



1.840 ACRE LOT SPLIT

0.038 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-01, David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 feet wide).

Thence South 01°14'09" East, along the centerline of said Mains Road, 3495.71 feet to the southwesterly corner of PPN 10-024-00-015-00 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 655, Page 1676 of ACRD.

Thence South 01°14'09" East, continuing along said centerline, 783.29 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 01°14'09" East, 4279.00 feet from said centerline intersection.

Thence North 89°48'03" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1202.51 feet to a 5/8" iron pin set on the westerly line of PPN 10-024-00-014-03 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 754, Page 1494 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°04'07" East, along the westerly line of said Kassay's land, 68.78 feet to a 5/8" iron pin found at a northeasterly corner of PPN 10-023-00-004-02 as

1.840 ACRE LOT SPLIT (continued)

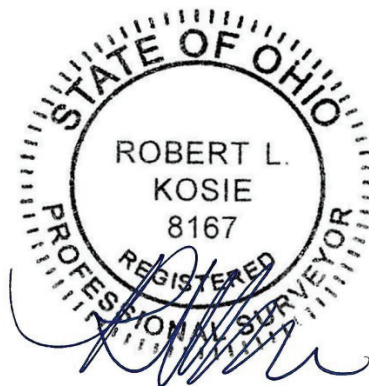
conveyed to David D. Detweiler and Esther A. Detweiler, recorded in Volume 597, Page 1863 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°48'03" West, along the northerly line of said Detweiler's land, passing through a 5/8" iron pin set at 1195.12 feet, a total distance of 1220.12 feet to the northwesterly corner thereof, on the centerline of the aforesaid Mains Road, being the southwesterly corner of the parcel herein described

Thence North 01°14'09" West, along said centerline, a frontage distance of 66.17 feet to **The Principal Place of Beginning of this Survey** and containing 1.840 acres of land, of which, 0.038 acres are within the R/W of said Mains Road, leaving 1.802 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 divide 1.840 acres of land from PPN 10-023-00-004-01 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 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 August 9th, 2022



9.960 ACRE LOT SPLIT

0.216 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-01, David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 feet wide).

Thence South 01°14'09" East, along the centerline of said Mains Road, 3495.71 feet to the southwesterly corner of PPN 10-024-00-015-00 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 655, Page 1676 of ACRD.

Thence South 01°14'09" East, continuing along said centerline, 406.77 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 01°14'09" East, 3902.48 feet from the said centerline intersection.

Thence North 89°48'03" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1102.29 feet to a 5/8" iron pin set on the westerly line of PPN 10-024-00-014-03 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 754, Page 1494 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°04'07" East, along the westerly line of said Kassay's land, 391.38 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

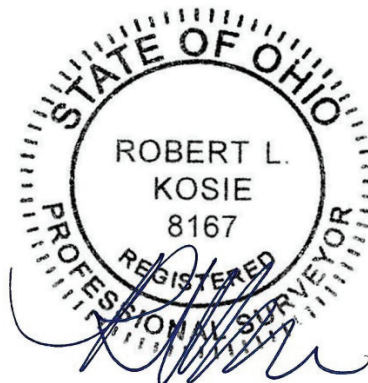
9.960 ACRE LOT SPLIT (continued)

Thence South 89°48'03" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1177.51 feet, a total distance of 1202.51 feet to the southwesterly corner thereof, on the centerline of the aforesaid Mains Road.

Thence North 01°14'09" West, along said centerline, a frontage distance of 376.52 feet to **The Principal Place of Beginning of this Survey** and containing 9.960 acres of land, of which, 0.216 acres are within the R/W of said Mains Road, leaving 9.744 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 divide 9.960 acres of land from PPN 10-023-00-004-01 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 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 August 9th, 2022



9.959 ACRE RESIDUAL PARCEL

0.234 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-023-00-004-01, David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Colebrook, County of Ashtabula, State of Ohio and known as being part of Original Lot 95 within said Township and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Storey Road (Township Road 79, FB 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, FB 378, 50 feet wide).

Thence South 01°14'09" East, along the centerline of said Mains Road, 3495.71 feet to the southwesterly corner of PPN 10-024-00-015-00 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 655, Page 1676 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°55'22" East, along the southerly line of said Kassay's land, passing through a 3/4" iron pin found at 25.00 feet, a total distance of 989.84 feet to a 5/8" iron pin found bent, coned and observed at the northwesterly corner of PPN 10-024-00-014-03 as conveyed to Edward Kassay and Carol Kassay, recorded in Volume 754, Page 1494 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 16°04'07" East, along the westerly line of said Kassay's land, 438.59 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°48'03" West, along the southerly line of the parcel herein

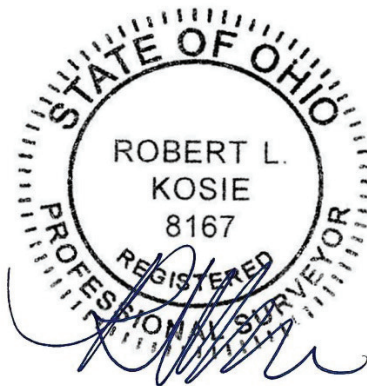
9.959 ACRE RESIDUAL PARCEL (continued)

described, passing through a 5/8" iron pin set at 1077.29 feet, a total distance of 1102.29 feet to the southwesterly corner thereof, on the centerline of the aforesaid Mains Road.

Thence North 01°14'09" West, along said centerline, a frontage distance of 406.77 feet to **The Principal Place of Beginning of this Survey** and containing 9.959 acres of land, of which, 0.234 acres are within the R/W of said Mains Road, leaving 9.725 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 described the northerly portion of land remaining in PPN 10-023-00-004-01 as conveyed to David D. Detweiler and Esther A. Detweiler, Volume 776, Page 2232 of ACRD, after a 9.960 acre division and a 1.840 division therefrom.

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 9th, 2022