

Thence along the easterly side of said Wilson's land and up and along the center of said Mills Creek the following ten (10) courses:

- 1.) North 02°51'49" East, 46.25 feet to an angle point therein;
- 2.) North 07°13'40" West, 95.31 feet to an angle point therein;
- 3.) North 07°23'01" East, 73.86 feet to an angle point therein;
- 4.) North 33°40'14" East, 123.81 feet to an angle point therein;
- 5.) North 73°44'29" East, 62.46 feet to an angle point therein;
- 6.) North 54°34'14" East, 111.87 feet to an angle point therein;
- 7.) North 01°51'28" West, 68.61 feet to an angle point therein;
- 8.) North 20°24'50" East, 137.90 feet to an angle point therein;
- 9.) North 17°04'36" West, 100.81 feet to an angle point therein; and
- 10.) North 07°24'14" East, 91.79 feet to a northeasterly corner of said Wilson's land, on a southerly line of PPN 25-005-00-001-00 as conveyed to Andrew Smolen and Cassandre Smolen, recorded in Volume 764, Page 1984 of ACRD, being the most northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin set North 88°47'57" East, 50.00 feet therefrom.

Thence North 88°47'57" East, along said southerly line of Smolen's land, and along the southerly line of PPN 25-004-00-006-00 as conveyed to Jeffrey W. Minnick and Betty J. Minnick, recorded in Volume 684, Page 1440, Parcel 1 of ACRD, passing through said iron pin corner reference at 50.00 feet, a total distance of 3099.66 feet to a 5/8" iron pin with cap bearing "BENCHMARK #7094" found at the northwesterly corner of PPN 25-004-00-005-01 as conveyed to Norman J. Raasch and Susan K. Hill, Trustees, recorded in Volume 611, Page 921 of ACRD, being a northeasterly corner of the parcel herein described.

Thence along the westerly and southerly sides of the said Norman J. Raasch and Susan K. Hill, Trustees parcel the following five (5) courses:

- 1.) South 02°12'27" East, 217.09 feet to a 5/8" iron pin with cap bearing "BENCHMARK #7094" found at an angle point therein;
- 2.) South 72°27'35" East, 94.22 feet to a 5/8" iron pin found at an angle point therein;
- 3.) South 32°49'36" East, 100.11 feet to a 5/8" iron pin with cap bearing "BENCHMARK #7094" found at an angle point therein;
- 4.) South 30°52'36" East, 115.46 feet to a 5/8" iron pin with cap bearing "BENCHMARK #7094" found at an angle point therein; and

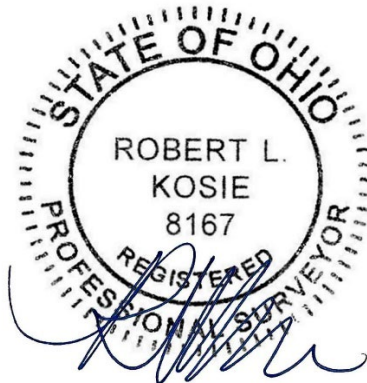
59.116 ACRE PARCEL (continued)

- 5.) South 88°13'33" East, passing through a 5/8" iron pin with cap bearing "BENCHMARK #7094" found at 126.98 feet and a 5/8" iron pin set at 127.58 feet, a total distance of 160.62 feet to a point on the centerline of the aforesaid State Route 46, being the southeasterly corner of the said Norman J. Raasch and Susan K. Hill, Trustees parcel and a northeasterly corner of the parcel herein described.

Thence South 01°05'41" East, along said centerline, a frontage distance of 291.55 feet to **The Principal Place of Beginning of this Survey** and containing 59.116 acres of land, of which, 0.222 acres are within the R/W of said State Route 46 Road, leaving 58.894 acres of land exclusive of said R/W, surveyed in September 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 25-004-00-005-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 777, Page 2607 of ACRD. Known as being 1709 State Route 46.

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 September 5th, 2022