

Survey for: Knapp Road LLC

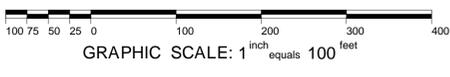
Checked on August 25th, 2023 by RLK

**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.

**TRUE NORTH** (Geodetic) North  
 ODOT VRS and CORS GNSS Network  
 NAD83 (2011), NAVD83, GRS80, Geoid18

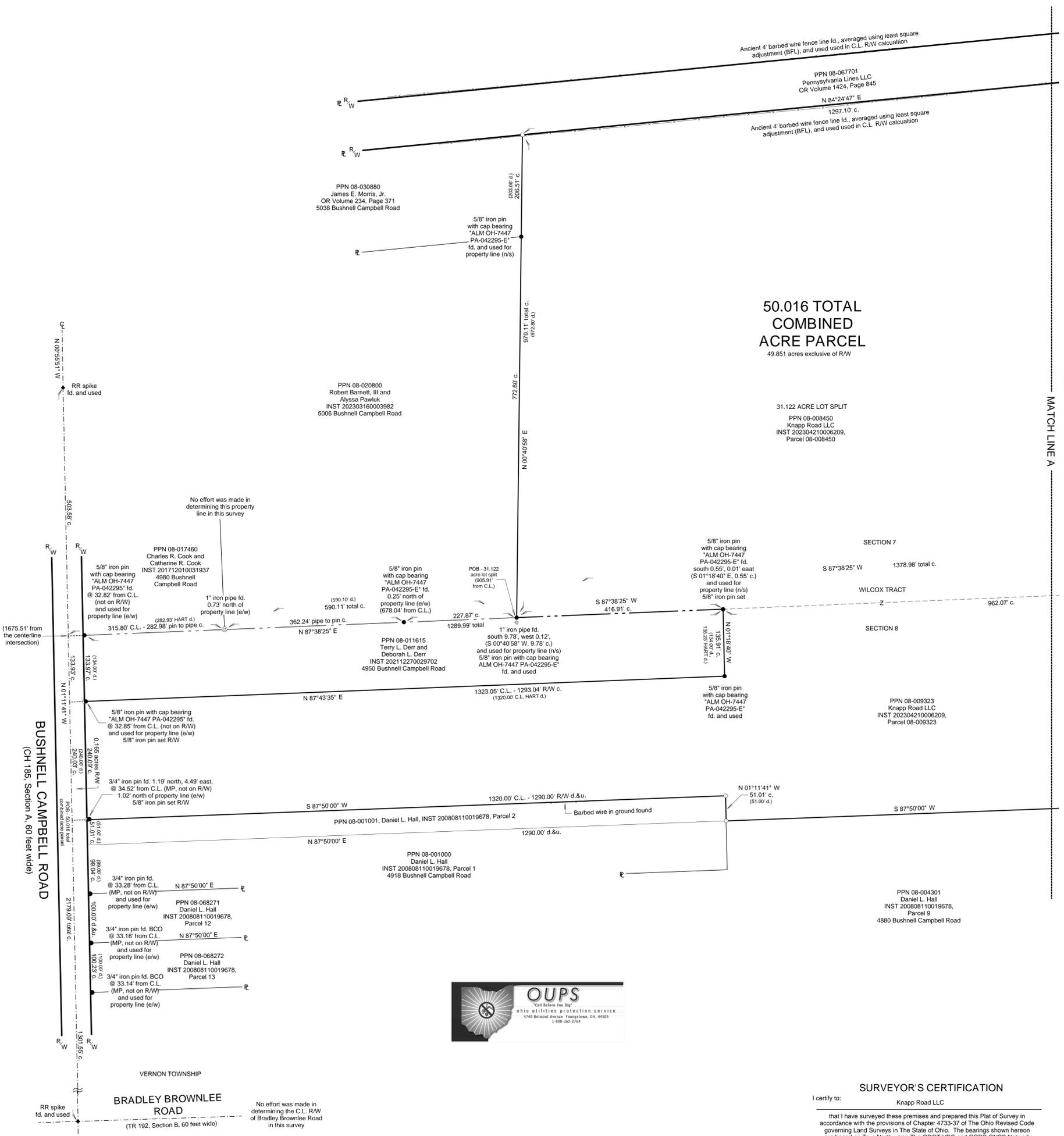


○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set  
 c. -Denotes calculated measurement r. -Denotes record measurement  
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MAP OF RESURVEYS, LOT SPLIT AND CONSOLIDATION OF  
 PPN 08-009323, PPN 08-008450,  
 PPN 08-008300 and PPN 08-068312  
 KNAPP ROAD LLC, Robert E. Miller and  
 Ervin E. Miller, Jr.  
 DEEDS OF RECORD

INST 202304210006209, Parcels 08-009323, 08-008450,  
 08-008450, Parcel 4: 08-008300 and  
 INST 202305150007623, Second Parcel



**50.016 TOTAL COMBINED ACRE PARCEL**  
 49.851 acres exclusive of R/W

SEE PAGE TWO  
 MATCH LINE A



**COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER**

This is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

**SURVEYOR'S CERTIFICATION**

I certify to: Knapp Road 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 Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, 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 hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. 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 8167  
 Signed and sealed on this 12th day of August, 2023

For any conflict resulting from electronic certification please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



**REFERENCES**

- \*The August 1925 Road Records of YOUNGSTOWN - CONNEAUT ROAD, filed as Trumbull SR007 - 14,280 - 1926.pdf in the ODOT records
- \*The August 28th, 1957 survey prepared by Joseph Harris, Engineer, recorded in INST 20080808110019678, Parcels 9 and 10 of TCRD.
- \*The October 2002 survey prepared by Advanced Land Measurement Inc., Matthew A. Hart, Professional Surveyor 7447, recorded in INST 202007140012841, INST 202305150007623, first and second parcels and INST 202305150007624
- \*The November 3rd, 2006 30 foot wide ingress, egress and utility easement prepared by Advanced Land Measurement, Inc., Matthew A. Hart, Professional Surveyor 7447, recorded in INST 200611060032529 of TCRD.
- \*The April 2009 survey prepared by Advanced Land Measurement, Inc., Matthew A. Hart, Professional Surveyor 7447, recorded in INST 200906070008967 of TCRD.
- \*The November 2021, survey prepared by Advanced Land Measurement, Inc., Matthew A. Hart, Professional Surveyor 7447, recorded in INST 202112270029702 of TCRD.

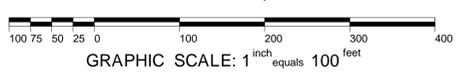
This map of survey prepared by  
**D.B. Kosie & Associates, LLC**  
 Professional Land Surveying  
 (440) 286-2131  
 11040 Madison Road  
 Montville, Ohio 44064  
 www.dbksurveys.com

Checked on August 25th, 2023 by RLK

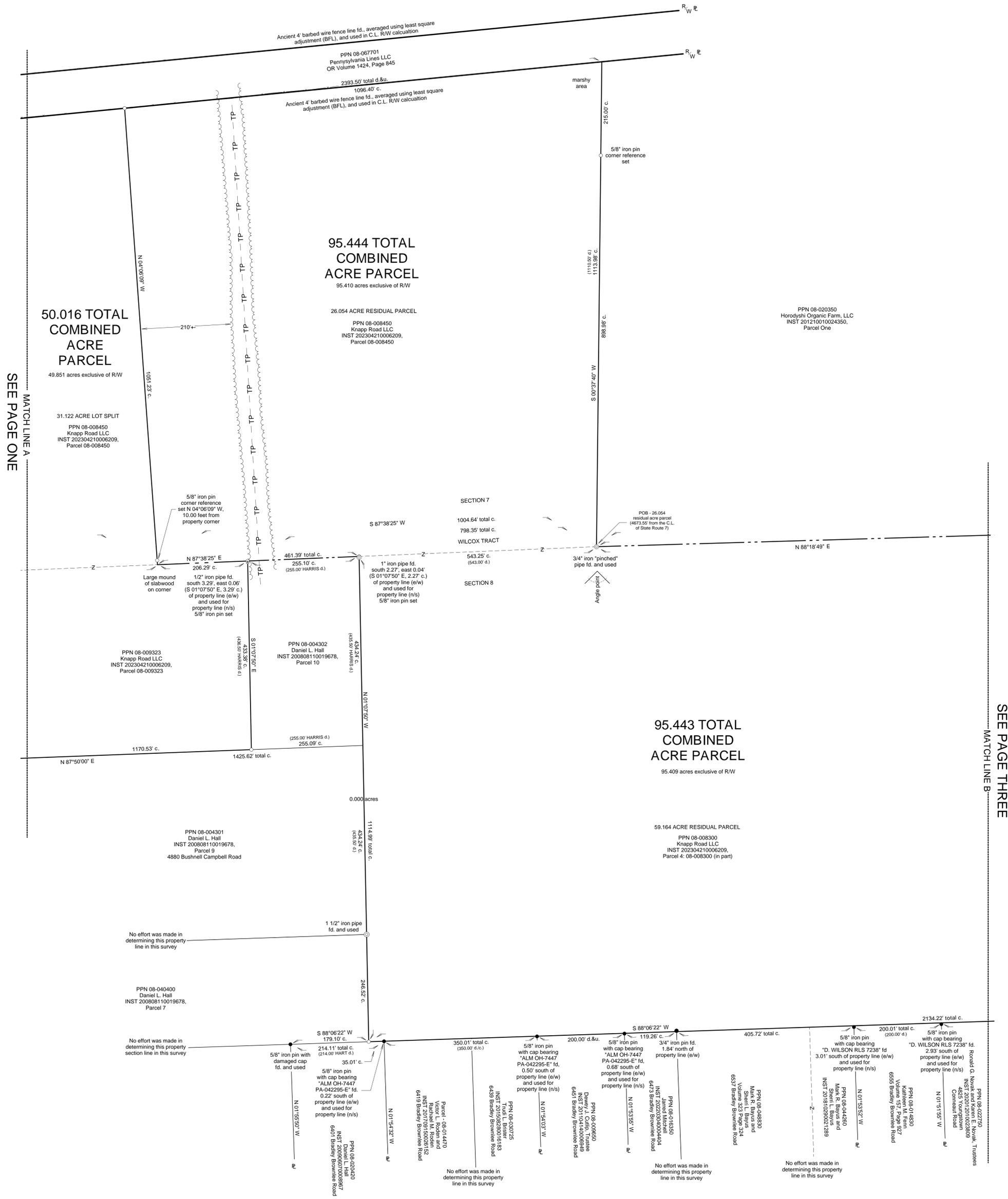
TRUE NORTH (Geodetic) North  
 ODOT VRS and CORS GNSS Network  
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 TP -Denotes "Power / Utility Poles"



MAP OF RESURVEYS, LOT SPLIT AND CONSOLIDATION OF  
 PPN 08-009323, PPN 08-008450,  
 PPN 08-008300 and PPN 08-068312  
 KNAPP ROAD LLC, Robert E. Miller and  
 Ervin E. Miller, Jr.  
 DEEDS OF RECORD  
 INST 202304210006209, Parcels 08-009323, 08-008450,  
 08-008450, Parcel 4: 08-008300 and  
 INST 202305150007623, Second Parcel



SEE PAGE ONE

SEE PAGE THREE

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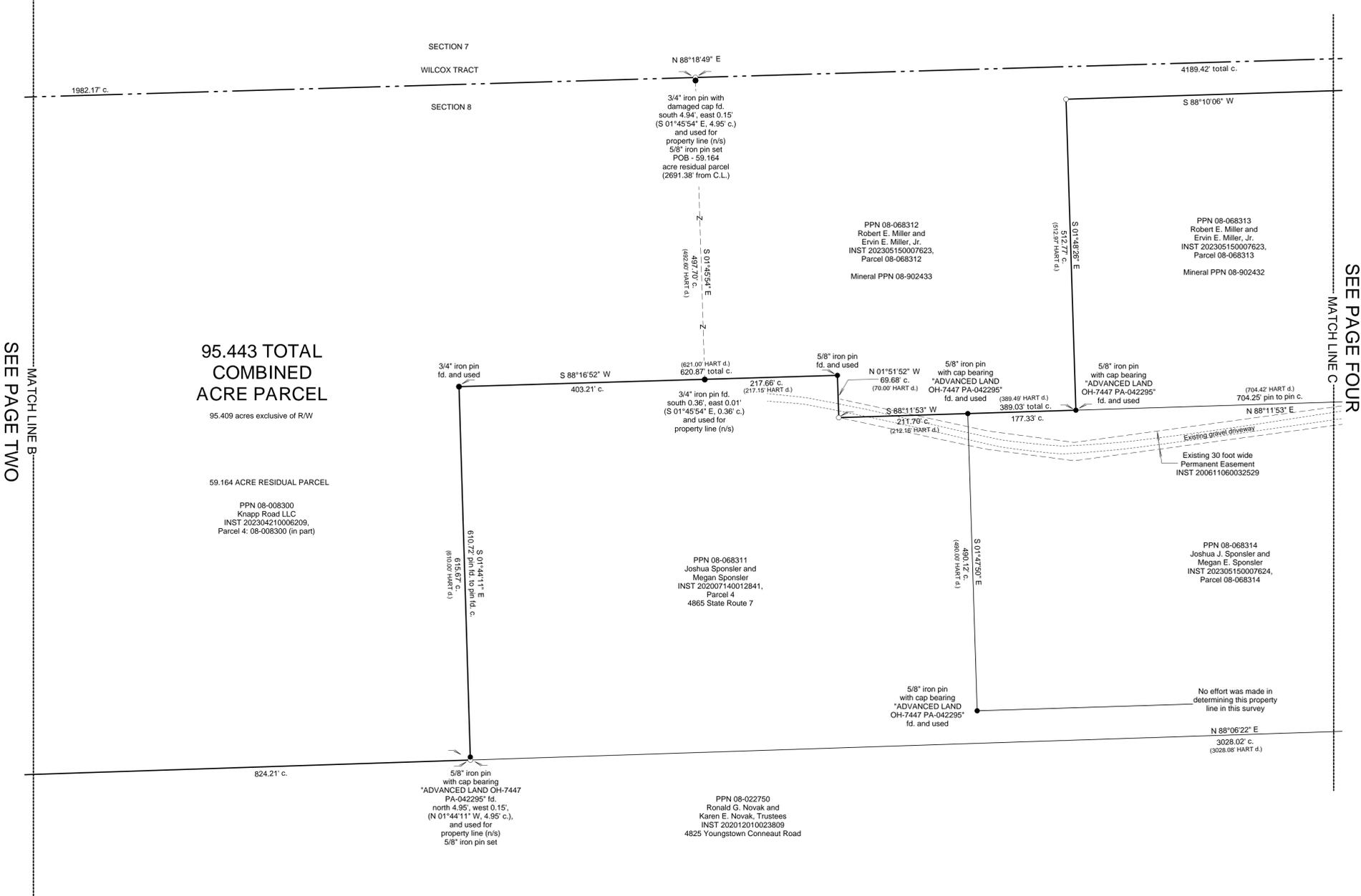
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MAP OF RESURVEYS, LOT SPLIT AND CONSOLIDATION OF  
**PPN 08-009323, PPN 08-008450, PPN 08-008300 and PPN 08-068312**  
**KNAPP ROAD LLC, Robert E. Miller and Ervin E. Miller, Jr.**  
 DEEDS OF RECORD  
 INST 202304210006209, Parcels 08-009323, 08-008450, 08-008450, Parcel 4: 08-008300 and INST 202305150007623, Second Parcel

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**95.443 TOTAL COMBINED ACRE PARCEL**  
 95.409 acres exclusive of RW

59.164 ACRE RESIDUAL PARCEL  
 PPN 08-008300  
 Knapp Road LLC  
 INST 202304210006209,  
 Parcel 4: 08-008300 (in part)

**COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER**  
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**NSPS**  
**DBK MAP 1247 2023**  
 SEE PAGE ONE FOR CERTIFICATIONS AND APPROVALS

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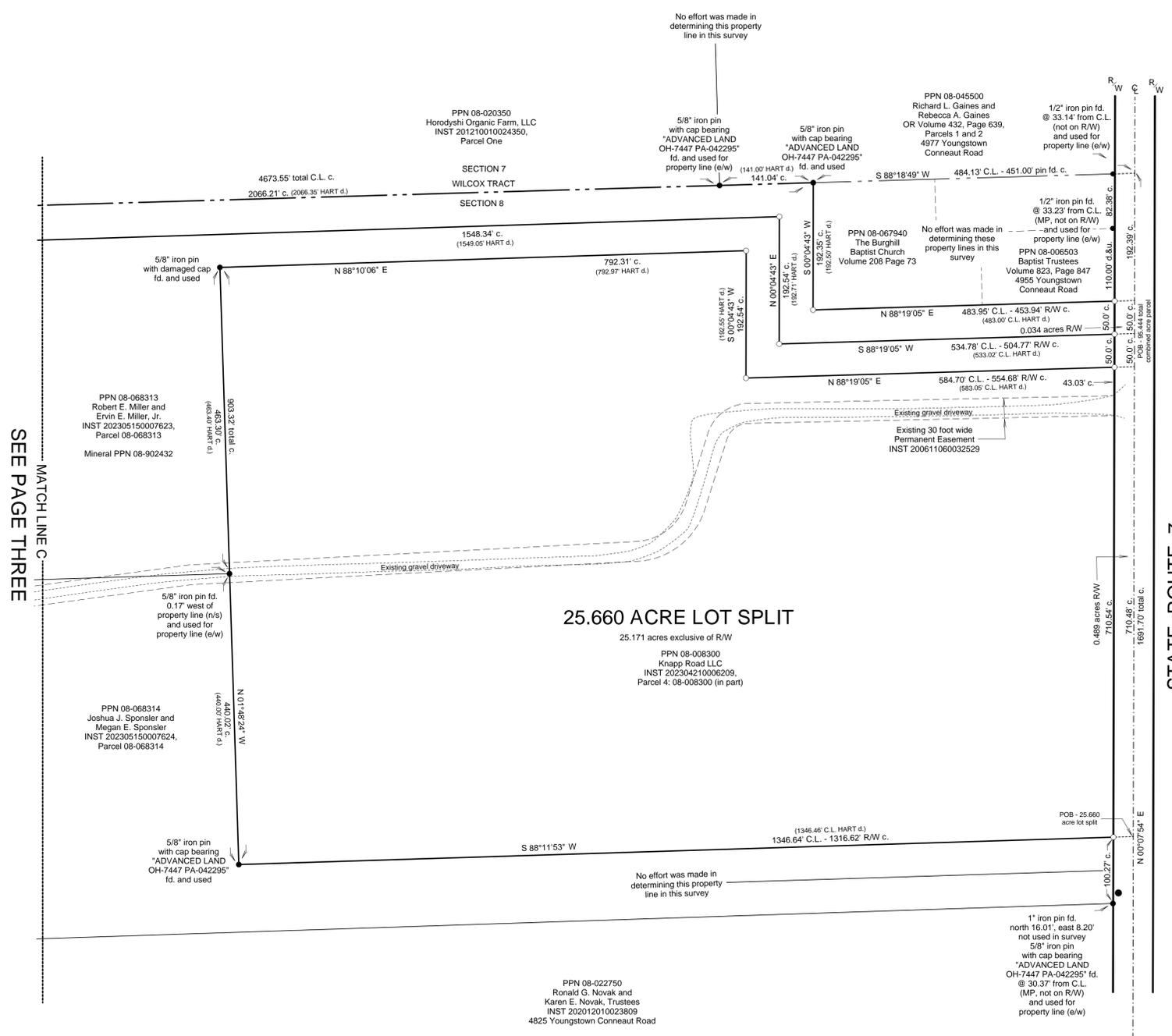
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100 75 50 25 0 100 200 300 400  
 GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEYS, LOT SPLIT AND CONSOLIDATION OF  
 PPN 08-009323, PPN 08-008450,  
 PPN 08-008300 and PPN 08-068312  
 KNAPP ROAD LLC, Robert E. Miller and  
 Ervin E. Miller, Jr.  
 DEEDS OF RECORD  
 INST 202304210006209, Parcels 08-009323, 08-008450,  
 08-008450, Parcel 4: 08-008300 and  
 INST 202305150007623, Second Parcel



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**DBK MAP 1247 2023**  
 SEE PAGE ONE FOR CERTIFICATIONS AND APPROVALS

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **25.660 ACRE LOT SPLIT**

0.489 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 08-008300, Knapp Road LLC  
Instrument Number (INST) 202304210006209, Parcel 4: 08-008300 (in part) of  
Trumbull County Records and Deeds (TCRD).

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Section 8, Wilcox Tract, within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 7 (also known as Youngstown Conneaut Road, ICH 13, Section C, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North 00°07'54" East, along the centerline of said State Route 7, 688.83 feet to a northeasterly corner of PPN 08-068314 as conveyed to Joshua J. Sponsler and Megan E. Sponsler, recorded in INST 202305150007624, Parcel 08-068314 of TCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°11'53" West, along a northerly line of said Sponsler's land, passing through a 5/8" iron pin set at 30.02 feet, a total distance of 1346.64 feet to a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at the southwesterly corner of the parcel herein described.

Thence North 01°48'24" West, along an easterly line of said Sponsler's land and also along an easterly line of PPN 08-068313 as conveyed to Robert E. Miller and Ervin E. Miller, Jr., recorded in INST 202305150007623, Parcel 08-068313 of TCRD, passing by a 5/8" iron pin found 0.17 feet west of the property line at 440.02 feet, a total distance of 903.32 feet to a 5/8" iron pin with a damaged cap found at the northwesterly corner of the parcel herein described.

25.660 ACRE LOT SPLIT (continued)

Thence North 88°10'06" East, along a southerly line of said Miller's land, 792.31 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

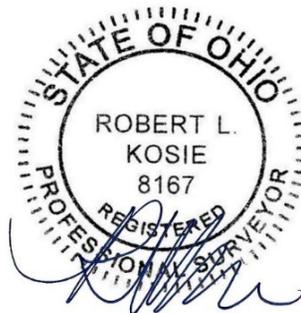
Thence South 00°04'43" West, along a westerly line of said Miller's land, 192.54 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 88°19'05" East, along a southerly line of said Miller's land, passing through a 5/8" iron pin set at 554.68 feet, a total distance of 584.70 feet to a southeasterly corner thereof, on the centerline of the aforesaid State Route 7, being a northeasterly corner of the parcel herein described.

Thence South 00°07'54" West, along said centerline, a frontage distance of 710.48 feet to **The Principal Place of Beginning of this Survey** and containing 25.660 acres of land, of which, 0.489 acres are within the R/W of said State Route 7, leaving 25.171 acres of land exclusive of said R/W, surveyed in August of 2023 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, restrictions, encumbrances and easements, including, but not limited to, a 30 foot wide Permanent Easement as recorded in INST 200611060032529 of TCRD.

The intent of this survey is to divide 25.660 acres of land from PPN 08-008300 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 4: 08-008300 (in part) of TCRD.

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 23rd, 2023*

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



(440) 286-2131

11040 Madison Road  
Montville, Ohio 44064

[www.dbksurveys.com](http://www.dbksurveys.com)



### **26.054 ACRE RESIDUAL PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 08-008450, Knapp Road LLC  
Instrument Number (INST) 202304210006209, Parcel 08-008450 of Trumbull County  
Records and Deeds (TCRD).

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Section 7, Wilcox Tract, within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 7 (also known as Youngstown Conneaut Road, ICH 13, Section C, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North 00°07'54" East, along the centerline of said State Route 7, 1691.70 feet to the southeasterly corner of PPN 08-045500 as conveyed to Richard L. Gaines and Rebecca A. Gaines, recorded in OR Volume 432, Page 639, Parcels 1 and 2 of TCRD.

Thence South 88°18'49" West, along the southerly line of said Gaines' land and also along a southerly line of PPN 08-020350 as conveyed to Horodyshi Organic Farm, LLC, recorded in INST 201210010024350, Parcel One of TCRD, passing through a 1/2" iron pin found at 33.14 feet (not on R/W), a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 484.13 feet, a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 625.17 feet, a 5/8" iron pin set at 2691.38 feet, a total distance of 4673.55 feet to a 3/4" iron "pinched" pipe found at the southwesterly corner thereof, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 87°38'25" West, along a northerly line of PPN 08-008300, now or formerly conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 4: 08-008300 (in part), along the northerly line of PPN 08-004302 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 10 and along a northerly line of PPN 08-009323 now or formerly conveyed to Knapp Road LLC, recorded in 202304210006209, Parcel 08-009323 of TCRD, passing through a 5/8" iron pin set at 543.25 feet, a 5/8" iron pin set at 798.35 feet, a total distance of 1004.64 feet to the southwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin corner reference set North 04°06'09" West, 10.00 feet therefrom.

26.054 ACRE RESIDUAL PARCEL (continued)

Thence North 04°06'09" West, along the westerly line of the parcel herein described, passing through said 5/8" iron pin corner reference at 10.00 feet, a total distance of 1051.23 feet to a 5/8" iron pin set on the southerly Right of Way of PPN 08-067701 as conveyed to Pennsylvania Lines LLC, recorded in OR Volume 1424, Page 845, being the northwesterly corner of the parcel herein described.

Thence North 84°24'47" East, along said southerly Right of Way of the Pennsylvania Lines LLC parcel, 1096.40 feet to the northwesterly corner of the aforesaid Horodyshi Organic Farm, LLC parcel (PPN 08-020350), being the northeasterly corner of the parcel herein described and witnessed by a 5/8" corner reference set South 00°37'40" West, 215.00 feet therefrom.

Thence South 00°37'40" West, along the westerly line of the said Horodyshi Organic Farm, LLC parcel, passing through said 5/8" iron pin corner reference at 215.00 feet, a total distance of 1113.98 feet to **The Principal Place of Beginning of this Survey** and containing 26.054 acres of land, surveyed in August of 2023 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 describe the land remaining in PPN 08-008450 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-008450 of TCRD after a 31.122 acre 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 23rd, 2023*

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **31.112 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 08-008450, Knapp Road LLC  
Instrument Number (INST) 202304210006209, Parcel 08-008450 of Trumbull County  
Records and Deeds (TCRD).

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Section 7, Wilcox Tract, within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike in a monument box found at the centerline intersection of Bushnell Campbell Road (CH 185, Section A, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North  $01^{\circ}11'41''$  West, along the centerline of Bushnell Campbell Road, 1675.51 feet to the southwesterly corner of PPN 08-017460 as conveyed to Charles R. Cook and Catherine R. Cook, recorded in INST 201712010031937 of TCRD.

Thence North  $87^{\circ}38'25''$  East, along the southerly line of said Cook's land and along a southerly line of PPN 08-020800 as conveyed to Robert Barnett, III and Alyssa Pawluk, recorded in INST 202303160003982 of TCRD, passing through a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found at 32.82 feet (not on Right of Way), passing by a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found 0.25' north of the property line at 678.04 feet, a total distance of 905.91 feet to 5/8" iron pin with cap bearing ALM OH-7447 PA-042295-E" found at the southeasterly corner thereof, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $00^{\circ}40'58''$  East, along the easterly line of said Barnett's land and also along an easterly line of PPN 08-030880 as conveyed to James E. Morris, Jr., recorded in OR Volume 234, Page 371 of TCRD, passing through 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found at 772.60 feet, a total distance of 979.11 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly Right of Way of PPN 08-067701, as conveyed to Pennsylvania Lines LLC, recorded in OR Volume 1424, Page 845 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North  $84^{\circ}24'47''$  East, along said southerly Right of Way of the Pennsylvania Lines

31.112 ACRE LOT SPLIT (continued)

LLC parcel, 1297.10 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

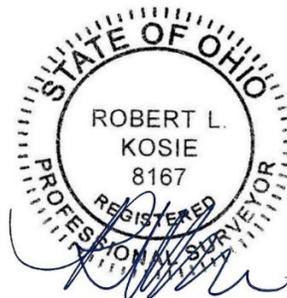
Thence South 04°06'09" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 1041.23 feet, a total distance of 1051.23 feet to the southeasterly corner thereof, on a northerly line of PPN 08-009323 as conveyed to Knapp Road LLC, recorded in 202304210006209, Parcel 08-009323 of TCRD.

Thence South 87°38'25" West, along said northerly line of the Knapp Road LLC parcel and along the northerly line of PPN 08-011615 as conveyed to Terry L. Derr and Deborah L. Derr, recorded in INST 202112270029702 of TCRD, passing through a 5/8" iron pin set at 962.07 feet a total distance of 1378.98 feet to **The Principal Place of Beginning of this Survey** and containing 31.122 acres of land, surveyed in August of 2023 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 31.122 acres of land from PPN 08-008450 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-008450 of TCRD.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spikes.



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

August 23rd, 2023

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



(440) **286-2131**

11040 Madison Road  
Montville, Ohio 44064

[www.dbksurveys.com](http://www.dbksurveys.com)



**50.016 TOTAL COMBINED ACRE PARCEL**

0.165 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 08-008450, Knapp Road LLC  
Instrument Number (INST) 202304210006209, Parcel 08-008450 and  
PPN 08-009323, Knapp Road LLC, INST 202304210006209, Parcel 08-009323 of  
Trumbull County Records and Deeds (TCRD).

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Sections 7 and 8, Wilcox Tract, within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike in a monument box found at the centerline intersection of Bushnell Campbell Road (CH 185, Section A, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North  $01^{\circ}11'41''$  West, along the centerline of Bushnell Campbell Road, 1301.55 feet to the northwesterly corner of PPN 08-001001 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 2 of TCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North  $01^{\circ}11'41''$  West, continuing along said centerline, a frontage distance of 240.03 feet to the southwesterly corner of PPN 08-011615 as conveyed to Terry L. Derr and Deborah L. Derr, recorded in INST 202112270029702 of TCRD, being a northwesterly corner of the parcel herein described.

Thence North  $87^{\circ}43'35''$  East, along the southerly line of said Derr's land, passing through a 5/8" iron pin set at 30.01 feet and a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295" found at 32.85 feet, a total distance of 1323.05 feet to a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found at the southeasterly corner thereof.

Thence North  $01^{\circ}18'40''$  West, along the easterly line of said Derr's land, passing through a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found at 135.36 feet, a total distance of 135.91 feet to a 5/8" iron pin set at the northeasterly corner thereof.

50.016 TOTAL COMBINED ACRE PARCEL (continued)

Thence South 87°38'25" West, along the northerly line of said Derr's land, 416.91 feet to a 5/8" iron pin with cap bearing ALM OH-7447 PA-042295-E" found at the southeasterly corner of PPN 08-020800 as conveyed to Robert Barnett, III and Alyssa Pawluk, recorded in INST 202303160003982 of TCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°40'58" East, along the easterly line of said Barnett's land and also along an easterly line of PPN 08-030880 as conveyed to James E. Morris, Jr., recorded in OR Volume 234, Page 371 of TCRD, passing through 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found at 772.60 feet, a total distance of 979.11 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly Right of Way of PPN 08-067701, as conveyed to Pennsylvania Lines LLC, recorded in OR Volume 1424, Page 845 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North 84°24'47" East, along said southerly Right of Way of the Pennsylvania Lines LLC parcel, 1297.10 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 04°06'09" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 1041.23 feet, a total distance of 1051.23 feet to the southeasterly corner thereof.

Thence North 87°38'25" East, along a northerly line of the parcel herein described, 206.29 feet to a 5/8" iron pin set at the northwesterly corner of PPN 08-004302 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 10 of TCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°07'50" East, along the westerly line of said Hall's land, passing through a 1/2" iron pipe found at 3.29 feet, a total distance of 433.38 feet to the southwesterly corner thereof, on a northerly line of PPN 08-004301 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 9 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 87°50'00" West, along said northerly line of Hall's land, 1170.53 feet to a 5/8" iron pin set at a northwesterly corner thereof, being the southeasterly corner of the aforesaid Daniel L. Hall parcel (PPN 08-001001) and a southwesterly corner of the parcel herein described.

Thence North 01°11'41" West, along the easterly line of said Hall's land, 51.01 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 87°50'00" West, along the northerly line of said Hall's land, passing through a 5/8" iron pin set at 1290.00 feet, a total distance of 1320.00 feet to **The Principal Place of Beginning of this Survey** and containing 50.016 acres of land, of which, 0.165 acres are within the R/W of Bushnell Campbell Road, leaving 49.851 acres exclusive of said R/W,

50.016 TOTAL COMBINED ACRE PARCEL (continued)

surveyed in August of 2023 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 combine 31.122 acres of land that was divided from PPN 08-008450 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-008450 together with PPN 08-009323 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-009323 of TCRD.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spikes.



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

*August 23rd, 2023*

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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11040 Madison Road  
Montville, Ohio 44064

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### **59.164 ACRE RESIDUAL PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 08-008300, Knapp Road LLC  
Instrument Number (INST) 202304210006209, Parcel 4: 08-008300 (in part) of Trumbull  
County Records and Deeds (TCRD).

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Section 8, Wilcox Tract, within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 7 (also known as Youngstown Conneaut Road, ICH 13, Section C, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North 00°07'54" East, along the centerline of said State Route 7, 1691.70 feet to the southeasterly corner of PPN 08-045500 as conveyed to Richard L. Gaines and Rebecca A. Gaines, recorded in OR Volume 432, Page 639, Parcels 1 and 2 of TCRD.

Thence South 88°18'49" West, along the southerly line of said Gaines' land and also along a southerly line of PPN 08-020350 as conveyed to Horodyshi Organic Farm, LLC, recorded in INST 201210010024350, Parcel One of TCRD, passing through a 1/2" iron pin found at 33.14 feet (not on R/W), a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 484.13 feet and a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 625.17 feet, a total distance of 2691.38 feet to a 5/8" iron pin set at a northwesterly corner of PPN 08-068312 as conveyed to Robert E. Miller and Ervin E. Miller, Jr., recorded in INST 202305150007623, Parcel 08-068312 of TCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°45'54" East, along a westerly line of said Miller's land, passing through a 3/4" iron pin with a damaged cap found at 4.95 feet, a total distance of 497.70 feet to a southwesterly corner thereof, on a northerly line of PPN 08-068311 as conveyed to Joshua Sponsler and Megan Sponsler, recorded in INST 202007140012841, Parcel 4 of TCRD, being the southeasterly corner of the parcel herein described and witnessed by a 3/4" iron pin found south 0.36 feet and east 0.01 feet (South 01°45'54" East, 0.36 feet) therefrom.

59.164 ACRE RESIDUAL PARCEL (continued)

Thence South 88°16'52" West, along said northerly line of Sponsler's land, 403.21 feet to a 3/4" iron pin found at the northwesterly corner thereof.

Thence South 01°44'11" East, along the westerly line of said Sponsler's land, passing through a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 610.72 feet, a total distance of 615.67 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 08-022750 as conveyed to Ronald G. Novak and Karen E. Novak, Trustees, recorded in INST 202012010023809 of TCRD, being a southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found North 88°06'22" East, 3028.02 feet therefrom.

Thence South 88°06'22" West, along said northerly line of Novak's land and also along the northerly lines of the following eight (8) parcels of land:

- 1.) PPN 08-014830, Kathleen M. Fenn, Volume 157, Page 927,
- 2.) PPN 08-044260, Mark R. Bayus and Sherri L. Bayus, INST 201810290021289,
- 3.) PPN 08-048830, Mark R. Bayus and Sherri L. Bayus, Volume 323 Page 324,
- 4.) PPN 08-016350, Jarred Mitchell, INST 202203040004404,
- 5.) PPN 08-009650, Dewey J. Cutlip, Trustee, INST 201104140006949,
- 6.) PPN 08-030725, Trudi L. Brister, INST 201508280016183,
- 7.) Parcel - 08-014470, Victor L. Roden and Rachael M. Roden, INST 201709150026152 and
- 8.) PPN 08-020420, Daniel L. Hall, INST 200906070008967, passing by a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found 0.22 feet south of the property line 2099.21 feet, a total distance of 2134.22 feet to a 5/8" iron pin set at the southeasterly corner of PPN 08-040400 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 7 of TCRD, being the southwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin with a damaged cap found South 88°06'22" West, 179.10 feet therefrom.

Thence North 01°07'50" West, along the easterly line of said Hall's land, along the easterly line of PPN 08-004301 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 9 and the easterly line of PPN 08-004302 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 10 of TCRD, passing through a 1 1/2" iron pipe found at 246.52 feet and a 1" iron pipe found at 1112.72 feet, a total distance of 1114.99 feet to a 5/8" iron pin set at the northeasterly corner

59.164 ACRE RESIDUAL PARCEL (continued)

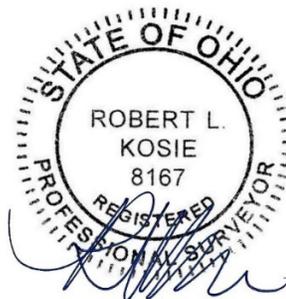
thereof, on the southerly line of PPN 08-008450 now or formerly conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-008450 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North 87°38'25" East, along said southerly line of the Knapp Road LLC parcel, 543.25 feet to a 3/4" pinched pipe found at an angle point therein at a southwesterly corner of the aforesaid Horodyshi Organic Farm, LLC parcel (PPN 08-020350).

Thence North 88°18'49" East, along a southerly line of the Horodyshi Organic Farm, LLC parcel, 1982.17 feet to **The Principal Place of Beginning of this Survey** and containing 59.164 acres of land, surveyed in August of 2023 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 describe the land remaining in PPN 08-008300 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 4: 08-008300 (in part) of TCRD, after a 25.660 acre 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 23rd, 2023

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



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Montville, Ohio 44064

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**95.443 TOTAL COMBINED ACRE PARCEL**

0.034 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 08-008450, Knapp Road LLC, Instrument Number (INST) 202304210006209, Parcel 08-008450, PPN 08-008300, Knapp Road LLC, INST 202304210006209, Parcel 4: 08-008300 (in part) and PPN 08-068312, Robert E. Miller and Ervin E. Miller, Jr., INST 202305150007623, Parcel 08-068312, of Trumbull County Records and Deeds (TCRD)

Situated in the Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Sections 7 and 8, Wilcox Tract within said Township and Township 6N, Range 1W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 7 (also known as Youngstown Conneaut Road, ICH 13, Section C, 60 feet wide) and Bradley Brownlee Road (TR 192, Section B, 60 feet wide).

Thence North 00°07'54" East, along the centerline of said State Route 7, 1449.31 feet to a northeasterly corner of PPN 08-068313 as conveyed to Robert E. Miller and Ervin E. Miller, Jr., recorded in INST 202305150007623, Parcel 08-068313 of TCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°19'05" West, along a northerly line of said Miller's land, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 534.78 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North 00°04'43" East, along an easterly line of said Miller's land, 192.54 feet to a 5/8" iron pin set at a northeasterly corner thereof.

Thence South 88°10'06" West, along a northerly line of said Miller's land 1548.34 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 01°48'26" East, along a westerly line of said Miller's land, 512.77 feet to a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at the southwesterly corner thereof, on a northerly line of PPN 08-068314 as conveyed to Joshua J.

95.443 TOTAL COMBINED ACRE PARCEL (continued)

Sponsler and Megan E. Sponsler, recorded in INST 202305150007624, Parcel 08-068314 of TCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°11'53" West, along said northerly line of Sponsler's land and also along a northerly line of PPN 08-068311 as conveyed to Joshua Sponsler and Megan Sponsler, recorded in INST 202007140012841, Parcel 4 of TCRD, and passing through a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 177.33 feet, a total distance of 389.03 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North 01°51'52" West, along an easterly line of said Sponsler's land, 69.68 feet to a 5/8" iron pin found at a northeasterly corner thereof.

Thence South 88°16'52" West, along a northerly line of said Sponsler's land, passing by a 3/4" iron pin found 0.36' south of the property line at 217.66 feet, a total distance of 620.87 feet to a 3/4" iron pin found at the northwesterly corner thereof.

Thence South 01°44'11" East, along the westerly line of said Sponsler's land, passing through a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 610.72 feet, a total distance of 615.67 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 08-022750 as conveyed to Ronald G. Novak and Karen E. Novak, Trustees, recorded in INST 202012010023809 of TCRD, being a southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found North 88°06'22" East, 3028.02 feet therefrom.

Thence South 88°06'22" West, along said northerly line of Novak's land and also along the northerly lines of the following eight (8) parcels of land:

- 1.) PPN 08-014830, Kathleen M. Fenn, Volume 157, Page 927,
- 2.) PPN 08-044260, Mark R. Bayus and Sherri L. Bayus, INST 201810290021289,
- 3.) PPN 08-048830, Mark R. Bayus and Sherri L. Bayus, Volume 323 Page 324,
- 4.) PPN 08-016350, Jarred Mitchell, INST 202203040004404,
- 5.) PPN 08-009650, Dewey J. Cutlip, Trustee, INST 201104140006949,
- 6.) PPN 08-030725, Trudi L. Brister, INST 201508280016183,
- 7.) Parcel - 08-014470, Victor L. Roden and Rachael M. Roden, INST 201709150026152 and
- 8.) PPN 08-020420, Daniel L. Hall, INST 200906070008967 and passing by a 5/8" iron pin with cap bearing "ALM OH-7447 PA-042295-E" found 0.22 feet south of the property line 2099.21 feet, a total distance of 2134.22 feet to a 5/8" iron pin set at the southeasterly corner of PPN 08-040400 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 7 of TCRD, being the southwesterly

95.443 TOTAL COMBINED ACRE PARCEL (continued)

corner of the parcel herein described, witnessed by a 5/8" iron pin with a damaged cap found South 88°06'22" West, 179.10 feet therefrom.

Thence North 01°07'50" West, along the easterly line of said Hall's land, along the easterly line of PPN 08-004301 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 9 and along the easterly line of PPN 08-004302 as conveyed to Daniel L. Hall, recorded in INST 200808110019678, Parcel 10 of TCRD, passing through a 1 1/2" iron pipe found at 246.52 feet and a 1" iron pipe found at 1112.72 feet, a total distance of 1114.99 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 87°38'25" West, along the northerly line of said Hall's land and along a northerly line of PPN 08-009323 now or formerly conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-009323 of TCRD, passing through a 5/8" iron pin set at 255.10 feet, a total distance of 461.39 feet to a southwesterly corner of the parcel herein described.

Thence North 04°06'09" West, along a westerly line of the parcel herein described, 1051.23 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the southerly Right of Way of PPN 08-067701 as conveyed to Pennsylvania Lines LLC, recorded in OR Volume 1424, Page 845 of TCRD.

Thence North 84°24'47" East, along said southerly Right of Way of the Pennsylvania Lines LLC parcel, 1096.40 feet to the northwesterly corner of PPN 08-020350 as conveyed to Horodyshi Organic Farm, LLC, recorded in INST 201210010024350, Parcel One of TCRD, being a northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin corner reference set South 00°37'40" West, 215.00 feet therefrom.

Thence South 00°37'40" West, along the westerly line of the said Horodyshi Organic Farm, LLC parcel, 1113.98 feet to a 3/4" pinched pipe found at the southwesterly corner thereof.

Thence North 88°18'49" East, along a southerly line of the said Horodyshi Organic Farm, LLC parcel, along the southerly line of PPN 08-045500 as conveyed to Richard L. Gaines and Rebecca A. Gaines, recorded in OR Volume 432, Page 639, Parcels 1 and 2 of TCRD, passing through a 5/8" iron pin set at 1982.17 feet, a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at 4048.38 feet, a total distance of 4189.42 feet to a 5/8" iron pin with cap bearing "ADVANCED LAND OH-7447 PA-042295" found at the northwesterly corner of PPN 08-067940 as conveyed to The Burghill Baptist Church, recorded in Volume 208, Page 73 of TCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°04'43" West, along the westerly line of the said Burghill Baptist Church parcel, 192.35 feet to a 5/8" iron pin set at the southwesterly corner thereof.

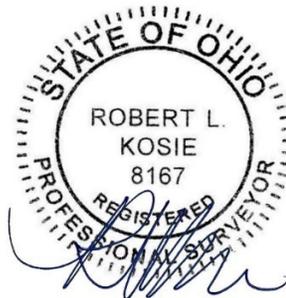
95.443 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 88°19'05" East, along the southerly line of the said Burghill Baptist Church parcel and along the southerly line of PPN 08-006503, as conveyed to Baptist Trustees, now or formerly recorded in Volume 823, Page 847 of TCRD, passing through a 5/8" iron pin set at 453.94 feet, a total distance of 483.95 feet to the southeasterly corner thereof, on the centerline of the aforesaid State Route 7, being a northeasterly corner of the parcel herein described.

Thence South 00°07'54" West, along said centerline, a frontage distance of 50.00 feet to **The Principal Place of Beginning of this Survey** and containing 95.443 acres of land, of which, 0.034 acres are within the R/W of said State Route 7, leaving 95.409 acres of land exclusive of said R/W, surveyed in August of 2023 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, restrictions, encumbrances and easements, including, but not limited to, a 30 foot wide Permanent Easement as recorded in INST 200611060032529 of TCRD.

The intent of this survey is to combine the land remaining in PPN 08-008450 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 08-008450 after a 31.122 acre division therefrom, together with PPN 08-008300 as conveyed to Knapp Road LLC, recorded in INST 202304210006209, Parcel 4: 08-008300 (in part), after a 25.660 acre division therefrom and PPN 08-068312 as conveyed to Robert E. Miller and Ervin E. Miller, Jr., recorded in INST 202305150007623, Parcel 08-068312 of TCRD.

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 23rd, 2023