

TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



O - 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  
d. - Denotes deed measurement p. - Denotes plat measurement  
o. - Denotes observed measurement u. - Denotes used measurement  
m. - Denotes measured distance fd. - Denotes found monument  
PPN - Denotes permanent parcel number INST - Denotes instrument number  
DN - Denotes document number AFN - Denotes automatic file number  
C.L. - Denotes centerline R/W - Denotes right-of-way (margin)  
L. - Denotes lot line R. - Denotes property line  
BCSU - Denotes monument found bent, coned, straightened and used  
BCO - Denotes monument found bent, coned and observed  
POB - Denotes point of beginning MP - Denotes "measured perpendicularly"  
aka - Denotes "also known as" fka - Denotes "formerly known as"  
FB - Denotes "field book" TR - Denotes "Township Road" CH - Denotes "County Highway"  
ACRD - Denotes "Ashtabula County Records and Deeds"  
ACER - Denotes "Ashtabula County Engineer's Records"  
rar - Denotes "Ashtabula County Road Alignment Record"  
CW - Denotes "Colpetzer - Woods survey"  
CT - Denotes "CT Consultants survey"

GRAPHIC SCALE: 1 inch equals 100 feet

No effort was made in determining the C.L. R/W of Bogue Road in this survey

BOGUE ROAD  
(TR 557, FB 477)  
(60 feet wide)

5/8" iron pin in monument box fd. and used  
C.L. intersection station  
101+57.20 rar

1/2" iron pipe fd. BCO  
@ 24.65' from C.L.  
(MP, not on R/W)  
and used for  
property line (n/s)

No effort was made in determining this property line in this survey

PPN 38-006-00-017-00, Monty C. Wilson and Sally Giergich, Volume 78, Page 2822, 1980 Hague Road



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



No effort was made in determining this property line in this survey

1/2" iron pin fd.  
10.33' north of  
property line (e/w)  
and used for  
property line (n/s)

5/8" iron pin fd.  
4.58' north of  
property line (e/w)  
and used for  
property line (n/s)

PPN 38-015-00-014-00  
Ray Leonard Carlson and  
Glen Edward Carlson, et al.  
Volume 175, Page 1710,  
Tract One  
1931 US Route 322

No effort was made in determining this property line in this survey

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

It 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.

## MAP OF RESURVEY OF PPN 10-006-00-006-00 and PPN 38-006-00-015-00

Clifford D. Baggott

DEED OF RECORD  
Volume 283, Page 1871, Parcels 1 and 2

HAGUE ROAD  
(TR 555, Section F, FB 527/118, 66 feet wide)

182.612 TOTAL  
COMBINED  
ACRE PARCEL  
180.288 acres exclusive of R/W

Original Lot 3  
No effort was made in determining this lot line in this survey

Original Lot 4  
No effort was made in determining this lot line in this survey

PPN 38-006-00-015-00  
Clifford D. Baggott  
Volume 283, Page 1871,  
Parcel 1

Section 6

Section 15

PPN 38-015-00-015-06  
Andrew R. Miller  
Volume 679, Page 387

PPN 38-015-00-015-04  
Robert R. Miller and  
Marsha J. Miller  
Volume 721, Page 1588  
1783 US Route 322

PPN 10-006-00-006-00  
Clifford D. Baggott  
Volume 283, Page 1871,  
Parcel 2

PPN 10-011-00-015-00  
Benjamin H. Jones  
Volume 343, Page 2494  
1653 US Route 322

HAGUE ROAD

(TR 555, Section G, FB 527/118, 66 feet wide)

1303.04' total c.&u. (1303.29' rar)

920.59' c.

322.32' c.

277.88' c.

1/2" iron pipe fd. 0.25' west of property line (310.88' from C.L., 2421.88' from southerly corner)

1/2" iron pipe fd. and used (492.70' from C.L., 2239.87' from southerly corner)

1/2" iron pipe fd. 0.10' east of property line (694.77' from C.L., 2037.80' from southerly corner)

1" iron pipe fd. 0.22' east of property line (911.43' from C.L., 1821.14' from southerly corner)

1" iron pipe fd. and used (1148.22' from C.L., 1584.35' from southerly corner)

1" iron pipe fd. 0.22' east of property line (1653.95' from C.L., 1078.62' from southerly corner)

1" iron pipe fd. and used (2197.25' from C.L., 535.28' from southerly corner)

1" iron pipe fd. BCO and used (2197.25' from C.L., 535.28' from southerly corner)

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Situated in The County of Ashtabula, State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within Orwell Township, Original Lots 40 and 41 within Colebrook Township and Township 8N, Ranges 3W and 4W in the Connecticut Western Reserve	Month: January	Page: ONE
Survey for: Clifford D. Baggott and Windsor Road Land, LLC	Year: 2023	of ONE

Checked on January 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.



### REFERENCES

- \*The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, 60 feet wide, filed as 0021 (Sec. E-F) Fee. DVu in the ACER.
- \*The undated survey prepared by Colpetzer-Woods Consultants, Inc., recorded in Volume 682, Page 900 of ACRD.
- \*The undated survey prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 682, Page 902 of ACRD.
- \*The January, 1978 Road Alignment Record for Bogue Road, Road No. 557, Field Book 477, 60 feet wide filed as 0557 (Sec. A-B) Bogue DVu of ACER.
- \*The October, 1988 calculated from records legal description prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 283, Page 1872, Parcel 2 of ACRD.
- \*The May 2002, plat prepared by Eric B. Westfall, Professional Land Surveyor 7677, filed as 38-015-00-014-00.pdf in ACRD.
- \*The May, 2005 Road Alignment Record for Hague Road, Road No. 555, Sections F and G, 66 feet wide, filed as 0555 (Sec. C-E) Hague, 2011 DVu in the ACER.
- \*The December, 2017 survey prepared by Crabber Surveying Service, Timothy E. Stocker, P.S. 7245, recorded in Volume 651, Page 1131 of ACRD.
- \*The November 14, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 721, Page 1588 or ACRD, filed as 38-015-00-015-04 11-2018 in ACER.
- \*The November 14th, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 679, Page 387 of ACRD.

### ENGINEERS APPROVAL



### SURVEYOR'S CERTIFICATION

I certify to:  
Clifford D. Baggott and Windsor 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 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), NAVD88, 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 24th day of January, 2023



DBK MAP 1266 2023





## **182.612 ACRE PARCEL**

2.324 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00 and PPN 38-006-00-015-00, Clifford D. Baggott, Volume 283, Page 1871, Parcels 1 and 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within Orwell Township, Original Lots 40 and 41 within Colebrook Township and Township 8N, Ranges 3W and 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F-G, Field Books 527 and 118, 66 feet wide) and Fee Road (County Highway 21, Section E-F, Field Book 293, 60 feet wide).

Thence South 89°01'37" West, along the centerline of said Hague Road, 3489.03 feet to a 3/4" iron pin found bent, coned and observed at an angle point therein.

Thence South 89°01'05" West, continuing along said centerline, 920.59 feet to the northwesterly corner of PPN 10-006-00-006-01 as conveyed to Windsor Road Land, LLC, recorded in Volume 786, Page 992, "5.018 Acre Parcel" of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°38'06" East, along the westerly line of the said Windsor Road, LLC parcel, passing through a 5/8" iron pin set at 33.00 feet, a total distance 2731.78 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 10-011-00-015-00 as conveyed to Benjamin H. Jones, recorded in Volume 343, Page 2494 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 89°35'05" West, along said northerly line of Jones' land, 943.50 feet to a 5/8" iron pin set at the northwesterly corner thereof.

182.612 ACRE PARCEL (continued)

Thence South 00°58'44" East, along the westerly line of said Jones' land, 220.13 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northeasterly corner of PPN 38-015-00-015-04 as conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 88°59'57" West, along the northerly line of said Miller's land, along the northerly line of PPN 38-015-00-015-06 as conveyed to Andrew R. Miller, recorded in Volume 679, Page 387 and along the northerly line of PPN 38-015-00-014-00 as conveyed to Ray Leonard Carlson and Glen Edward Carlson, et al., recorded in Volume 175, Page 1710, Tract One of ACRD, passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.16 feet south of the property line at 608.78 feet, and passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.35 feet south of the property line at 1338.88 feet, a total distance of 1979.94 feet to a 5/8" iron pin set at the southeasterly corner of PPN 38-006-00-016-00 as conveyed to David Catanese and Jacquelyn Catanese, recorded in Volume 53 Page 6701 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°16'57" West, along the easterly line of said Catanese's land, passing through a 1/2" iron pin found at 6.25 feet, a 5/8" iron pin set at 2432.16 feet, a total distance of 2465.17 feet to the northeasterly corner thereof, on the centerline of the aforesaid Hague Road, being the northwesterly corner of the parcel herein described.

Thence South 89°33'46" East, along said centerline, 464.61 feet to a 5/8" iron pin with cap bearing "JW DANIELS 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 737.92 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North 88°37'38" East, continuing along said centerline, 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North 79°22'52" East, continuing along said centerline, 638.00 feet to a 3/4" iron pin found at an angle point therein.

Thence North 89°02'04" East, continuing along said centerline, 454.25 feet to a 3/4" iron pin found at an angle point therein.

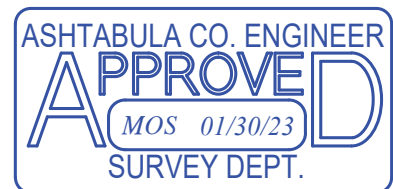
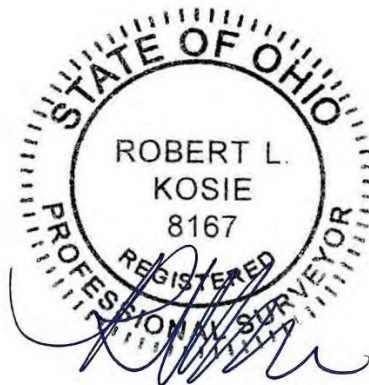
Thence North 89°01'05" East, continuing along said centerline, 382.45 feet to

182.612 ACRE PARCEL (continued)

to **The Principal Place of Beginning of this Survey** and containing 182.612 acres of land, of which, 123.061 acres are in Orwell Township, 59.551 acres are in Colebrook Township, 2.324 acres are within the R/W of said Hague Road, leaving 180.288 acres of land exclusive of said R/W, surveyed in January 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 more accurately describe PPN 10-006-00-006-00 and PPN 38-006-00-015-00 as conveyed to Clifford D. Baggott, recorded in Volume 283, Page 1871, Parcels 1 and 2 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 January 25th, 2023