

Checked on October 27th, 2022 by RLK
Revised on October 31st, 2022

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.

ASHTABULA CO. ENGINEER
APPROVED
MOS 10/31/22
SURVEY DEPT.

I certify that:

Windor Road Land, LLC

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 Survey in the State of Ohio. The bearings shown herein are based on True North.

(NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on USFS F Conversion (feet with decimal parts). The above certification is intended only to the parties named herein, and is valid only when accompanied by an original signature bearing the name of the Surveyor.

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 claims or interests in the land shown herein, or for the validity of a Title Examination. The undersigned assumes no liability for the use of or 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

Signed and sealed on this 27th day of October, 2022





134.574 ACRE PARCEL

2.078 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 29-023-00-009-00, Windsor Road Land, LLC, Volume 778, Page 630 of Ashtabula County Records and Deeds (ACRD). 1465 Tompkins Road.

Situated in the Township of Lenox, County of Ashtabula and State of Ohio and known as being part of Original Lot 73 within said Township and Township 10N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a 3/4" iron pipe found at the centerline intersection of Tompkins Road (Township Road 577, Section F, FB 349, 60 feet wide) and Black Sea Road (Township Road 186, Section A, 60 feet wide).

Thence North 88°41'38" East, along the centerline of said Tompkins Road, 1364.62 feet to the southeasterly corner of PPN 29-023-00-010-00 as conveyed to Susanne Dietrich, recorded in Volume 509, Page 384 of ACRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 02°14'51" West, along the easterly line of said Dietrich's land, passing through a 5/8" iron pin with an unreadable cap found at 30.00 feet, a total distance of 983.83 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°41'33" West, along a northerly line of said Dietrich's land and also along the northerly line of PPN 29-023-00-010-02 as conveyed to Carl J. Henery, Jr., recorded in Volume 505, Page 1972 of ACRD, passing through a 5/8" iron pin found at 329.93 feet and a 5/8" iron pin set at 1326.76 feet, a total distance of 1356.76 feet to a point on the centerline of the aforesaid Black Sea Road, being the northwesterly corner of said Henery's land and a southwesterly corner of the parcel herein described.

Thence North 01°47'23" West, along said centerline, a frontage distance of 1691.36 feet to the southwesterly corner of PPN 29-023-00-008-00 as conveyed to Russell K. Adams, Jr. and Cynthia A. Adams, recorded in Volume 738, Page 523 of ACRD, being the northwesterly corner of the parcel herein described.

134.574 ACRE PARCEL (continued)

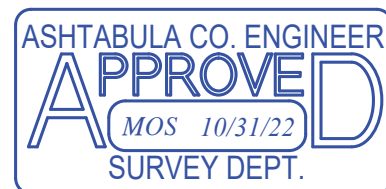
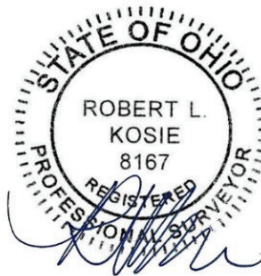
Thence North 88°48'37" East, along the southerly line of said Adam's land, and a southerly line of PPN 29-020-00-014-00 as conveyed to Anthony J. Brozovich, recorded in Volume 112, Page 5837 of ACRD, passing through a 5/8" iron pin set at 30.00 feet and a 5/8" iron pin found at 1663.40 feet a total distance of 2699.80 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at a southeasterly corner thereof, being the northwesterly corner of PPN 29-022-00-002-00 as conveyed to Riley C. Anderson and Benedicta E. Anderson, recorded in Volume 665, Page 242 of ACRD and the northeasterly corner of the parcel herein described.

Thence South 01°34'04" East, along the westerly line of said Anderson's land, and the westerly line of PPN 29-022-00-001-02 as conveyed to Margaret Williams and Charles Tazewell, recorded in Volume 106, Page 6855 of ACRD, passing through a 3/4" iron pipe found at 2636.87 feet and a 5/8" iron pin set at 2639.51 feet, a total distance of 2669.51 feet to the southwesterly corner thereof, on the centerline of the aforesaid Tompkins Road, being the southeasterly corner of the parcel herein described.

Thence South 88°41'38" West, along said centerline, a frontage distance of 1324.79 feet to **The Principal Place of Beginning of this Survey** and containing 134.574 acres of land, of which, 0.913 acres are within the R/W of said Tompkins Road, 1.165 acres are within the R/W of said Black Sea Road, leaving 132.496 acres of land exclusive of R/W, surveyed in October 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 29-023-00-009-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 778, Page 630 of ACRD. Known as being 1465 Tompkins 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 28th, 2022*