



30.446 COMBINED ACRE PARCEL

1.460 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN)10-023-00-009-00 and PPN 10-023-00-009-01, Triple D Lumber, Volume 761, Page 152, first and second parcels of Ashtabula County Records and Deeds (ACRD). 406 Storey Road.

Situated in the Township of Colebrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 85 within said Township, and Township 8N, Range 3W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pin found at the centerline intersection of Storey Road (Township Road 79, Section B, Field Book 398, 60 feet wide) and Mains Road (also known as Manes Road, Township Road 84, Field Book 378, 50 feet wide), being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'09" East, along the centerline of said Mains Road, 1548.00 feet to the northeasterly corner of PPN 10-023-00-008-00 as conveyed to Triple D Lumber, recorded in Volume 761, Page 152, third parcel of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°56'50" West, along the northerly line of the said Triple D Lumber property, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 857.91 feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 10-023-00-010-00 as conveyed to Yuhasz Bros, LLC, recorded in Volume 569, Page 1185 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°08'55" West, along said easterly line of the Yuhasz Bros, LLC parcel and along the easterly line of PPN 10-023-00-010-03 as conveyed to Jared R. Yuhasz, recorded in Volume 569, Page 1169 of ACRD, passing through a 5/8" iron pin found at 1112.36 feet, a 5/8" iron pin found at 1517.99 feet, a total distance of

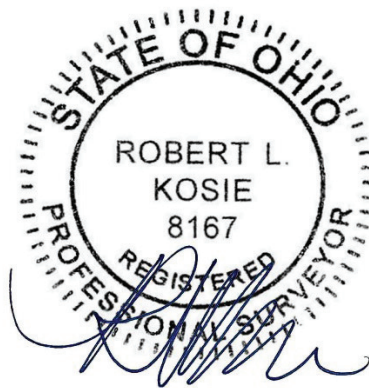
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1547.99 feet to the northeasterly corner thereof, on the centerline of the aforesaid Storey Road, being the northwesterly corner of the parcel herein described.

Thence North $88^{\circ}56'50''$ East, along said centerline, a frontage distance of 855.56 feet to **The Principal Place of Beginning of this Survey** and containing 30.446 acres of land, of which, 1.460 acres are within the R/W of said Mains Road and Storey Road, leaving 28.986 acres of land exclusive of said R/W, surveyed in November 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 combine PPN 10-023-00-009-00 and PPN 10-023-00-009-01 as conveyed to Triple D Lumber, recorded in Volume 761, Page 152, first and second parcels. Known as 406 Storey 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 November 29th, 2022