

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.

MAP OF LOT SPLITS AND RESIDUAL OF
PPN 46-020-00-011-00 and PPN 38-004-00-017-00

Aaron Shetler and Lydia Shetler
2588 Fillingham Road

DEED OF RECORD:
Volume 773, Page 1695 and
Volume 758, Page 997

FILLINGHAM ROAD

(TR 541, Section D, FB 477, 50 feet wide)

20.587 ACRE LOT SPLIT

20.334 acres exclusive of R/W

PPN 46-020-00-011-00
Aaron Shetler and
Lydia Shetler
Volume 773, Page 1695

28.925 ACRE RESIDUAL PARCEL

28.578 acres exclusive of R/W

PPN 46-020-00-011-00
Aaron Shetler and
Lydia Shetler
Volume 773, Page 1695

PPN 46-020-00-011-02
Matthew M. Slabaugh and
Amanda E. Yoder
Volume 769, Page 465

PPN 46-020-00-010-02
Thomas J. Reiter and
Jennifer A. Reiter
Volume 494, Page 1450

PPN 46-020-00-010-00
Thomas J. Reiter and
Jennifer A. Reiter
Volume 494, Page 1450

PPN 46-020-00-010-02
Matthew M. Slabaugh and
Amanda E. Yoder
Volume 769, Page 465

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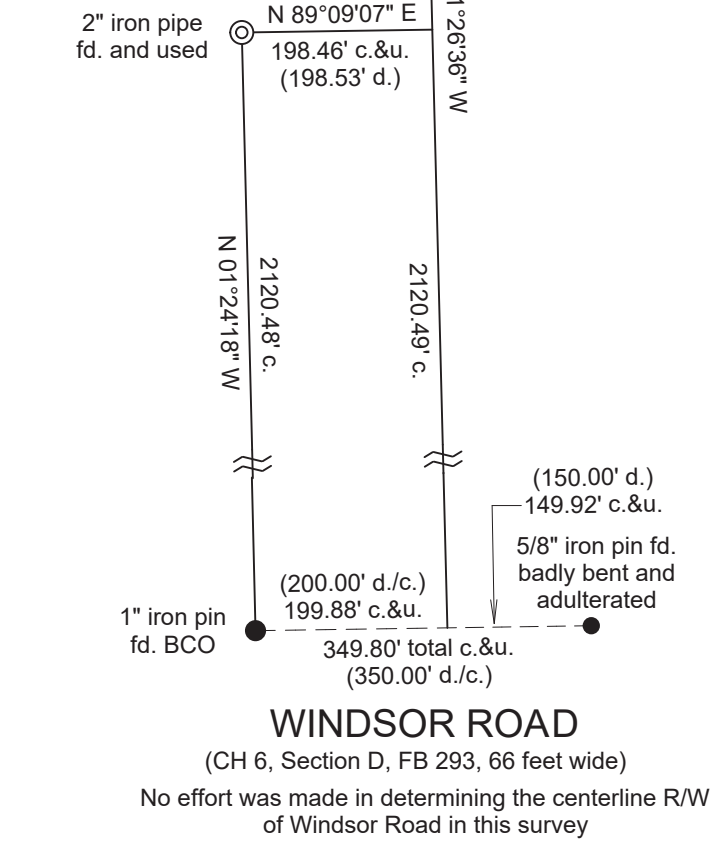
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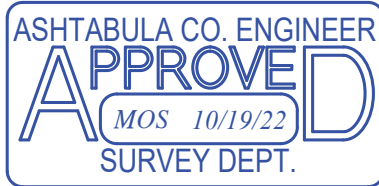
REFERENCES

- *The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.DJVu in the ACER.
- *The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec. C-E) Fillingham.DJVu in the ACER.
- *The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec. A-B) Bogue.DJVu in the ACER.
- *The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.DJVu in the ACER.
- *The August 14, 1981 survey prepared by Stults and Associates, Inc., H. Edward Snodgrass, Registered Surveyor No. 5555, recorded in Volume 23, Page 3399 of ACRD.
- *The May and July, 1998 survey prepared by Timothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and DN 2011-00003918, Volume 494, Page 1450 of ACRD.
- *The August, 1999 road alignment record for Fillingham Road, Road No. 541, Fieldbook 477, 50 feet wide, Filed as 0541 (Sec. C - E) Fillingham.DJVu in the ACER.
- *The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 705, Page 286 of ACRD.
- *The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 657, Page 1204 of ACRD.

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com



WINDSOR ROAD
(CH 6, Section D, FB 293, 66 feet wide)
No effort was made in determining the centerline R/W of Windsor Road in this survey



SURVEYOR'S CERTIFICATION

I certify to:
Aaron Shetler and Lydia Shetler
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 herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on U.S. 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 herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. 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 No. 8167

Signed and sealed on this 4th day
of October, 2022



DBK 1234 2022



8.218 ACRE LOT SPLIT

0.115 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00
 Aaron Shetler and Lydia Shetler, Volume 773, Page 1695 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio, and known as being part of Original Lot 40 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, Field Book 477, 50 feet wide), being **The Principal Place of Beginning of this Survey** and located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken concrete R/W monument.

Thence North 88°48'52" East, along the centerline of Fillingham Road, a frontage distance (in part) of 180.00 feet to a northeasterly corner of the parcel herein described.

Thence South 01°14'25" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 162.68 feet to a 5/8" iron pin set at an angle point therein.

Thence South 01°59'15" West, along an easterly line of the parcel herein described, 586.07 feet to a 5/8" iron pin set at an angle point therein.

Thence South 01°14'32" East, along an easterly line of the parcel herein described, 1056.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of PPN 38-004-00-017-00, now or formerly conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 758, Page 997 of ACRD.

Thence South 88°51'16" West, along the northerly line of the said Shetler parcel, 200.03 feet

8.218 ACRE LOT SPLIT (continued)

to a 5/8" iron pin set at the southeasterly corner of PPN 46-015-00-017-00 as conveyed to Clyde G. Culver, recorded in Volume 491, Page 284 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North $01^{\circ}14'25''$ West, along the easterly line of said Culver's land, 1059.54 feet to a 5/8" iron pin set at the most northerly corner thereof, on an easterly line of the aforesaid WRGT (PPN 46-011-00-999-00), being a point of curve therein.

Thence along the easterly line of the said WRGT parcel, along said curve, deflecting to the left, having a chord bearing of North $02^{\circ}00'28''$ East, a delta angle of $05^{\circ}47'35''$, a radius of 5762.65 feet, and a chord distance of 582.40 feet, a total length distance of 582.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North $01^{\circ}14'25''$ West along an easterly line of the said WRGT parcel, passing through a 5/8" iron pin set at 137.68 feet, a total distance of 162.68 feet to the centerline of the aforesaid Fillingham Road, being the northwesterly corner of the parcel herein described.

Thence North $88^{\circ}48'52''$ East, along said centerline, a frontage distance (in part) of 20.00 feet to **The Principal Place of Beginning of this Survey** and containing 8.218 acres of land, of which, 0.115 acres are within the R/W of said Fillingham Road, leaving 8.103 acres exclusive of said R/W, having a total frontage of 200.00 feet, surveyed in October of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 8.218 acres of land from PPN 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 773, Page 1695 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 *October 8th, 2022*



20.587 ACRE LOT SPLIT

0.253 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00

Aaron Shetler and Lydia Shetler, Volume 773, Page 1695 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio, and known as being part of Original Lot 40 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, Field Book 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken concrete R/W monument.

Thence North $88^{\circ}48'52''$ East, along the centerline of Fillingham Road, 180.00 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $88^{\circ}48'52''$ East, continuing along said centerline, a frontage distance of 441.84 feet to the northeasterly corner of the parcel herein described.

Thence South $00^{\circ}11'54''$ West, along an easterly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.01 feet and a 24" maple tree found at 79.2 feet, a total distance of 317.69 feet to a $5/8''$ iron pin set at an angle point therein.

Thence South $15^{\circ}46'58''$ East, along an easterly line of the parcel herein described, 276.16 feet to a $5/8''$ iron pin set at an angle point therein.

Thence South $00^{\circ}43'36''$ West, along an easterly line of the parcel herein described, 1220.04 feet to a $5/8''$ iron pin set at the southeasterly corner thereof, on the northerly line of PPN 38-

20.587 ACRE LOT SPLIT (continued)

004-00-017-00, now or formerly conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 758, Page 997 of ACRD.

Thence South $88^{\circ}51'16''$ West, along the northerly line of the said Shetler parcel, 494.30 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

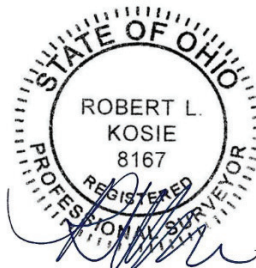
Thence North $01^{\circ}14'32''$ West, along a westerly line of the parcel herein described, 1056.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North $01^{\circ}59'15''$ East, along a westerly line of the parcel herein described, 586.07 feet to a 5/8" iron pin set at an angle point therein.

Thence North $01^{\circ}14'25''$ West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 137.68 feet, a total distance of 162.68 feet to **The Principal Place of Beginning of this Survey** and containing 20.587 acres of land, of which, 0.253 acres are within the R/W of said Fillingham Road, leaving 20.334 acres exclusive of said R/W, surveyed in October of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 20.587 acres of land from PPN 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 773, Page 1695 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 *October 8th, 2022*



28.925 ACRE RESIDUAL PARCEL

0.347 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00
Aaron Shetler and Lydia Shetler, Volume 773, Page 1695 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio, and known as being part of Original Lot 40 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, Field Book 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken concrete R/W monument.

Thence North $88^{\circ}48'52''$ East, along the centerline of Fillingham Road, 621.84 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $88^{\circ}48'52''$ East, continuing along said centerline, a frontage distance of 604.39 feet to the northwesterly corner of PPN 46-020-00-011-01 as conveyed to Trailside School Board of Trustees (TSBT), recorded in Volume 773, Page 1691 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South $01^{\circ}02'28''$ East, along the westerly line of the said TSBT parcel, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 653.40 feet to a $5/8''$ iron pin set at the southwesterly corner thereof.

Thence North $88^{\circ}48'52''$ East, along the southerly line of the said TSBT parcel, 200.00 feet to the southeasterly corner thereof, on the westerly line of PPN 46-020-00-010-02 as conveyed to Matthew M. Slabaugh and Amanda E. Yoder, recorded in Volume 769, Page 465 of ACRD, being a northeasterly corner of the parcel herein described and referenced by a $5/8''$

28.925 ACRE RESIDUAL PARCEL

iron pin set North 01°02'28" West, 1.50 feet therefrom.

Thence South 01°02'28" East, along said westerly line of the Matthew M. Slabaugh and Amanda E. Yoder parcel, 1151.35 feet to a 5/8" iron pin with cap bearing "CRABBS SURVEY PS 7245" found at the southwesterly corner thereof, on the northerly line of PPN 38-004-00-017-00, now or formerly conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 758, Page 997 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°51'16" West, along said northerly line of the Shetler parcel, 778.62 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

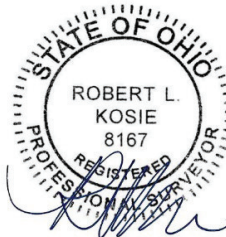
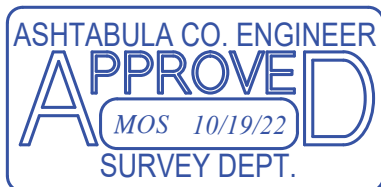
Thence North 00°43'36" East, along a westerly line of the parcel herein described, 1220.04 feet to a 5/8" iron pin set at an angle point therein.

Thence North 15°46'58" West, along a westerly line of the parcel herein described, 276.16 feet to a 5/8" iron pin set at an angle point therein.

Thence North 00°11'54" East, along a westerly line of the parcel herein described, passing through a 24" maple tree at 238.49 feet and a 5/8" iron pin set at 292.68 feet, a total distance of 317.69 feet to **The Principal Place of Beginning of this Survey** and containing 28.925 acres of land, of which, 0.347 acres are within the R/W of said Fillingham Road, leaving 28.578 acres exclusive of said R/W, surveyed in October of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 describe the land remaining in PPN 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 773, Page 1695 of ACRD, after an 8.218 acre division and a 20.587 acre division therefrom, known as being 2588 Fillingham Road.

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 October 8th, 2022



87.904 COMBINED ACRE PARCEL

0.115 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-011-00
Aaron Shetler and Lydia Shetler, Volume 773, Page 1695 and PPN 38-004-00-017-00, Aaron Shetler and Lydia Shetler, Volume 758, Page 997 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula and State of Ohio, and known as being part of Original Lot 40 in Rome Township, Original Section 4 in Orwell Township, of part of Townships 8N and 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, Field Book 477, 50 feet wide), being **The Principal Place of Beginning of this Survey** and located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken concrete R/W monument.

Thence North $88^{\circ}48'52''$ East, along the centerline of Fillingham Road, a frontage distance (in part) of 180.00 feet to a northeasterly corner of the parcel herein described.

Thence South $01^{\circ}14'25''$ East, along an easterly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 162.68 feet to a $5/8''$ iron pin set at an angle point therein.

Thence South $01^{\circ}59'15''$ West, along an easterly line of the parcel herein described, 586.07 feet to a $5/8''$ iron pin set at an angle point therein.

Thence South $01^{\circ}14'32''$ East, along an easterly line of the parcel herein described,

87.904 COMBINED ACRE PARCEL (continued)

1056.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 88°51'16" East, along a northerly line of the parcel herein described, along the northerly line of PPN 46-020-00-010-02 as conveyed to Matthew M. Slabaugh and Amanda E. Yoder, recorded in Volume 769, Page 465 and PPN 46-020-00-010-00 as conveyed to Thomas J. Reiter and Jennifer A. Reiter, recorded in Volume 494, Page 1450 of ACRD, passing through a 5/8" iron pin set at 494.30 feet and 5/8" iron pins with caps bearing "CRABBS SURVEY PS 7245" found at 1272.92 feet and 1574.72 feet, a total distance of 1600.17 feet to the northwesterly corner of PPN 38-004-00-016-00 as conveyed to Eugene E. Crosby and Walter A. Crosby, recorded in Volume 464, Page 1075 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 02°00'49" East, along the westerly line of said Crosby's land, 1586.78 feet to a 5/8" iron pin set at the northeasterly corner of PPN 38-004-00-001-00 as conveyed to the State of Ohio, recorded in Volume 350, Page 485 of ACRD, being the southeasterly corner of the parcel herein described and located North 02°00'49" West, 567.29 feet from a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found.

Thence South 88°49'07" West, along the northerly line of the said State of Ohio parcel, 2374.39 feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 38-000-00-144-00 as conveyed to the Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority Volume 23, Page 3399 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 11°19'18" East, along the easterly line of the said WRGT parcel, 1627.38 feet to a 5/8" iron pin set at the southwesterly corner of PPN 46-015-00-017-00 as conveyed to Clyde G. Culver, recorded in Volume 491, Page 284 of ACRD, being a northwesterly corner of the parcel herein described.

Thence North 89°07'24" East, along the southerly line of said Culver's land, 198.85 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 01°14'25" West, along the easterly line of said Culver's land, 1059.54 feet to a 5/8" iron pin set at the most northerly corner thereof, on an easterly line of the aforesaid WRGT (PPN 46-011-00-999-00), being a point of curve therein.

Thence along the easterly line of the said WRGT parcel, along said curve, deflecting to the left, having a chord bearing of North 02°00'28" East, a delta angle of 05°47'35",

87.904 COMBINED ACRE PARCEL (continued)

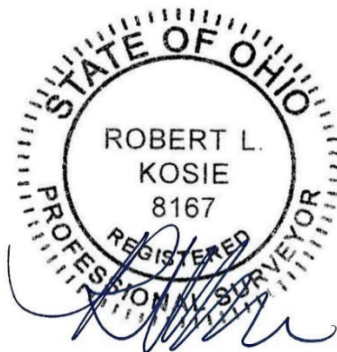
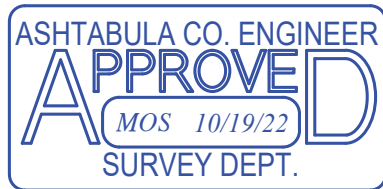
a radius of 5762.65 feet, and a chord distance of 582.40 feet, a total length distance of 582.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North 01°14'25" West along an easterly line of the said WRGT parcel, passing through a 5/8" iron pin set at 137.68 feet, a total distance of 162.68 feet to the centerline of the aforesaid Fillingham Road, being a northwesterly corner of the parcel herein described.

Thence North 88°48'52" East, along said centerline, a frontage distance (in part) of 20.00 feet to **The Principal Place of Beginning of this Survey** and containing 87.904 acres of land (8.218 acres being in Rome Township and 79.686 acres being in Orwell Township), of which, 0.115 acres are within the R/W of said Fillingham Road, leaving 87.789 acres exclusive of said R/W, having a total frontage of 200.00 feet, surveyed in October of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 describe the consolidation of PPN 38-004-00-017-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 758, Page 997, together with 8.218 acres of land the was divided from PPN 46-020-00-011-00 as conveyed to Aaron Shetler and Lydia Shetler, recorded in Volume 773, Page 1695 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 October 8th, 2022