







## **10.139 ACRE RESIDUAL PARCEL**

0.868 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN)10-023-00-009-00, Triple D Lumber, Volume 789, Page 1317 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, 516.00 feet to the southeasterly corner of the parcel herein described.

Thence South 88°56'50" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 856.34 feet to a 5/8" iron pin set at the southwesterly 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.

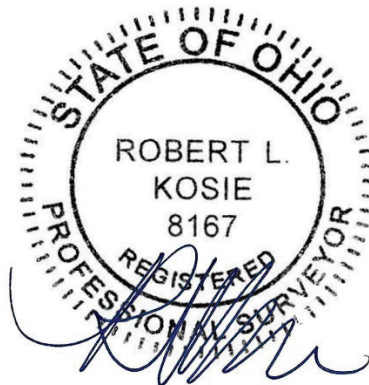
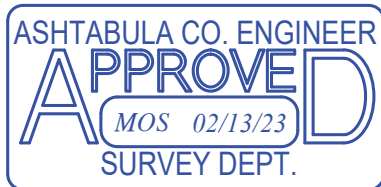
Thence North 01°08'55" West, along said easterly line of the Yuhasz Bros, LLC parcel, along the easterly line of PPN 10-023-00-010-03 as conveyed to Jared R. Yuhasz, recorded in Volume 569, Page 1169 of ACRD, passing through a 5/8" iron pin found at 80.36 feet, a 5/8" iron pin found at 486.00 feet, a total distance of 516.00 feet to the northeasterly corner thereof, on the centerline of the aforesaid Storey Road, being the northwesterly corner of the parcel herein described.

10.139 ACRE RESIDUAL PARCEL (continued)

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 10.139 acres of land, of which, 0.868 acres are within the R/W of said Mains Road and Storey Road, leaving 9.271 acres of land exclusive of said R/W, surveyed in February 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 10-023-00-009-00 as conveyed to Triple D Lumber, recorded in Volume 789, Page 1317 of ACRD after a 10.158 acre lot split and a 10.149 acre lot split therefrom. 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 *February 7th, 2023*



## **10.149 ACRE LOT SPLIT**

0.296 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN)10-023-00-009-00, Triple D Lumber, Volume 789, Page 1317 of Ashtabula County Records and Deeds (ACRD).

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:

Commencing 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).

Thence South 01°14'09" East, along the centerline of said Mains Road, 516.00 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'09" East, continuing along said centerline, a frontage distance of 516.00 feet to the southeasterly corner of the parcel herein described.

Thence South 88°56'50" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 857.13 feet to a 5/8" iron pin set at the southwesterly 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.

Thence North 01°08'55" West, along said easterly line of the Yuhasz Bros, LLC parcel, 516.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

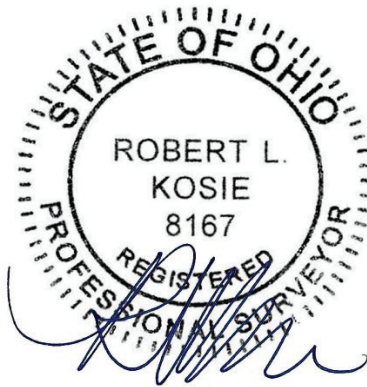
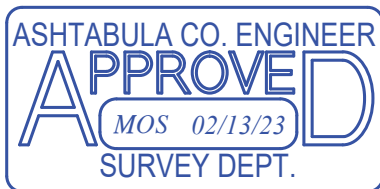
Thence North 88°56'50" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 831.34 feet, a total distance of 856.34 feet to

10.149 ACRE LOT SPLIT (continued)

**The Principal Place of Beginning of this Survey** and containing 10.149 acres of land, of which, 0.296 acres are within the R/W of said Mains Road, leaving 9.852 acres of land exclusive of said R/W, surveyed in February 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 10.149 acres of land from PPN 10-023-00-009-00 as conveyed to Triple D Lumber, recorded in Volume 789, Page 1317. 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 February 7th, 2023



## **10.158 ACRE LOT SPLIT**

0.296 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN)10-023-00-009-00, Triple D Lumber, Volume 789, Page 1317 of Ashtabula County Records and Deeds (ACRD).

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Commencing 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).

Thence South 01°14'09" East, along the centerline of said Mains Road, 1032.00 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'09" East, continuing along said centerline, a frontage distance of 516.00 feet to the southeasterly corner of the parcel herein described.

Thence South 88°56'50" West, along the southerly line of the parcel herein described, 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 southwesterly 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.

Thence North 01°08'55" West, along said easterly line of the Yuhasz Bros, LLC parcel, 516.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°56'50" East, along the northerly line of the parcel herein described,

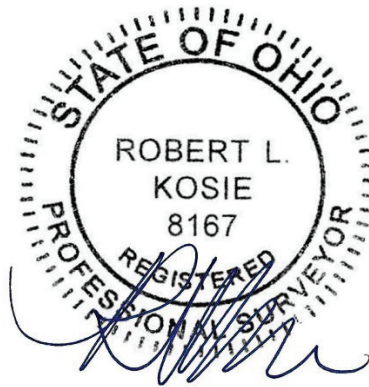
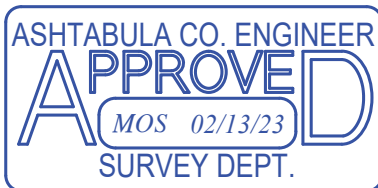


10.158 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin set at 832.13 feet, a total distance of 857.13 feet to **The Principal Place of Beginning of this Survey** and containing 10.158 acres of land, of which, 0.296 acres are within the R/W of said Mains Road, leaving 9.862 acres of land exclusive of said R/W, surveyed in February 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 10.158 acres of land from PPN 10-023-00-009-00 as conveyed to Triple D Lumber, recorded in Volume 789, Page 1317. Known as 406 Storey Road.

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