





### **8.140 ACRE LOT SPLIT**

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-015-00-016-01, Robbie C. Miller, Volume 782, Page 38 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 30 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section C, FB 477, 50 feet wide), located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence South 88°48'41" West, along the centerline of Fillingham Road, 86.00 feet to a westerly line of PPN 46-011-00-999-00 as conveyed to Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'25" East, along said westerly line of the WRGT parcel, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 162.34 to a 5/8" iron pin set at a point of curve therein.

Thence along a westerly line of the said WRGT parcel, along said curve, deflecting to the right, having a chord bearing of South 05°17'50" West, a delta angle of 12°22'19", a radius of 5696.65 feet, and a chord distance of 1227.68 feet, a total length distance

8.140 ACRE LOT SPLIT (continued)

of 1230.07 feet to a 5/8" iron pin set at a point of tangency therein, referenced by a 3/4" iron pipe with a damaged cap found south 0.21 feet and west 0.39 feet therefrom.

Thence South 11°19'18" West, along a westerly line of the said WRGT parcel, 430.32 feet to a 5/8" iron pin set at the most southeasterly corner of the parcel herein described.

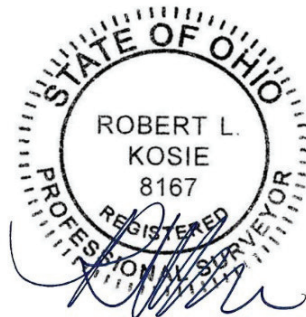
Thence South 89°07'24" West, along the southerly line of the parcel herein described, 46.55 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°45'58" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1777.07 feet, a total distance of 1802.06 feet to the northwesterly corner thereof, on the centerline of the aforesaid Fillingham Road.

Thence North 88°48'41" East, along said centerline, a frontage distance of 265.00 feet to **The Principal Place of Beginning of this Survey** and containing 8.140 acres of land, of which, 0.152 acres are within the R/W of said Fillingham Road, leaving 7.988 acres of land exclusive of said R/W, surveyed in April 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.

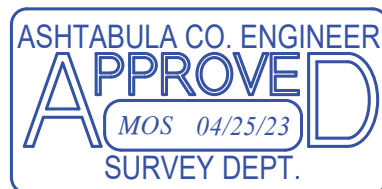
The intent of this survey is to divide 8.140 acres of land from the easterly side of PPN 46-015-00-016-01 as conveyed to Robbie C. Miller, recorded in Volume 782, Page 38 of ACRD.

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

April 8th, 2023





## **28.530 ACRE RESIDUAL PARCEL**

0.279 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-015-00-016-01 and PPN 38-004-00-018-00, Robbie C. Miller, Volume 782, Page 38 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula and State of Ohio and known as being part of Original Lot 30 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section C, FB 477, 50 feet wide), located South 01°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence South 88°48'41" West, along the centerline of Fillingham Road, 351.00 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°45'58" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1802.06 feet to a 5/8" iron pin set.

Thence North 89°07'24" East, along a northerly line of the parcel herein described, 46.55 feet to a 5/8" iron pin set at a northeasterly corner thereof, on a westerly line of PPN 46-011-00-999-00 as conveyed to Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD.

Thence South 11°19'18" West, along said westerly line of the WRGD parcel, 887.32

### 28.530 ACRE RESIDUAL PARCEL (continued)

feet to a 5/8" iron pin set at the northeasterly corner of PPN 38-003-00-011-00 as conveyed to The Stackhouse Family Limited Partnership (SFLP), recorded in Volume 648, Page 2656 of ACRD, being the southeasterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found north 0.09 feet and east 4.69 feet (North 88°53'23" East, 4.69 feet) therefrom.

Thence South 88°53'23" West, along the northerly line of the said SFLP parcel, 309.77 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the southeasterly corner of PPN 38-003-00-009-00 as conveyed to Joseph F. Karpowicz, Judith Karpowicz, Anthony J. Konieczka and Lori A. Konieczka (KARPKONI), recorded in Volume 400, Page 393 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 03°16'00" West, along the easterly line of the said KARPKONI parcel, passing through a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at 864.10 feet, a total distance of 869.31 feet to a 5/8" iron pin set at an angle point therein, being the northeasterly corner thereof at the southeasterly corner of PPN 46-015-00-016-00 as conveyed to Samuel D. Kempf and Barbara U. Kempf, recorded in Volume 789, Page 2354 of ACRD.

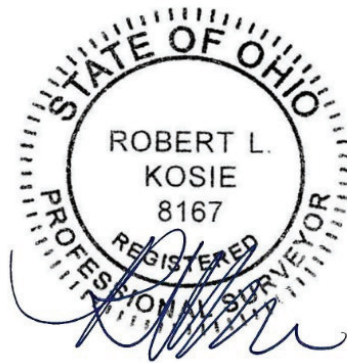
Thence North 00°45'58" West, along an easterly line of said Kempf's land, and also along the easterly line of PPN 46-015-00-016-02 as conveyed to Aden S. Kempf and Laura J. Fisher, recorded in Volume 789, Page 2350 of ACRD, passing through 5/8" iron pins set at 973.43 feet and 1774.41 feet, a total distance of 1799.41 feet to the northeasterly corner thereof, on the centerline of the aforesaid Fillingham Road, being the northwesterly corner of the parcel herein described.

Thence North 88°48'41" East, along said centerline, a frontage distance of 486.97 feet to **The Principal Place of Beginning of this Survey** and containing 28.530 acres of land, of which, 20.130 acres are in Rome Township, 8.400 acres are in Orwell Township, 0.279 acres are within the R/W of said Fillingham Road, leaving 28.251 acres of land exclusive of said R/W, surveyed in April 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.

## 28.530 ACRE RESIDUAL PARCEL (continued)

The intent of this survey is to describe the land remaining in PPN 46-015-00-016-01 as conveyed to Robbie C. Miller, recorded in Volume 782, Page 38 of ACRD, after a 8.140 acre division from the easterly side thereof.

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

*April 8th, 2023*

