

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 and used 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./C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
L. - Denotes lot line P. - 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"
CWR - Denotes "Connecticut Western Reserve"
CT - Denotes "CT Consultants survey"



MAP OF RESURVEY AND LOT SPLIT(S) OF PPN 38-006-00-015-00 and PPN 10-006-00-006-00 Windsor Road Land, LLC

DEED OF RECORD:
Volume 789, Page 1355

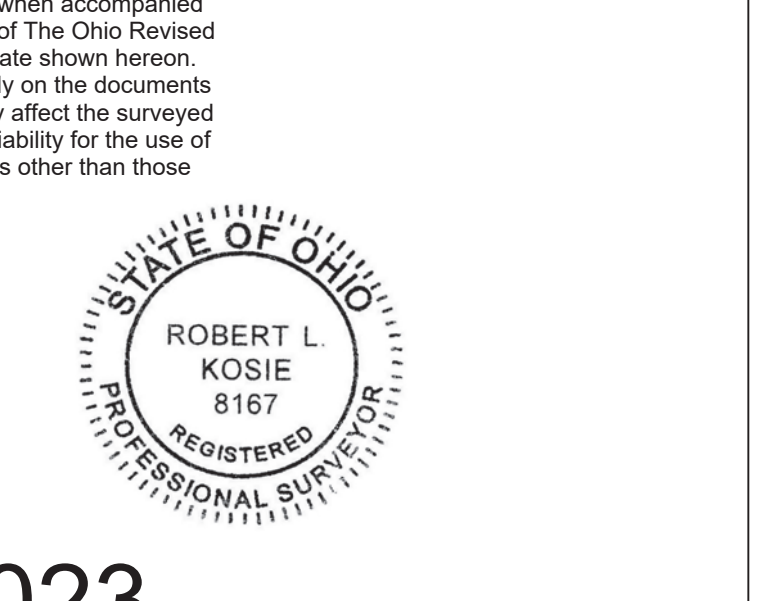
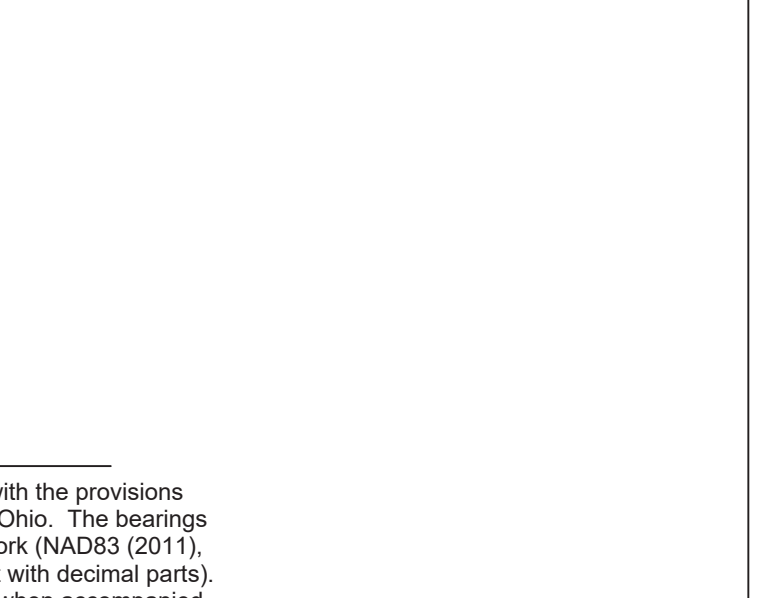
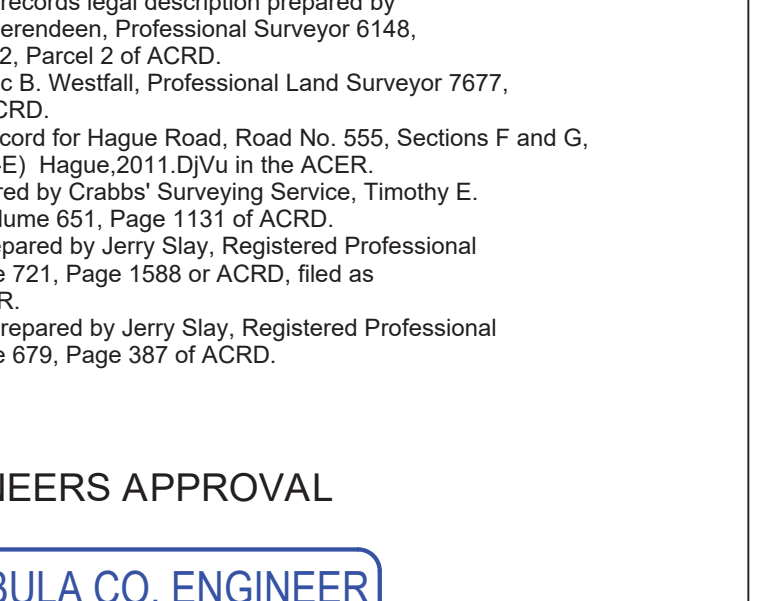
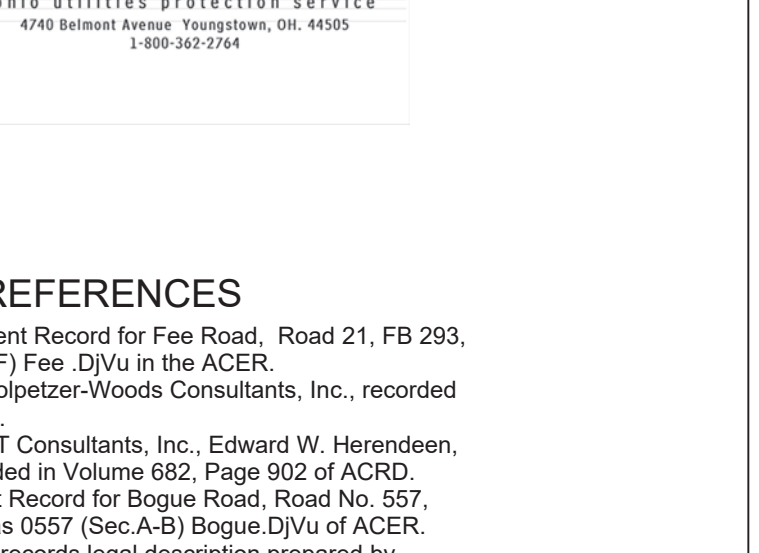
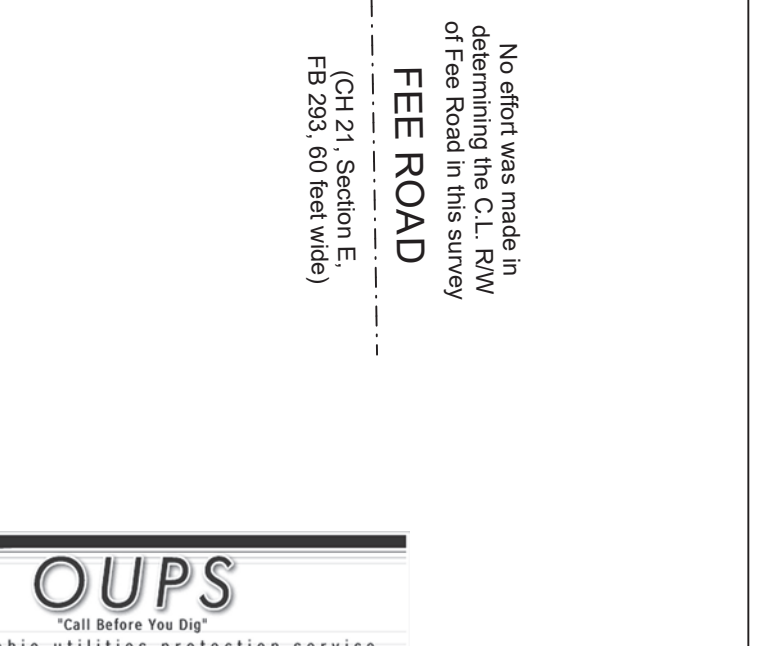
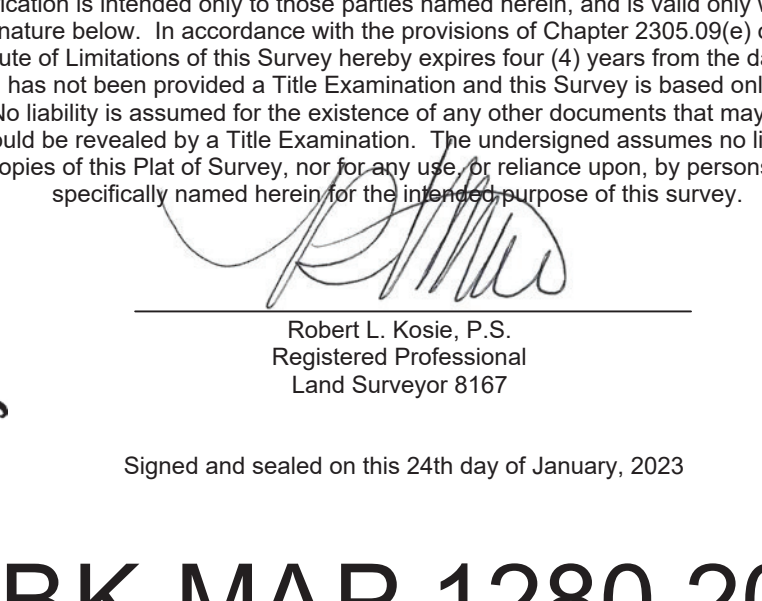
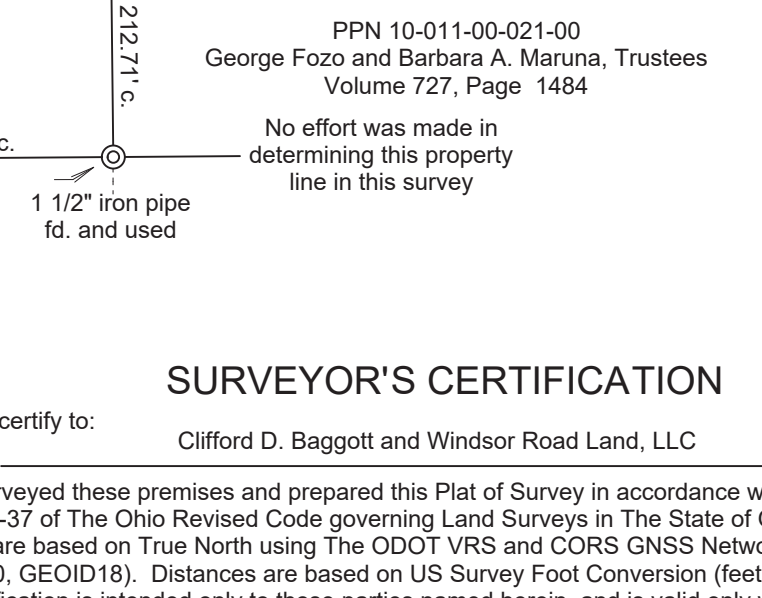
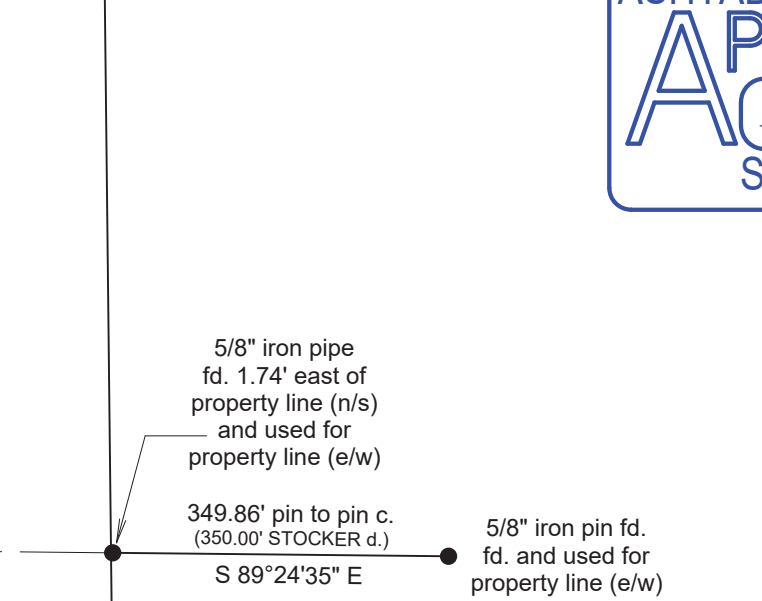
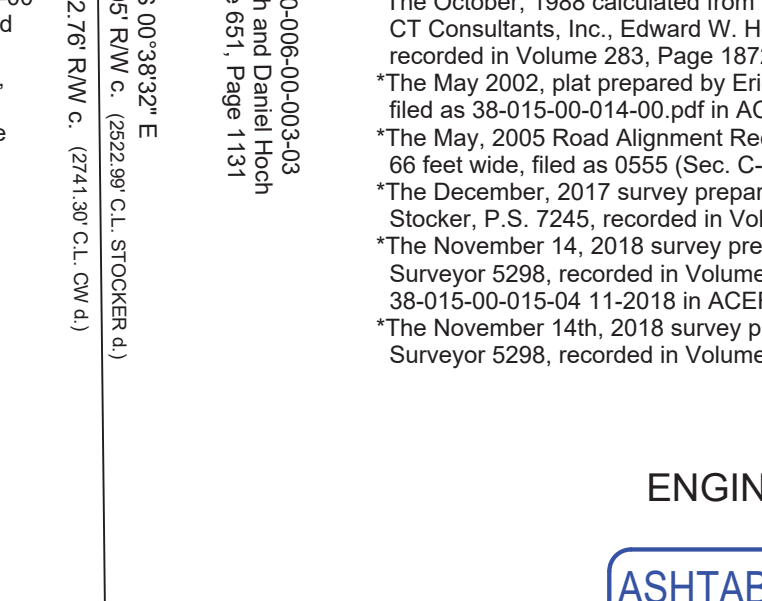
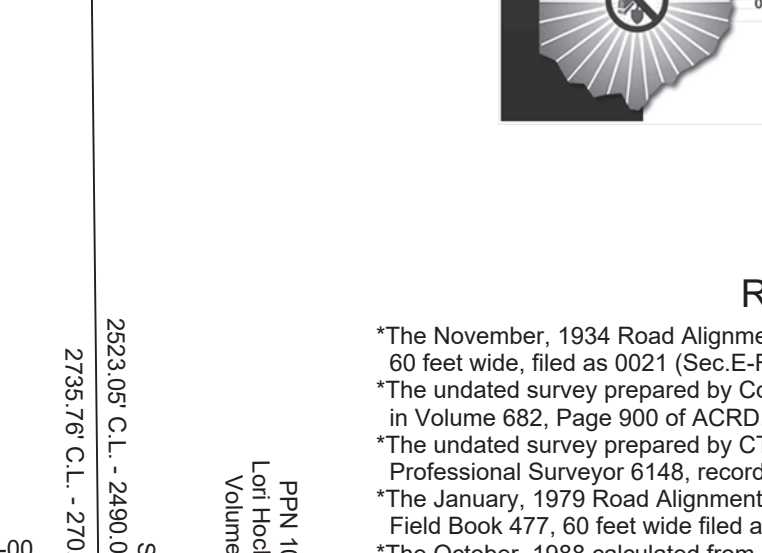
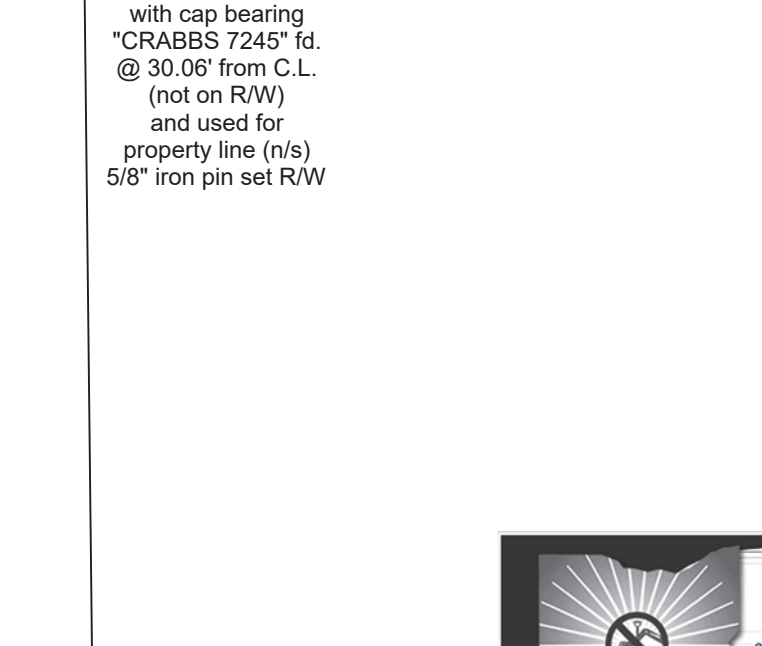
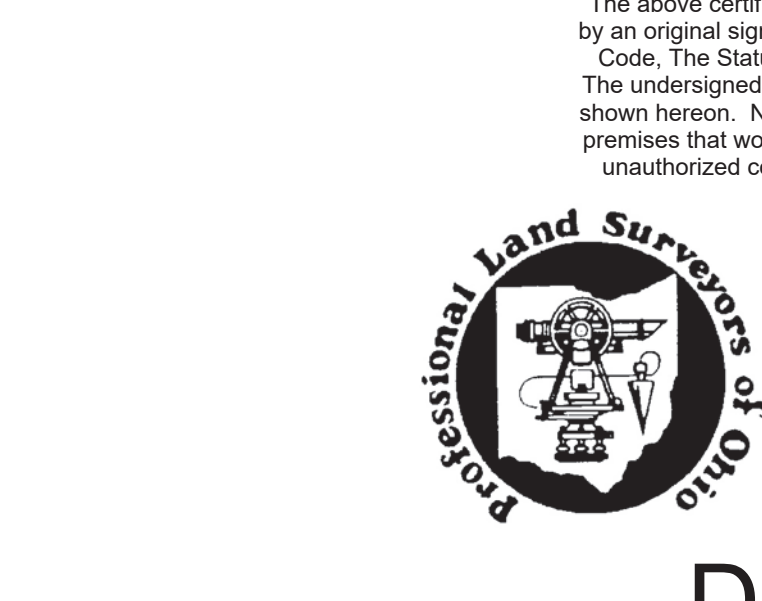
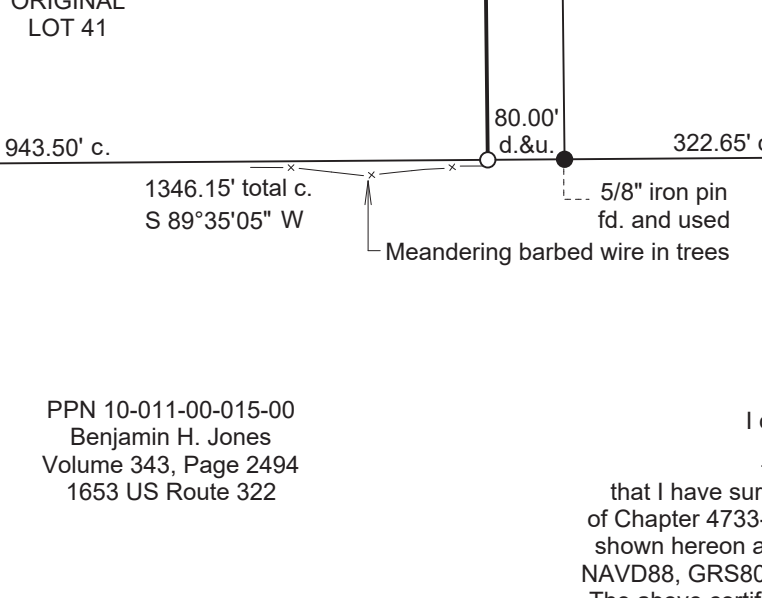
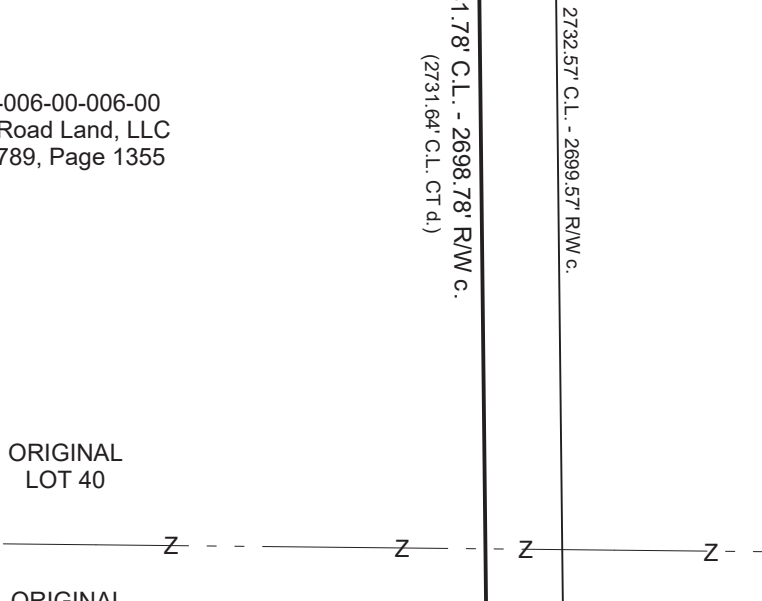
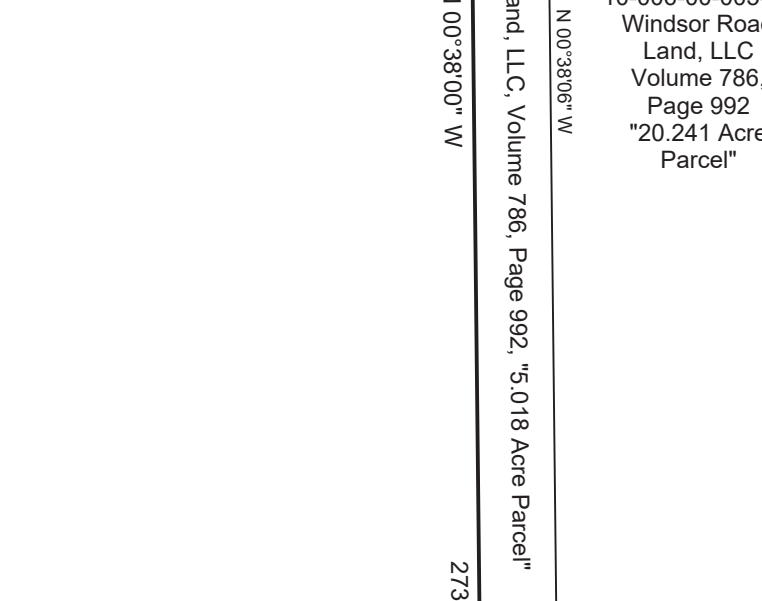
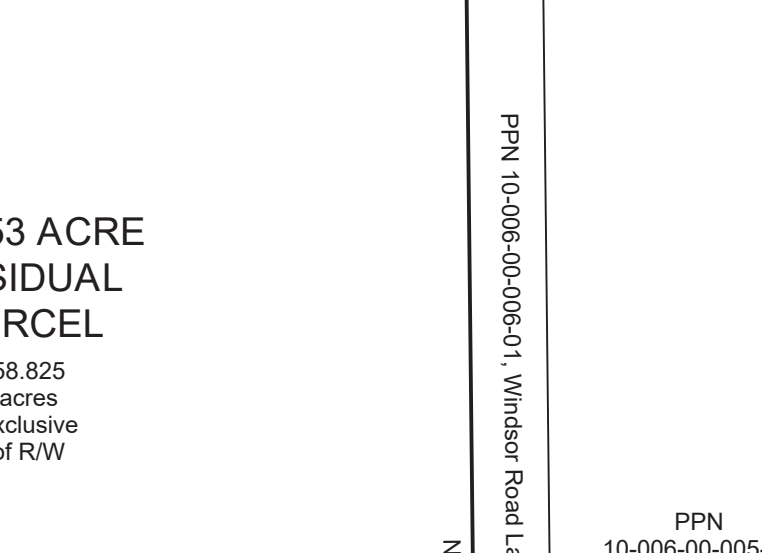
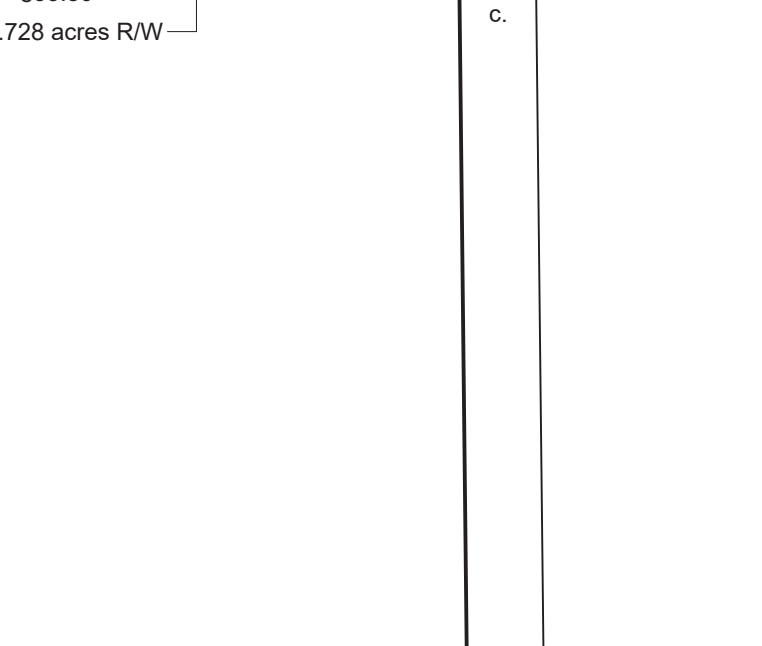
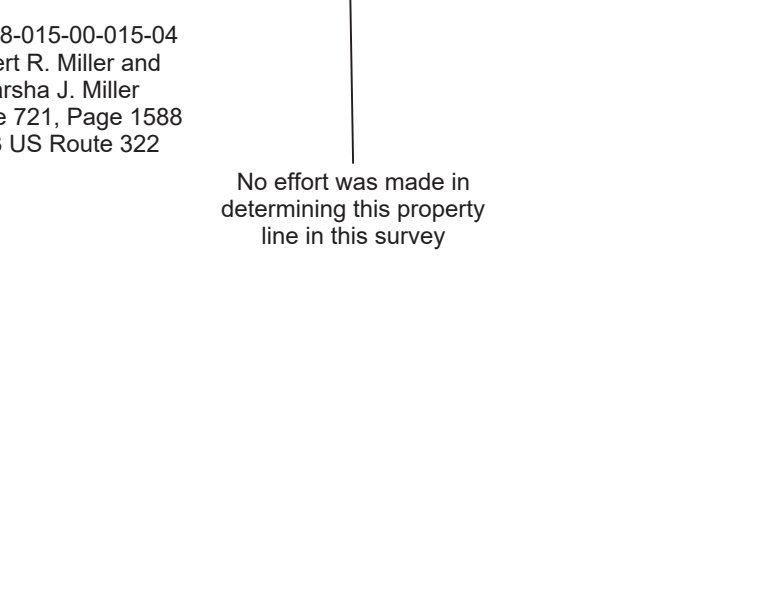
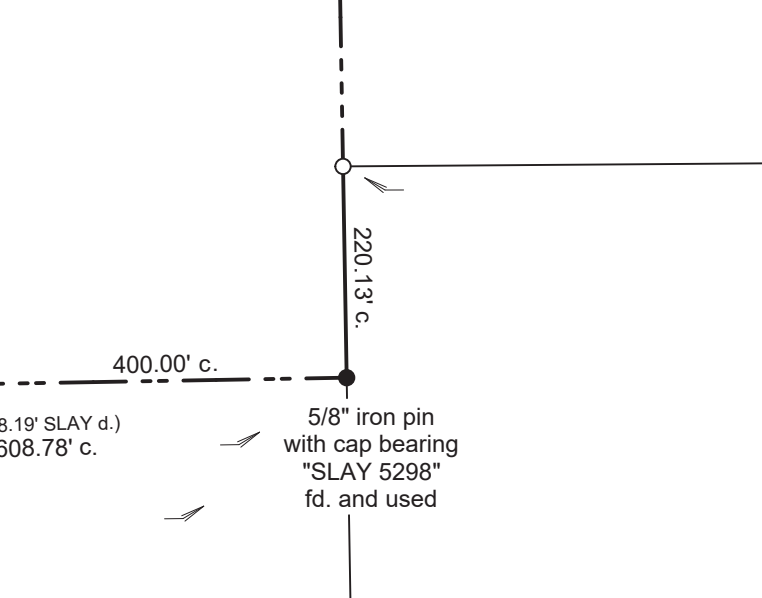
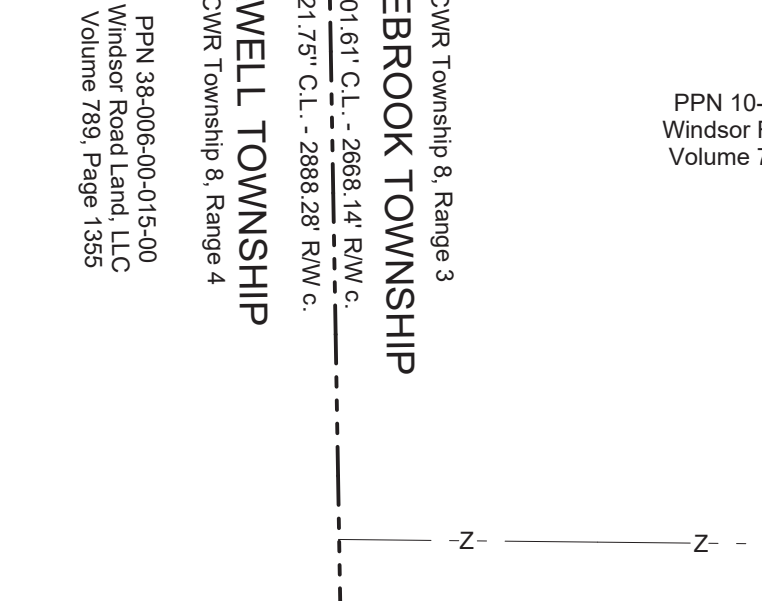
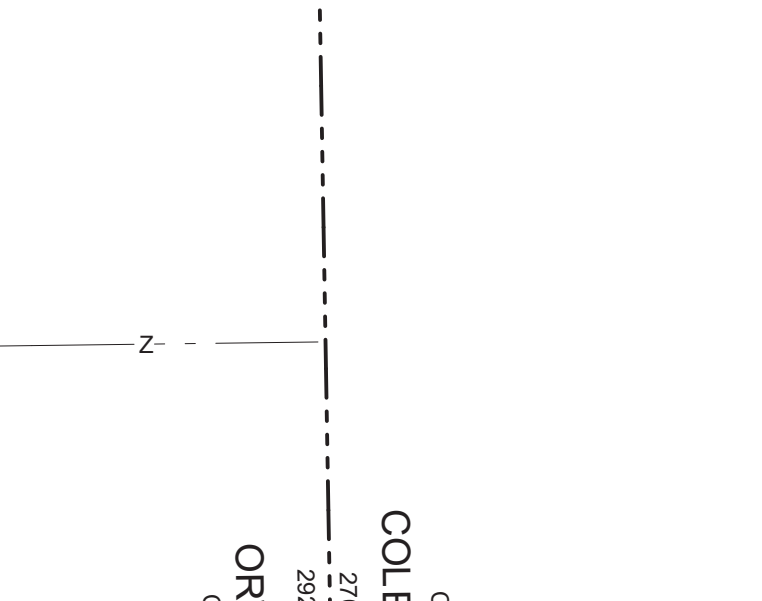
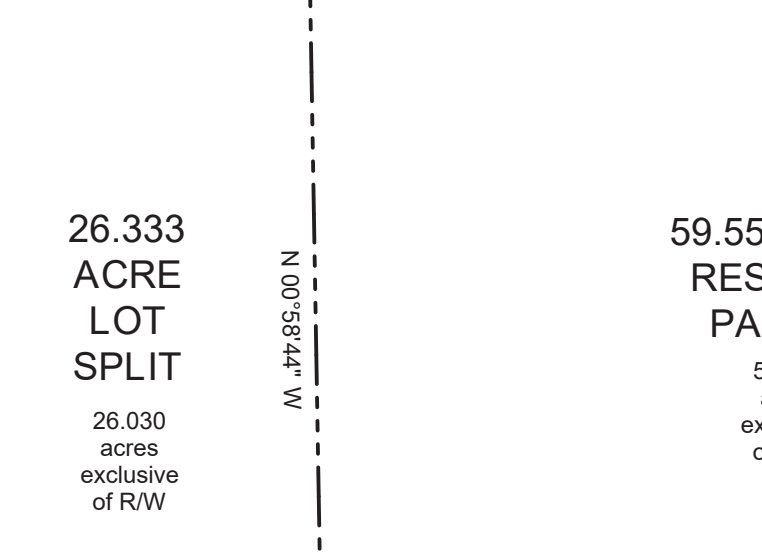
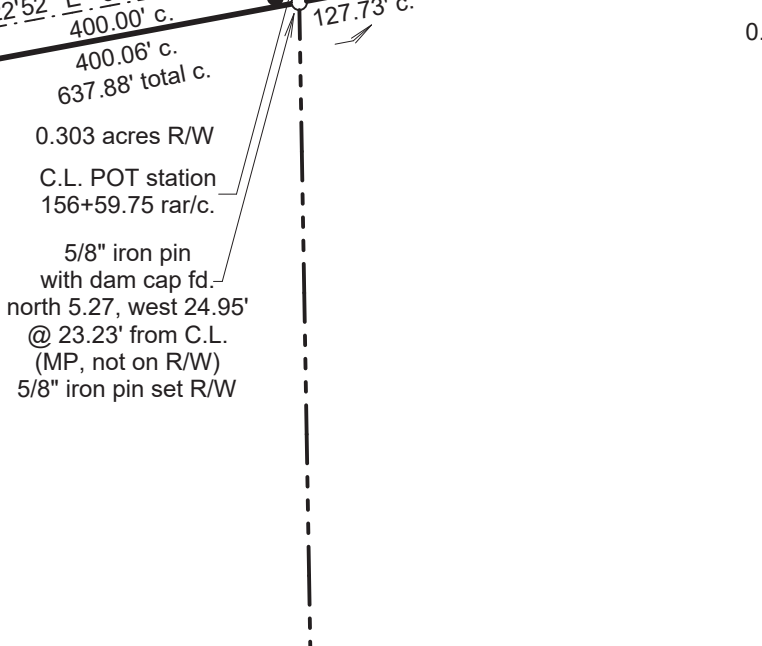
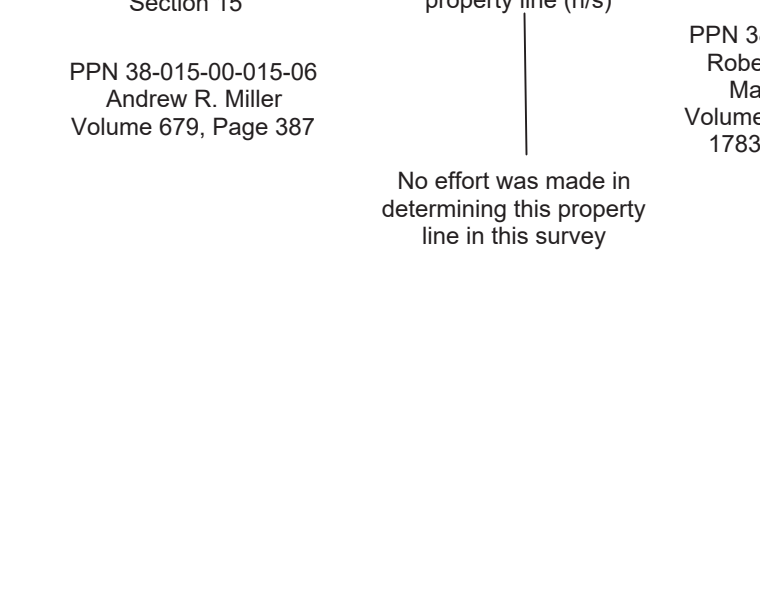
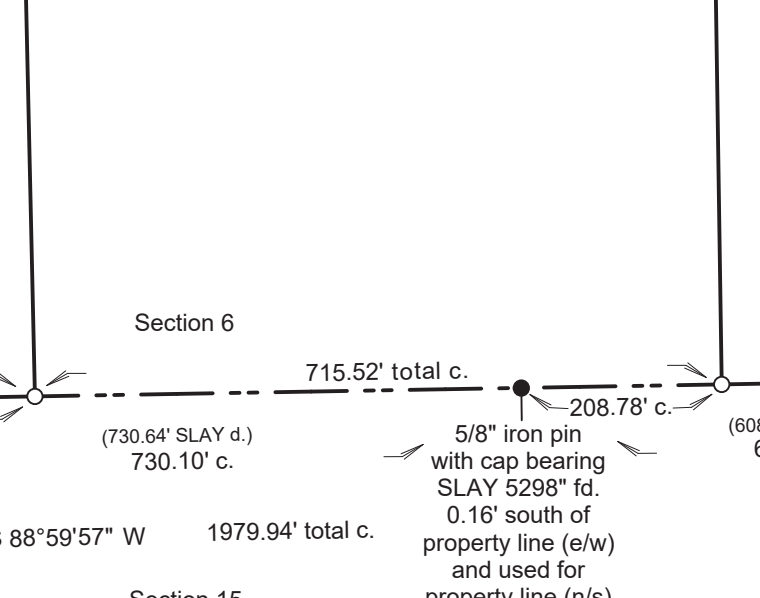
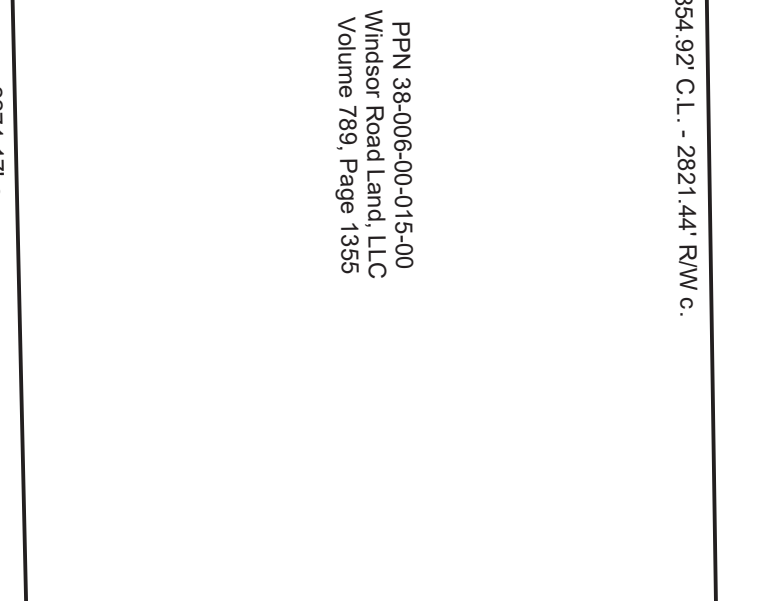
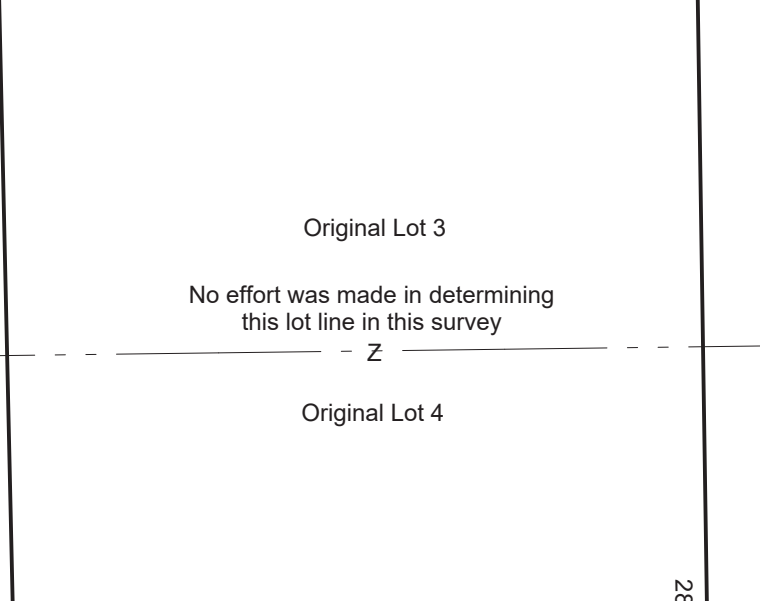
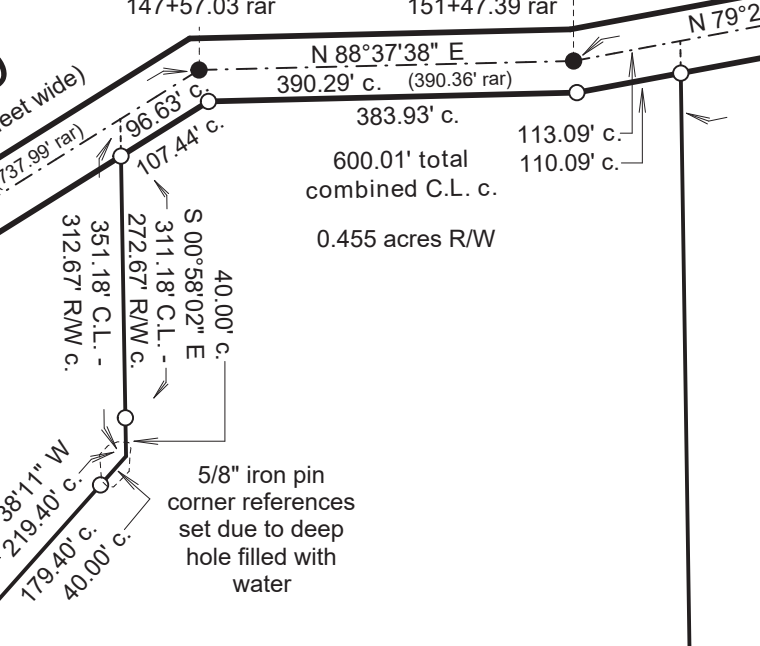
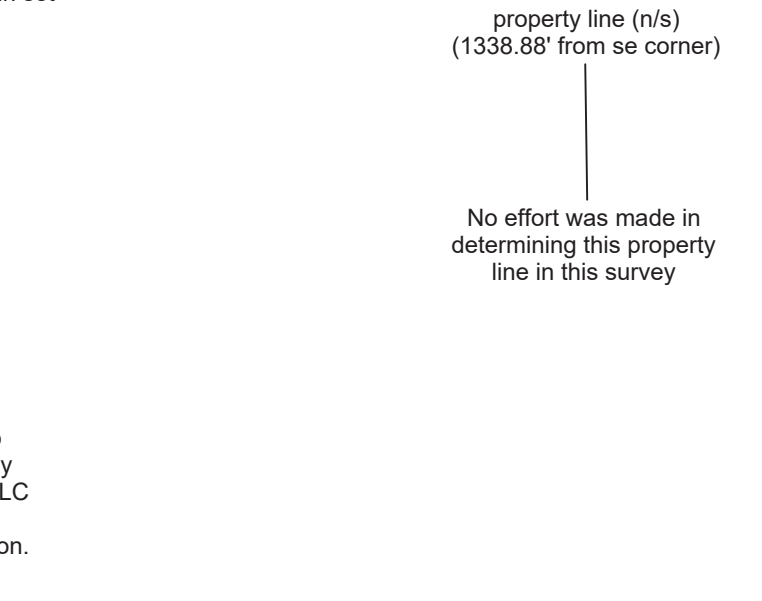
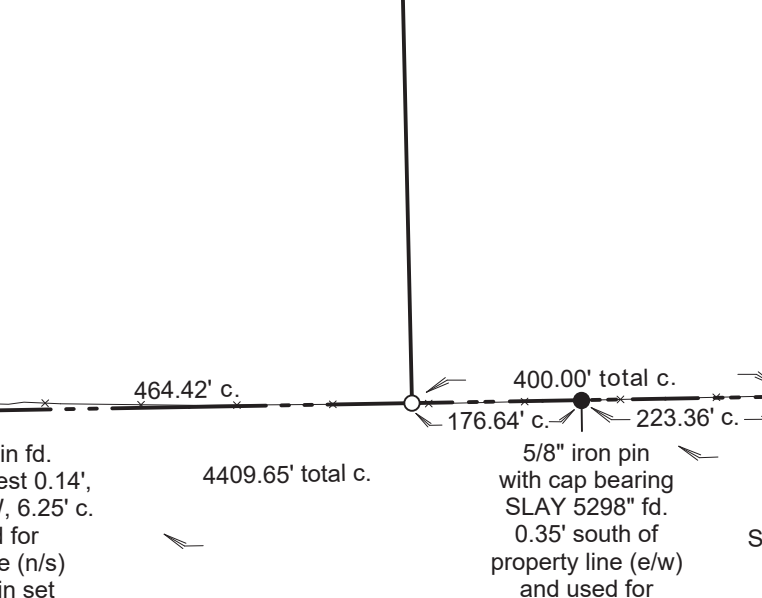
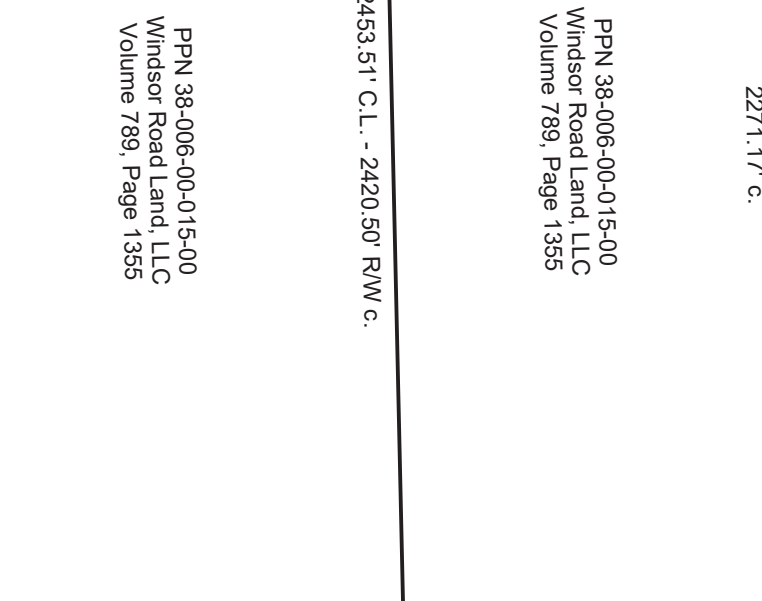
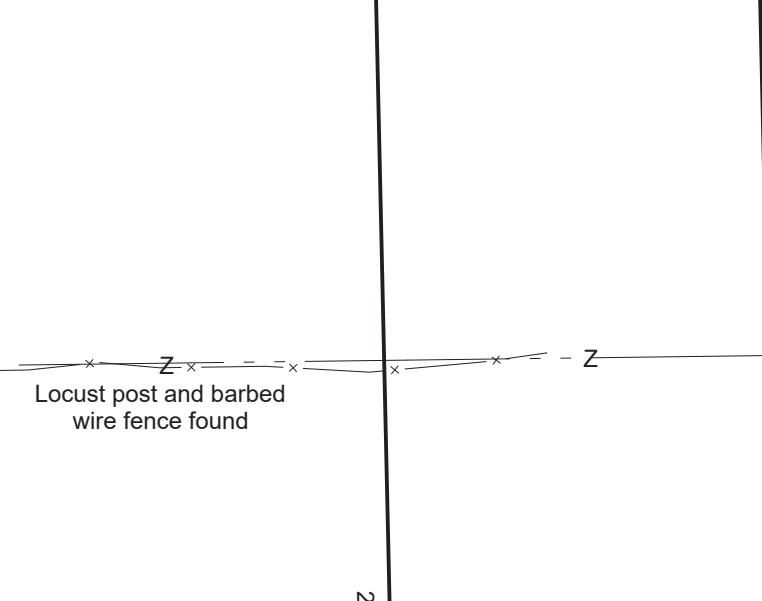
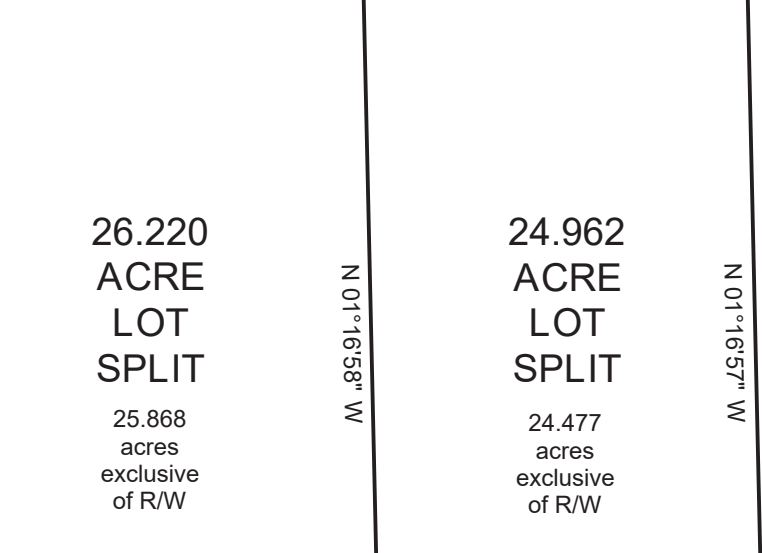
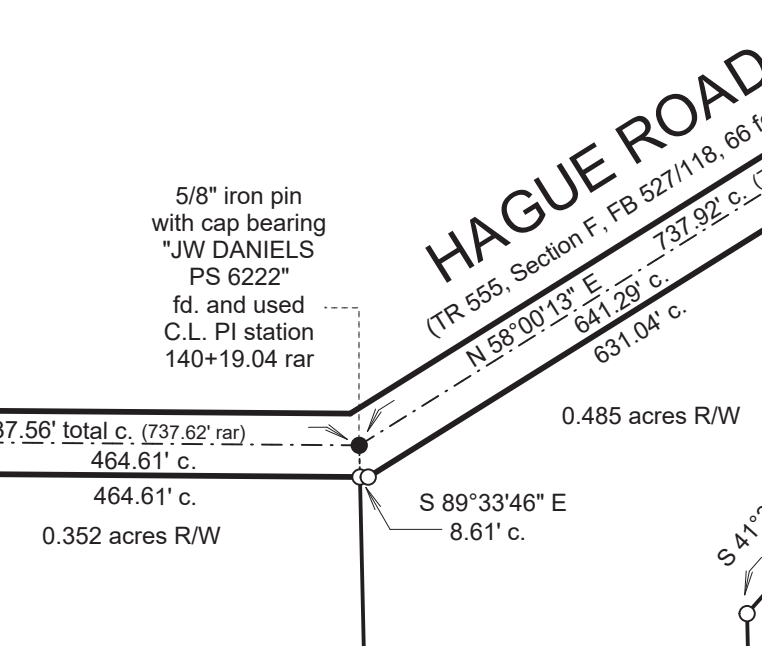
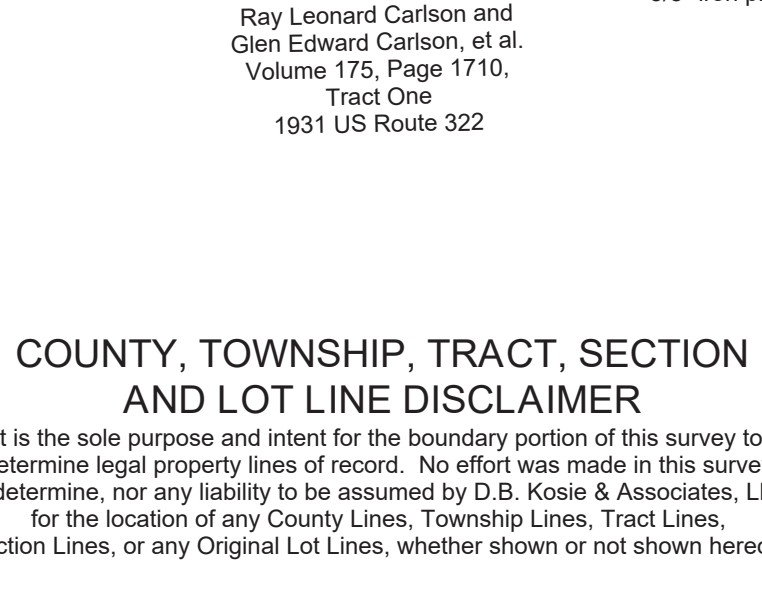
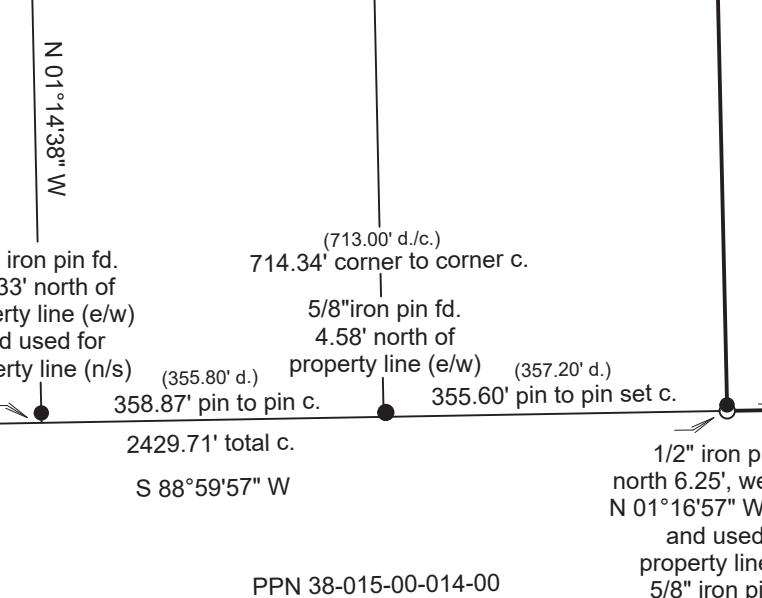
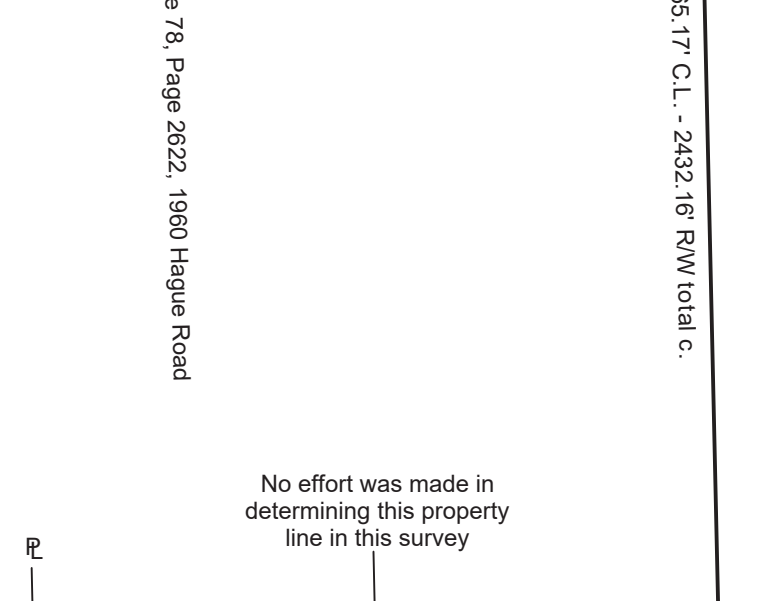
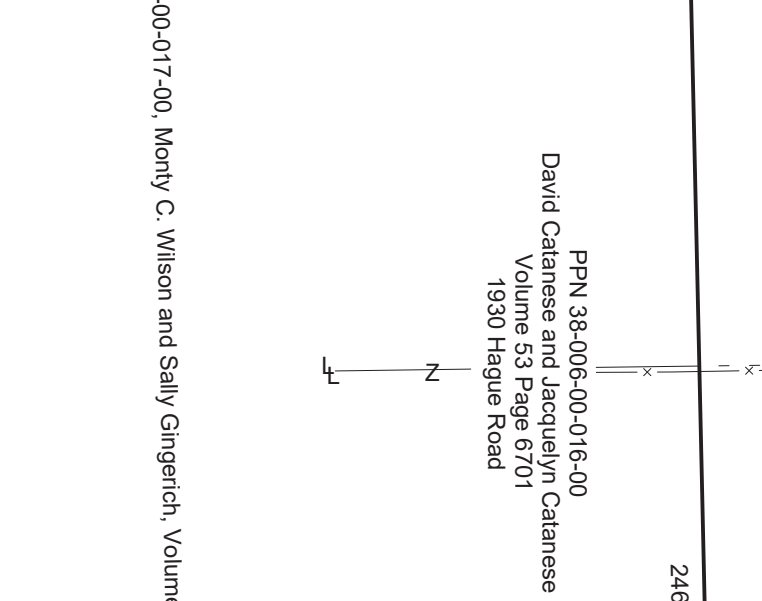
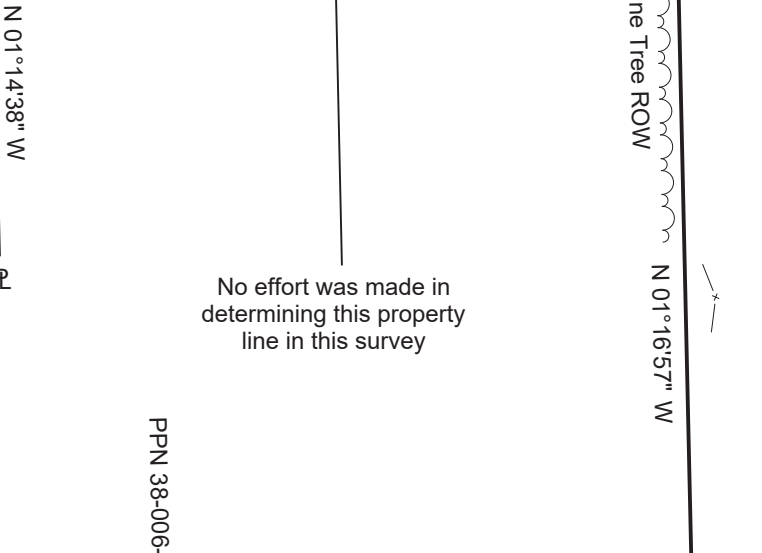
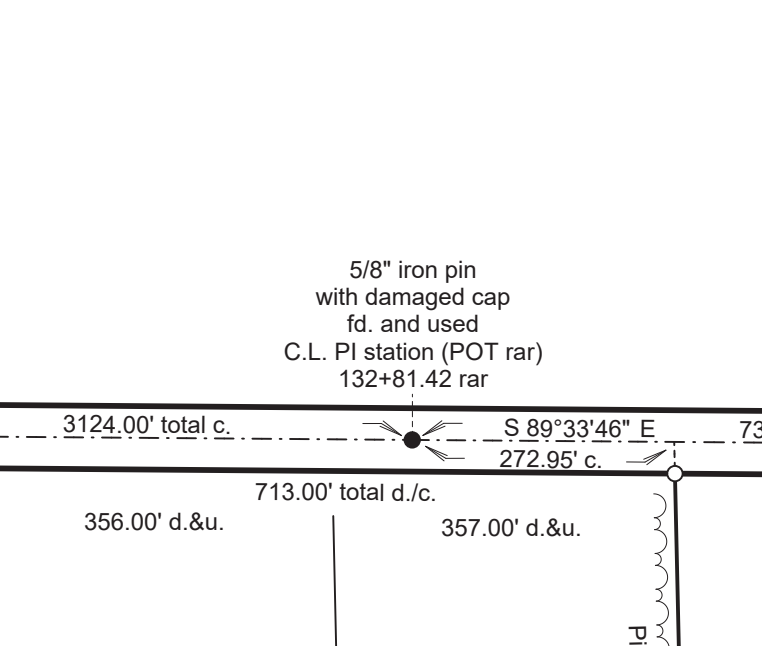
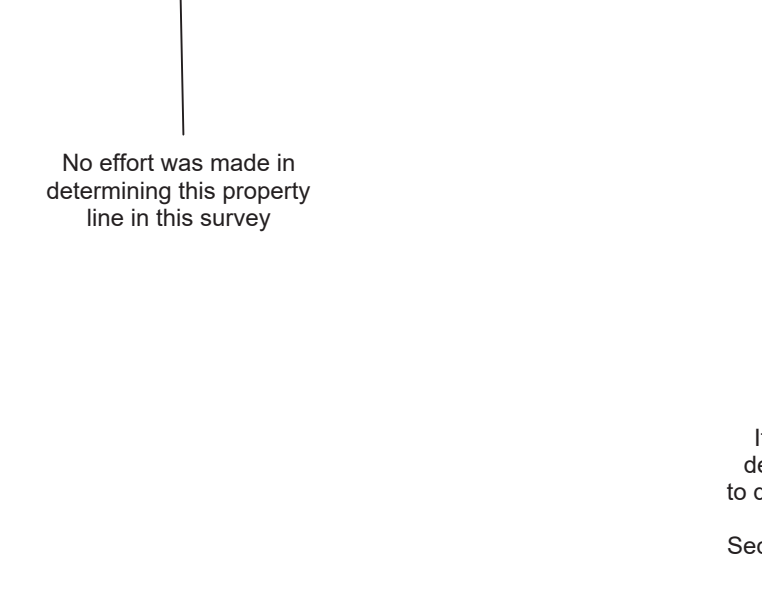
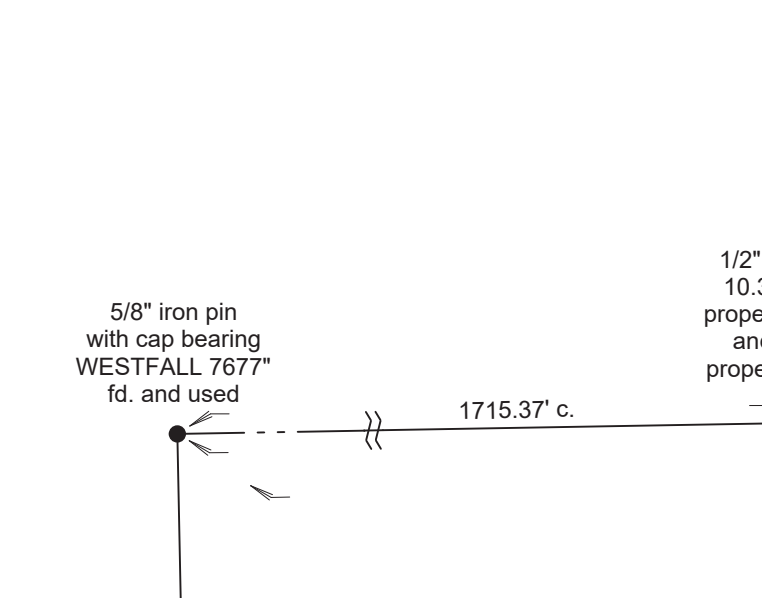
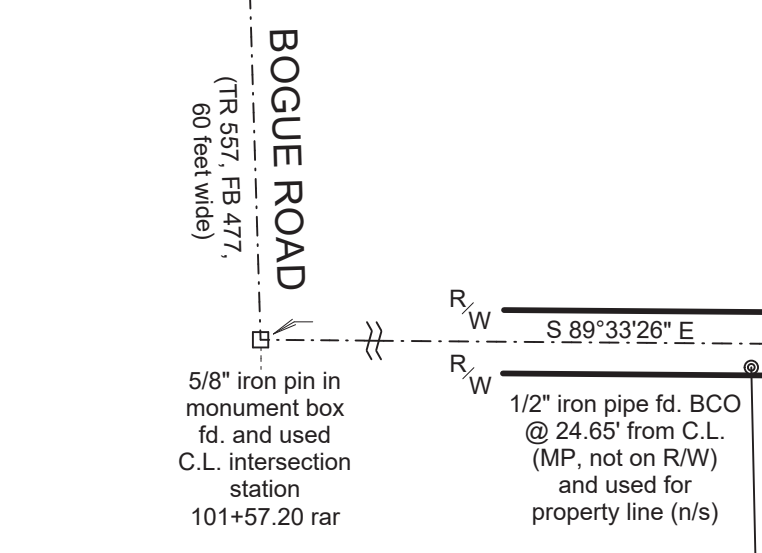
Situated in the	Month	Page
County of Ashtabula, State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within Orwell Township, Original Lots 40 and 41 within Colebrook Township and Township 8N, Ranges 3W and 4W in the Connecticut Western Reserve	April	ONE
Survey for:	Year:	
Windsor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

Checked on April 21st, 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.

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



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





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, 1979 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 S. 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, 60 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 of, reliance upon, by persons other than those specifically named herein for the purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167



Signed and sealed on this 24th day of January, 2023

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.

D.B. Kosie & Associates, LLC

Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



24.962 ACRE LOT SPLIT

(located in Orwell Township)

0.485 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 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, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIELS PS 6222" found at an angle point therein, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 58°00'13" East, continuing along said centerline, a frontage distance of 641.29 feet to the northeasterly corner of the parcel herein described.

Thence South 00°58'02" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 38.51 feet and a 5/8" iron pin corner reference set at 311.18 feet, a total distance of 351.18 feet to an angle point therein.

Thence South 41°38'11" West, along a southerly line of the parcel herein described,

24.962 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin corner reference set at 40.00 feet, a total distance of 219.40 feet to a 5/8" iron pin set at an angle point therein.

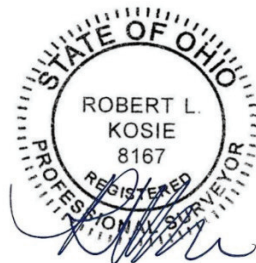
Thence South 01°16'57" East, along an easterly line of the parcel described, 2271.17 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the northerly line of PPN 38-015-00-015-06 as conveyed to Andrew R. Miller, recorded in Volume 679, Page 387 of ACRD.

Thence South 88°59'57" West, along said northerly line of Miller's land, 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 0.35 feet south of the property line at 223.36 feet, a total distance of 400.00 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 01°16'58" West, along the westerly line of the parcel herein described, passing through 5/8" iron pin set at 2420.50 feet, a total distance of 2453.51 feet to **The Principal Place of Beginning of this Survey** and containing 24.962 acres of land, of which, 0.485 acres are within the R/W of said Hague Road, leaving 24.477 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.

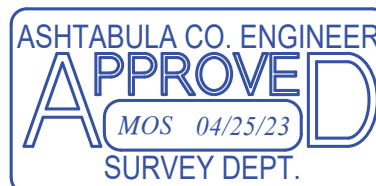
The intent of this survey is to divide 24.962 acres of land from PPN 38-006-00-015-00 and PPN 10-006-00-006-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 789, Page 1355 of ACRD.

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 19th, 2023



D.B. Kosie & Associates, LLC

Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



26.220 ACRE LOT SPLIT

(located in Orwell Township)

0.352 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 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, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 272.95 feet to the northeasterly 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 northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°33'46" East, continuing along said centerline, a frontage distance of 464.61 feet to a 5/8" iron pin with cap bearing "JW DANIELS PS 6222" found at an angle point therein, being the northeasterly corner of the parcel herein described.

Thence South 01°16'58" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.01 feet, a total distance of 2453.51 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of PPN 38-

26.220 ACRE LOT SPLIT (continued)

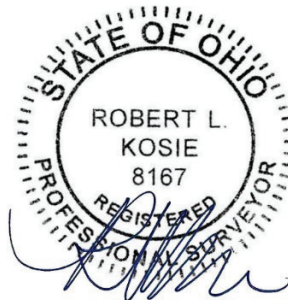
015-00-014-00 as conveyed to Ray Leonard Carlson and Glen Edward Carlson, et al., recorded in Volume 175, Page 1710, Tract One of ACRD.

Thence South 88°59'57" West, along said northerly line of the Ray Leonard Carlson and Glen Edward Carlson, et al. parcel, 464.42 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Catanese parcel (PPN 38-006-00-016-00), 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 Principal Place of Beginning of this Survey** and containing 26.220 acres of land, of which, 0.352 acres are within the R/W of said Hague Road, leaving 25.868 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.

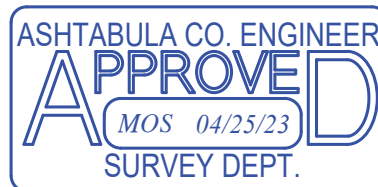
The intent of this survey is to divide 26.220 acres of land from PPN 38-006-00-015-00 and PPN 10-006-00-006-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 789, Page 1355 of ACRD.

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 19th, 2023



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



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



26.333 ACRE LOT SPLIT

(located in Orwell Township)

0.303 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 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, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIELS PS 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, 113.09 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 79°22'52" East, continuing along said centerline, a frontage distance of 400.00 feet to the northeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin found North 00°58'44" West, 24.41 feet therefrom.

26.333 ACRE LOT SPLIT (continued)

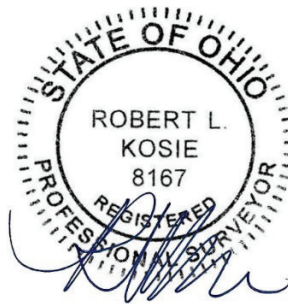
Thence South 00°58'44" East, along the easterly line of the parcel herein described and the westerly line of PPN 10-011-00-015-00 as conveyed to Benjamin H. Jones, recorded in Volume 343, Page 2494 of ACRD, passing through 5/8" iron pins set at 33.47 feet and 2701.61 feet, a total distance of 2921.75 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the southeasterly corner thereof, being 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.

Thence South 88°59'57" West, along said northerly line of Miller's land, 400.00 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 00°51'56" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2821.44 feet, a total distance of 2854.92 feet to **The Principal Place of Beginning of this Survey** and containing 26.333 acres of land, of which, 0.303 acres are within the R/W of said Hague Road, leaving 26.030 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.

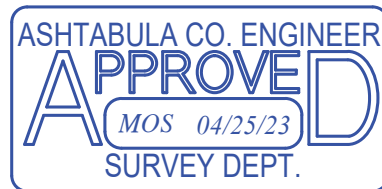
The intent of this survey is to divide 26.333 acres of land from PPN 38-006-00-015-00 and PPN 10-006-00-006-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 789, Page 1355 of ACRD.

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 19th, 2023



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

45.546 ACRE LOT SPLIT

(located in Orwell Township)

0.455 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 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, and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Hague Road (Township Road 555, Section F, Field Books 527 and 118, 66 feet wide) and Bogue Road (Township Road 557, Field Book 477, 60 feet wide).

Thence, along the centerline of said Hague Road, South 89°33'26" East, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence, continuing along the centerline of said Hague Road, South 89°33'46" East, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIELS PS 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 641.29 feet to a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 58°00'13" East, continuing along said centerline, a frontage distance (in part) of 96.63 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, a frontage distance (in part) of 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, a frontage distance (in part) of 113.09 feet to the northeasterly corner of the parcel herein described.

Thence South 00°51'56" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.48 feet, a total distance of 2854.92 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of PPN 38-015-00-015-04 as

45.546 ACRE LOT SPLIT (continued)

conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD.

Thence South 88°59'57" West, along said northerly line of 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 of ACRD, passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.16 feet south of the property line at 208.78 feet, a total distance of 715.52 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 01°16'57" West, along a westerly line of the parcel herein described, 2271.17 feet to a 5/8" iron pin set at an angle point therein.

Thence North 41°38'11" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 179.40 feet, a total distance of 219.40 feet to an angle point therein.

Thence North 00°58'02" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 40.00 feet, a 5/8" iron pin set at 312.67 feet, a total distance of 351.18 feet to **The Principal Place of Beginning of this Survey** and containing 45.546 acres of land, of which, 0.455 acres are within the R/W of said Hague Road, leaving 45.091 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.

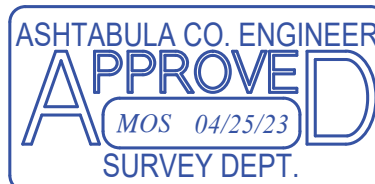
The intent of this survey is to divide 45.547 acres of land from PPN 38-006-00-015-00 and PPN 10-006-00-006-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 789, Page 1355 of ACRD.

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 19th, 2023



D.B. Kosie & Associates, LLC

Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



59.553 ACRE RESIDUAL PARCEL

(Located in Colebrook Township)

0.728 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio and known as being part of Original Lots 40 and 41 within Colebrook Township and Township 8N, Ranges 3W 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, 920.51 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°38'00" 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 the 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, being the southwesterly corner of the parcel herein described.

59.553 ACRE RESIDUAL PARCEL (continued)

Thence North 00°58'44" West, along the westerly line of the parcel herein described, a total distance of 2701.61 feet to the northwesterly corner thereof, on the centerline of the aforesaid Hague Road, witnessed by a 5/8" iron pin found North 00°58'44" West, 24.41 feet therefrom.

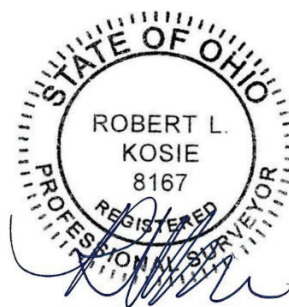
Thence North 79°22'52" East, along said centerline, a frontage distance (in part) of 124.92 to a 3/4" iron pin found at an angle point therein.

Thence North 89°02'04" East, continuing along said centerline, a frontage distance (in part) of 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, a frontage distance (in part) of 382.53 feet to **The Principal Place of Beginning of this Survey** and containing 59.553 acres of land, of which, 0.728 acres are within the R/W of said Hague Road, leaving 58.825 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 describe the land remaining in PPN 38-006-00-015-00 and PPN 10-006-00-006-00, Windsor Road Land, LLC, Volume 789, Page 1355 of ACRD, after a 26.220 acre, 24.962 acre, 45.547 acre, and 26.333 acre lot splits 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

April 19th, 2023

