MAP OF RESURVEY OF: Situated in The Month: PPN 20-024-00-00-003-000 August Township of Hiram, County of Portage and State of Ohio and known as being ONE William G. Cook aka William George Cook part of Original Lot 24 within said Township and Township 5N, Range 7W Year: 7191 State Route 305 in the Connecticut Western Reserve. ONE 2022 DEED OF RECORD OR Volume 420, Page 743, Parcels 1 and 2 Windsor Road Land, LLC and William G. Cook aka William George Cook No effort was made in Lot determinging this Checked on August 8th, 2022 by RLK 18 property line in this survey PPN 20-017-00-00-006-004 Joel Leachko and 3/4" iron pipe fd. PPN 22-018-00-00-003-011 Sally Leachko, Trustees Thomas E. Franek and north 8.98', west 0.09' INST 201800496 Rosalie Franek (N 00°35'00" W. 8.98' c.) 11957 Udall Road INST 202123676. Parcel 2 and used for UDALL (Survey P-18194) (Survey P-16320) property line (n/s) 3/4" iron pin 5/8" iron pin set 1" iron pin N 89°28'39" E fd. and used fd. and used N 89°28'39" E N 89°09'03" E 2513.12' c.&u. 1202.26' c.&u. ROAD (2513.28' COLLIER p.) (1202.79' COLLIER p.) 90°-03'-39" c.&u.-(89°-56'-09" COLLIER p./c.) Lot 23 Lot 24 No effort was made in determining the C.L. R/W of Udall Road in this survey PPN 20-017-00-00-006-004 Joel Leachko and Sally Leachko, Trustees INST 201800496 11957 Udall Road (Survey P-18194) TRUE NORTH (Geodetic) ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 No effort was made in determining this property line in this survey 100 75 50 25 0 PPN 22-023-00-00-041-002 GRAPHIC SCALE: 1 inch equals 100 feet Applejack Development Company, LLC. INST 201812671 (Surveys P-05566, P-18301) O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin This map of survey prepared by (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set c. -Denotes calculated measurement r. -Denotes record measurement D.B. Kosie & Associates, LLC d. -Denotes deed measurement p. -Denotes plat measurement **Professional Land Surveying** 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 Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 11040 Madison Road 4 -Denotes lot line ₱-Denotes property line Montville, Ohio 44064 BCSU -Denotes monument found bent, coned, straightened and used BCO -Denotes monument found bent, coned and observed www.dbksurveys.com 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" PCRD -Denotes "Portage County Records and Deeds PCER -Denotes "Portage County Engineer's Records" BASIS OF RESEARCH AND RECORDS REFERENCES All county ownership research data and previous survey records were obtained from The County Recorder's Office *The undated survey prepared by Paul C. Shafer, Registered Surveyor 510, recorded in INST 200317703, Parcel Two of PCRD. 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 August 10th, 1970 survey prepared by David J. Collier, The Ohio Department of Transportation Records. Registered Surveyor 4819, filed as P-00574 in PCER. *The August 6th, 1978 survey prepared by David J. Collier, Registered Surveyor 4819, filed as P-05566 in PCER. *The January, 2002 survey prepared by McSteen and Associates, No effort was made in Robert A. Dorner, Registered Professional Survey 6943, stone with a determinging this recorded in INST 202123676, Parcel 2 of PCRD, filed as chisled + property line in this survey Survey P-16320 in the PCER. found and used *The June, 2003 survey prepared by McSteen & Associates, Robert A. Dorner, Registered Professional Surveyor 6943, recorded in INST 200334944 of PCRD, filed as P-14645 in the PCER. *The Febuary 23rd, 2004 survey prepared by Edward J. Collier, Registered Surveyor 7141, recorded in INST 200409008 of PCRD and filed as P-14901 in PCER *The March 3rd, 2016 survey prepared by Edward B. Dudley, Propfessional Surveyor 6747, filed as P-17779 in PCER. *The December, 2017 survey prepared by Edward J. Collier, Unlicensed Surveyor, recorded in INST 201800496 of PCRD, PPN 22-023-00-00-042-009 filed as survey P-18194 in the PCER. 75.142 ACRE PARCEL Hiram College *The August 2nd, 2018 survey prepared by Thomas J. Neff, Jr., INST 200334944 Registered Surveyor 7065, recorded in INST 201812671 of 74.549 acres exclusive of R/W (Survey P-14645) PCRD and filed as P-18301 (formerly P-05566, Collier Survey) in the PCER. PPN 20-024-00-00-003-000 William G. Cook aka William George Cook OR Volume 420, Page 743, Parcels 1 and 2 7191 State Route 305 PPN 20-024-00-00-005-000 No effort was made in Leta S. VanMetre, Jennifer L. Flower, determinging this -Phyllis I. Mullett, property line in this survey Beverly A. Ellenberger-Brown, et al. INST 202123759, Tract 1 SURVEYOR'S CERTIFICATION Windsor Road Land, LLC and William G. Cook aka William George Cook 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 TOWNSHIP phio utilities protection service are based on True North using The ODOT VRS and CORS GNSS Network VILLAGE OF HIRAM (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 PPN 22-023-00-00-064-000 hereon. The undersigned has not been provided a Title Examination and this Survey is Hiram College based only on the documents shown hereon. No liability is assumed for the existence now or formerly recorded in 유 of any other documents that may affect the surveyed premises that would be revealed Volume 325, Page 147 by a Title Examination. The undersigned assumes no liability for the use of HIRAM 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 Robert L. Kosie, P.S Registered Professional Land Surveyor 8167 Signed and sealed on this 8th day of August, 2022 1/2" iron pipe (307.00' COLLIER p.) 1/2" iron pipe fd. fd. and used BCO and used 306.97' c.&u. S 87°32'20" W ROBERT KOSIE PPN 22-023-00-00-075-000 Village of Hiram INST 201603785 No effort was made in determining these property lines in this survey PPN 20-024-00-00-003-001 N 00°08'04" W Gail L. Hazard 35.54' c.-PPN 20-024-00-00-006-000 INST 200409008 5/8" iron pin Leta S. VanMetre, Jennifer L. Flower, 7161 State Route 305 with cap bearing Phyllis I. Mullett, (Survey P-14901) "RIVERSTONE CO. Beverly A. Ellenberger-Brown, et al. PS6747 PS8646" INST 202123759, Tract 1 3/4" iron pipe fd. fd. and used 7289 State Route 305 south 1.71', east 1.06' N 89°16'54" E (S 31°57'14" E, 2.01' c.) 59.83' c.&u. and used for (60.00' DUDLEY d.) No effort was made in property line (nw/se) N 87°31'34" E 5/8" iron pin determining this 5/8" iron pin set ∕− 45.96′ c.&u. with cap bearing "RIVERSTONE CO. property line (46.00' COLLIER p.) PS6747 PS8646" 1176.95' d.&u. 1/2" iron pipe fd. and used for with cap bearing N 87°28'44" E No effort was made in property line (e/w) 1/2" iron pipe "COLLIER 7141" determining the C.L. R/W fd. and used @ z fd. and used of State Route 700 60.55' pin to pipe c. No effort was made in in this survey S 86°42'19" W determining these 3/4" iron pipe fd. -8.08' c.&u. property lines 1.74' east of property line (n/s)-1/2" iron pipe 1/2" iron pipe PPN 20-024-00-00-003-000 1/2" iron pipe and used for 1/2" iron pipe with cap bearing William G. Cook with cap bearing property line (nw/se) with cap bearing PPN 20-024-00-00-004-000 UDALL (TR 285, 60 fd. and used "COLLIER 7141" aka William George Cook "COLLIER 7141" "COLLIER 7141" Leta S. VanMetre, Jennifer L. Flower, fd. and used OR Volume 420, Page 743, PPN 22-023-00-00-074-002 fd. and used fd. and used Phyllis I. Mullett, Parcel 1 Village of Hiram Beverly A. Ellenberger-Brown, et al. N 87°25'04" E 10" x 30" tall 7191 State Route 305 (Survey P-17779) INST 202123759, Tract 3 stone marker fd. 69.05' c.&u. ROA feet wid 7253 State Route 305 (69.00' COLLIER p.) @ 50.83' from C.L. 60' access easement (MP, not on R/W) Volume 952, Page 435 1/2" iron pipe 1/2" iron pipe with cap bearing with cap bearing (334.80' d./c.) Lot "COLLIER 7141" fd. 1/2" iron pin "COLLIER 7141" fd. 342.25' c. 23 24 @ 39.52' from C.L. fd. and used @ 39.68' from C.L. 5/8" iron pin set R/W 624.77' c. 3/4" iron pipe 5/8" iron pin 5/8" iron pin set R/W 2584.37' c. fd. BCO 200.03' c. 0.473 acres R/W fd. BCO 167.61' c. and used 623.70' c. (200.00' COLLIER p.) and used No effort was made in 3810.37' total c.&u. 0.120 acres R/W determining the C.L. R/W (252.41 SHAFER d.) 200.02' c.&u. 148.94' c. of Udall Route or 253.34' c.&u. S 87°28'52" W N 89°14'14" E the C.L. R/W of State Route 305 East of this 2525.44' c.&u. Railroad spike in 1 1/2" iron pin in intersection in this STATE ROUTE 305 monument box monument box survey fd. and used fd. and used (aka Hiram Southington Hartford Road, 66' wide) PPN 20-024-00-00-002-000 Steven M. Caughell and No effort was made in determining the C.L. R/W Diane A Caughell DBK MAP 1231 2022 of State Route 700 or INST 200317703, Parcel Two the C.L. R/W of State Route 305 west of this Lot Lot

intersection in this

27

28

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



(440) 286-2131

11040 Madison Road Montville, Ohio 44064 www.dbksurveys.com



75.142 ACRE PARCEL

0.593 total acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) 20-024-00-003-000
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 20-024-00-002-000 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 20-017-00-006-004 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 20-024-00-005-000 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 20-024-00-006-000 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 20-024-00-003-001 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