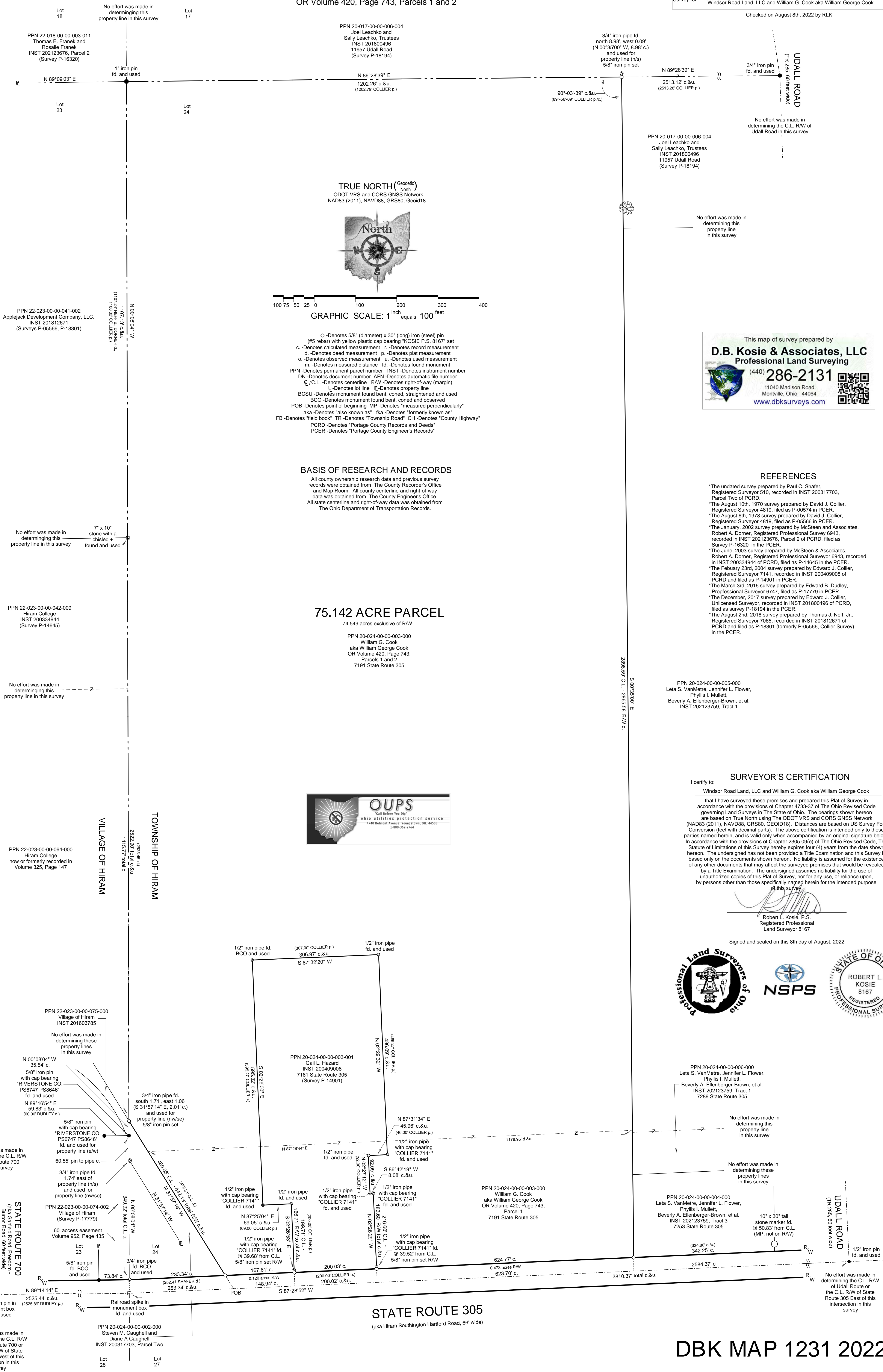


OR Volume 420, Page 743, Parcels 1 and 2

Situated in The Township of Hiram, County of Portage and State of Ohio and known as being part of Original Lot 24 within said Township and Township 5N, Range 7W in the Connecticut Western Reserve.	Month: August	Page: <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <div style="text-align: center;"> ONE of ONE </div> </div>
	Year: 2022	
Survey for: Windsor Road Land, LLC and William G. Cook aka William George Cook		

Checked on August 8th, 2022 by RLK



DBK MAP 1231 2022



75.142 ACRE PARCEL

0.593 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-024-00-00-003-000
William G. Cook aka William George Cook, OR Volume 420, Page 743,
Parcels 1 and 2 of Portage County Records and Deeds (PCRD).
7191 State Route 305.

Situated in the Township of Hiram, County of Portage and State of Ohio and known as being part of Original Lot 24 within said Township and Township 5N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1 1/2" iron pin in a monument box found at the centerline intersection of State Route 700 (also known as Garfield Road, Freedom - Burton Road, 60 feet wide) and State Route 305 (also known as Hiram Southington Hartford Road, 66' wide).

Thence North 89°14'14" East, along the centerline of said State Route 305, 2525.44 feet to a railroad spike in a monument box found at an angle point therein.

Thence North 87°28'52" East, continuing along said centerline, 253.34 feet to the southwesterly corner of PPN 20-024-00-00-002-000 as conveyed to Steven M. Caughell and Diane A Caughell, recorded in INST 200317703, Parcel Two of PCRD, being southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 31°57'14" West, along the northeasterly line of said Caughell's land, passing through a 5/8" iron pin set at 37.89 feet, a 3/4" iron pipe found at 478.07 feet, a total distance of 480.08 feet to a 5/8" iron pin set at the most northerly corner thereof at a southeasterly corner of PPN 22-023-00-00-064-000 as conveyed to Hiram College, now or formerly recorded in Volume 325, Page 147 of PCRD, being an angle point therein and a southwesterly corner of the parcel herein described.

Thence North 00°08'04" West, along an easterly line of the said Hiram College Parcel and along the easterly lines of PPN 22-023-00-00-042-009 as conveyed to Hiram College, recorded in INST 200334944 and PPN 22-023-00-00-041-002 as conveyed to Applejack Development Company, LLC, recorded in INST 201812671 of PCRD, passing through a

75.142 ACRE PARCEL (continued)

7" x 10" stone monument with a chisled "+" found at 1415.77 feet, a total distance of 2522.90 feet to a 1" iron pin found at the northeasterly corner thereof, being a southwesterly corner of PPN 20-017-00-00-006-004 as conveyed to Joel Leachko and Sally Leachko, Trustees, recorded in INST 201800496 of PCRD and a northwesterly corner of the parcel herein described.

Thence North 89°28'39" East, along a southerly line of said Leachko's land, 1202.26 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described, referenced by a 3/4" iron pipe found north 8.98 feet and west 0.09 feet (North 00°35'00" West, 8.98 feet) therefrom.

Thence South 00°35'00" East, along a westerly line of said Leachko's land, the westerly line of PPN 20-024-00-00-005-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., as recorded in INST 202123759, Tract 1, a westerly line of PPN 20-024-00-00-006-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., recorded in INST 202123759, Tract 1 and the westerly line of PPN 20-024-00-00-004-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., recorded in INST 202123759, Tract 3 of PCRD, passing through a 5/8" iron pin set at 2865.58 feet a total distance of 2898.59 feet to the southwesterly corner thereof, on the centerline of the aforesaid State Route 305, being a southeasterly corner of the parcel herein described.

Thence South 87°28'52" West, along said centerline, a frontage distance (in part) of 623.70 feet to a southeasterly corner of PPN 20-024-00-00-003-001 as conveyed to Gail L. Hazard, recorded in INST 200409008 of PCRD, being a southwesterly corner of the parcel herein described.

Thence along the easterly, northerly and westerly sides of said Hazard's land the following nine (9) courses:

- 1.) North 02°26'29" West, passing through a 5/8" iron pin set at 33.00 feet and a 1/2" iron pipe with cap bearing "COLLIER 7141" found at 39.52 feet, a total distance of 216.60 feet to a 5/8" iron pin with cap bearing "COLLIER 7141" found;
- 2.) South 86°42'19" West, 8.08 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found;
- 3.) North 02°27'12" West, 92.09 feet to a 1/2" iron pipe found;
- 4.) North 87°31'34" East, 45.96 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found;
- 5.) North 02°29'32" West, 486.09 feet to a 1/2" iron pipe found at a northeasterly corner of said Hazard's land;
- 6.) South 87°32'20" West, 306.97 feet to a 1/2" iron pipe found bent, coned and observed at the northwesterly corner of said Hazard's land;
- 7.) South 02°29'00" East, 595.32 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found;

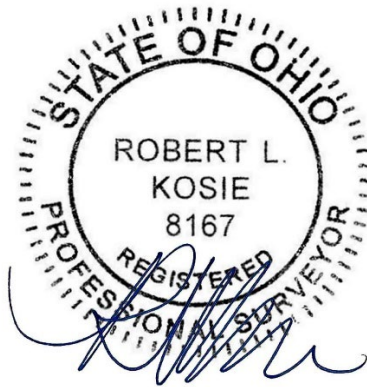
75.142 ACRE PARCEL (continued)

- 8.) North 87°25'04" East, 69.05 feet to a 1/2" iron pipe found and
- 9.) South 02°26'53" East, passing through a 1/2" iron pipe with cap bearing "COLLIER 7141" found at 160.03 feet, a 5/8" iron pin set at 166.71 feet, a total distance of 199.71 feet to a southwesterly corner of said Hazard's land on the centerline of the aforesaid State Route 305, being a southeasterly corner of the parcel herein described.

Thence South 87°28'52" West, along said centerline, a frontage distance (in part) of 148.94 feet to **The Principal Place of Beginning of this Survey** and containing 75.142 acres of land, of which, 0.593 total acres are within the R/W of said State Route 305, leaving 74.549 acres of land exclusive of said R/W, 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 20-024-00-00-003-000 as conveyed to William G. Cook also known as William George Cook, recorded in OR Volume 420, Page 743, Parcels 1 and 2 of PCRD. Known as being 7191 State Route 305.

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 8th, 2022