

Checked on October 4th, 2022 by RLK

DEED OF RECORD:
DN 2022-00003366
Volume 767, Page 636

ASHTABULA CO. ENGINEER
APPROVED
MOS 10/19/22
SURVEY DEPT.

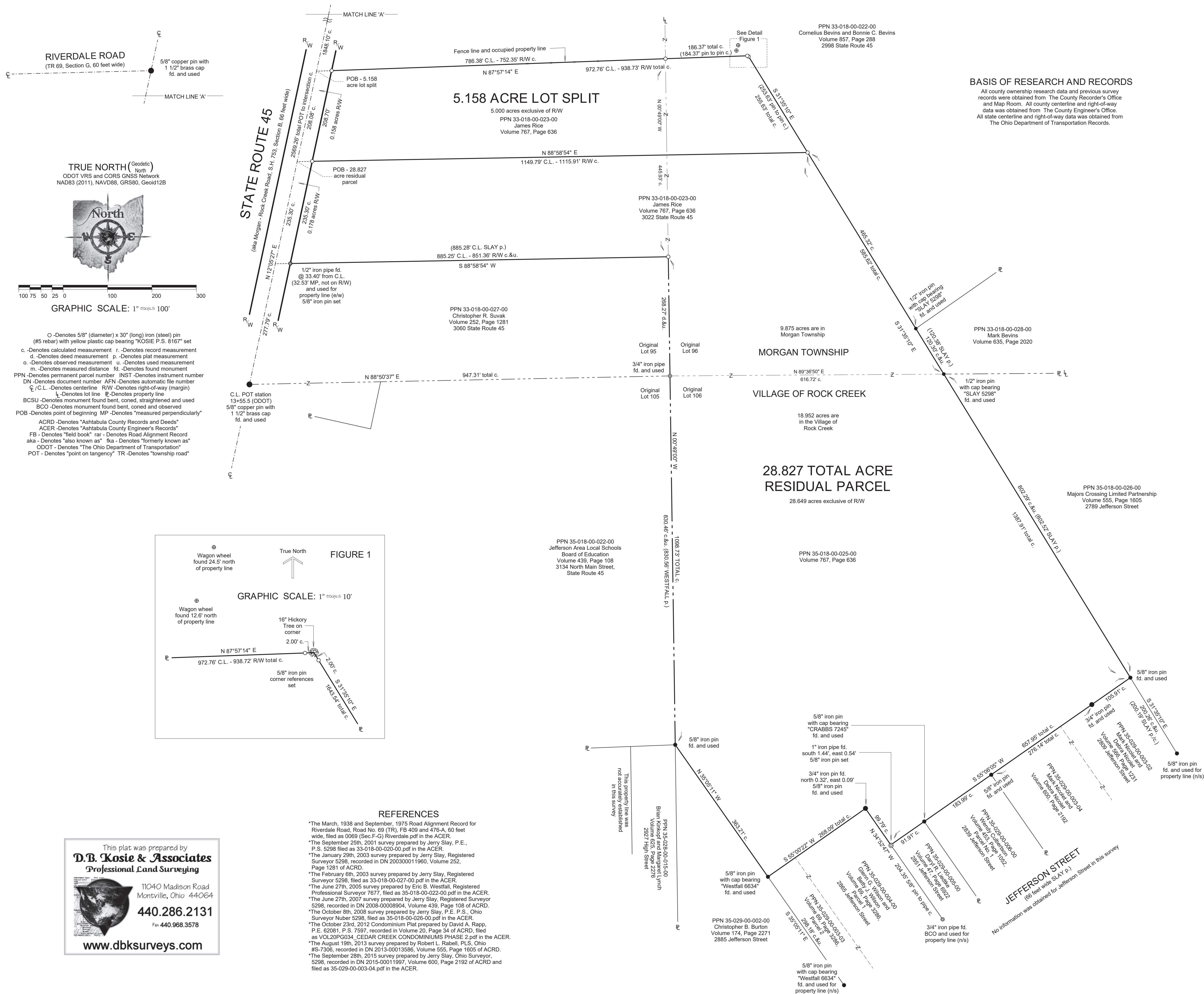
I certify to:

Scott Rice and Alan C. Rice

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 473-337 of the Ohio Revised Code governing Land Surveys and the provisions of the bearings shown thereon based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GR850, GEOID12n). 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 of the surveyor. 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 information shown on the plat and the surveyor's knowledge of the facts. No 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.

Signed and sealed on this 3rd day of October, 2022

DBK MAP
1235 2022





5.158 ACRE LOT SPLIT

0.158 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-018-00-023-00, James Rice, Volume 767, Page 636 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio, known as being part of Original Lots 95 and 96 in Morgan Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows.

Beginning at a 5/8" copper pin with a 1 1/2" brass cap found at the centerline intersection of State Route 45 (also known as Morgan - Rock Creek Road, S.H. 753, Section B, 66 feet wide) and Riverdale Road (Township Road 69, Section G, 60 feet wide).

Thence South 12°05'27" West, along the centerline of said State Route 45, 1848.10 feet to a southwesterly corner of PPN 33-018-00-022-00 as conveyed to Cornelius Bevins and Bonnie C. Bevins, recorded in Volume 857, Page 288 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 87°57'14" East, along a southerly line of said Bevins' land, passing through 5/8" iron pins set at 34.03 feet and 786.38 feet, also passing through a 5/8" iron pin corner reference set at 970.76 feet, a total distance of 972.76 feet to a 16" Hickory Tree at an angle point therein, being the northeasterly corner of the parcel herein described.

Thence South 31°35'10" East, along a westerly line of said Bevins' land, 255.63 feet to 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°58'54" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1115.91 feet, a total distance of

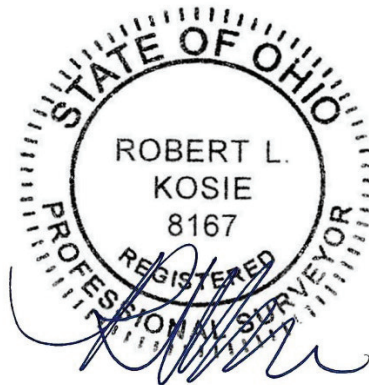
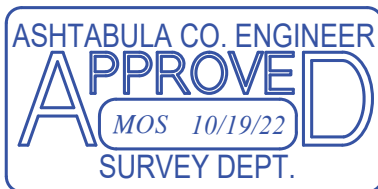
5.158 ACRE LOT SPLIT (continued)

1149.79 feet to the southwesterly corner thereof, on the centerline of the aforesaid State Route 45.

Thence North 12°05'27" East, along said centerline, a frontage distance of 208.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.158 acres of land, of which, 0.158 acres are within the R/W, leaving 5.000 acres exclusive of said R/W, surveyed in October of 2022 by D.B. Kosie and Associates, LLC (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 Geoid2012B). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to divide 5.158 acres of land from the northerly side of PPN 33-018-00-023-00 as conveyed to James Rice, recorded in Volume 767, Page 636 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 4th, 2022*



28.827 TOTAL ACRE RESIDUAL PARCEL

0.178 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-018-00-023-00 and PPN 35-018-00-025-00, James Rice, Volume 767, Page 636 of Ashtabula County Records and Deeds (ACRD). 3022 State Route 45.

Situated in the County of Ashtabula, State of Ohio, known as being part of Original Lots 95 and 96 in Morgan Township, part of Original Lot 106 within the Village of Rock Creek, of part of Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows.

Beginning at a 5/8" copper pin with a 1 1/2" brass cap found at the centerline intersection of State Route 45 (also known as Morgan - Rock Creek Road, S.H. 753, Section B, 66 feet wide) and Riverdale Road (Township Road 69, Section G, 60 feet wide).

Thence South 12°05'27" West, along the centerline of said State Route 45, 1848.10 feet to a southwesterly corner of PPN 33-018-00-022-00 as conveyed to Cornelius Bevins and Bonnie C. Bevins, recorded in Volume 857, Page 288 of ACRD.

Thence South 12°05'27" West, continuing along said centerline, 208.08 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°58'54" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 33.88 feet, a total distance of 1149.79 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of the aforesaid Bevins parcel (PPN 33-018-00-022-00).

Thence South 31°35'10" East, along said westerly line of said Bevins' land, along the

28.827 TOTAL ACRE RESIDUAL PARCEL (continued)

westerly line of PPN 33-018-00-028-00 as conveyed to Mark Bevins, recorded Volume 635, Page 2020 and also along the westerly line of PPN 35-018-00-026-00 as conveyed to Majors Crossing Limited Partnership, recorded in Volume 555, Page 1605 of ACRD, passing through 1/2" iron pins with caps bearing "SLAY 5298" found at 465.32 feet and 585.62 feet, a total distance of 1387.91 feet to a 5/8" iron pin found at the northeasterly corner of PPN 35-029-00-003-02 as conveyed to Mark Nicolet and Debra Nicolet, recorded in Volume 566, Page 1231 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 55°06'05" West, along the northerly line of said Nicolet's land, along the northerly line of the following parcels of land: PPN 35-029-00-003-04 as conveyed to Mark Nicolet and Debra Nicolet, recorded in Volume 600, Page 2192, PPN 35-029-00-006-00 as conveyed to Wendy Culbertson, recorded in Volume 453, Page 1052, Parcel No. 1 and PPN 35-029-00-005-00 as conveyed to Daryl R. Liedtke, recorded in Volume 47, Page 6922 of ACRD, passing through a 3/4" iron pin found at 105.91 feet, a 5/8" iron pin found at 382.05 feet and a 5/8" iron pin with cap bearing "CRABBS 7245" found at 566.04 feet a total distance of 657.95 feet to a 5/8" iron pin set on the easterly line of PPN 35-029-00-004-00 as conveyed to Glenn G. Wilson and Betty J. Wilson, recorded Volume 69, Page 3286, Parcel 1 of ACRD, being the northwesterly corner of said Liedtke's land and a southwesterly corner of the parcel herein described.

Thence North 34°52'47" West, along said easterly line of Wilson's land, 99.79 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 55°00'22" West, along the northerly line of said Wilson's land, along the northerly line of PPN 35-029-00-003-03 as conveyed to Glenn G. Wilson and Betty J. Wilson, recorded in Volume 69, Page 3286, Parcel 2 of ACRD, 268.09 feet to a 5/8" iron pin with cap bearing "Westfall 6634" found on the easterly line of PPN 35-029-00-002-00 as conveyed to Christopher B. Burton, recorded in Volume 174, Page 2271 of ACRD, being the northwesterly corner of said Wilson's land and a southwesterly corner of the parcel herein described.

Thence North 35°05'11" West, along said easterly line of Burton's land, 363.21 feet to a 5/8" iron pin found at a southeasterly corner of PPN 35-018-00-022-00 as conveyed to Jefferson Area Local Schools Board of Education (JLS), recorded in Volume 439, Page 108 of ACRD at an angle point therein.

Thence North 00°49'00" West, along an easterly line of the said JLS parcel, along the

28.827 TOTAL ACRE RESIDUAL PARCEL (continued)

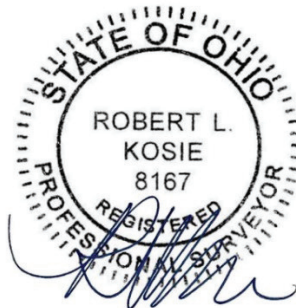
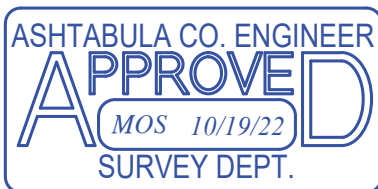
easterly line of PPN 33-018-00-027-00 as conveyed to Christopher R. Suvak, recorded in Volume 252, Page 1281 of ACRD, passing through a 3/4" iron pipe found at 830.46 feet, a total distance of 1098.73 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°58'54" West, along the northerly line of said Suvak's land, passing through a 5/8" iron pin set at 851.36 feet and a 1/2" iron pipe found at 851.85 feet, a total distance of 885.25 feet to the northwesterly corner thereof, on the centerline of the aforesaid State Route 45, being a southwesterly corner of the parcel herein described.

Thence North 12°05'27" East, along said centerline, a frontage distance of 235.30 feet to **The Principal Place of Beginning of this Survey** and containing 28.827 acres of land, of which, 9.875 acres are in Morgan Township, 18.952 acres are in the Village of Rock Creek and 0.178 acres are within the R/W of said State Route 45, leaving 28.649 acres exclusive of said R/W, surveyed in October of 2022 by D.B. Kosie and Associates, LLC (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 Geoid2012B). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to describe the land remaining in PPN 33-018-00-023-00, after a 5.158 acre division from the northerly side thereof, together with PPN 35-018-00-025-00 as conveyed to James Rice, recorded in Volume 767, Page 636 of ACRD. Also known as being 3022 State Route 45.

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 4th, 2022*