(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set TRUE NORTH (Geodetic North) Lots 3 and 4, in Section 6, within Orwell ONE Township, Original Lots 40 and 41 within c. -Denotes calculated and used measurement r. -Denotes record measurement ODOT VRS and CORS GNSS Network d. -Denotes deed measurement p. -Denotes plat measurement Colebrook Township and Township 8N, Year NAD83 (2011), NAVD88, GRS80, Geoid18 ONE Ranges 3W and 4W in the Connecticut o. -Denotes observed measurement u. -Denotes used measurement m. -Denotes measured distance fd. -Denotes found monument Western Reserve MAP OF RESURVEY AND LOT SPLIT(S) OF PPN -Denotes permanent parcel number INST -Denotes instrument number DN -Denotes document number AFN -Denotes automatic file number Windsor Road Land, LLC PPN 38-006-00-015-00 and PPN 10-006-00-006-00 ♥ /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) Checked on April 21st, 2023 by RLK 4 -Denotes lot line ₱-Denotes property line Windsor Road Land, LLC BCSU -Denotes monument found bent, coned, straightened and used BCO -Denotes monument found bent, coned and observed BASIS OF RESEARCH AND RECORDS POB -Denotes point of beginning MP -Denotes "measured perpendicularly" DEED OF RECORD: All county ownership research data and previous survey aka -Denotes "also known as" fka -Denotes "formerly known as" Volume 789, Page 1355 records were obtained from The County Recorder's Office B -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway" and Map Room. All county centerline and right-of-way 5/8" iron pin ACRD -Denotes "Ashtabula County Records and Deeds" data was obtained from The County Engineer's Office. ACER -Denotes "Ashtabula County Engineer's Records" fd. and used All state centerline and right-of-way data was obtained from for township rar -Denotes "Ashtabula County Road Alignment Record" The Ohio Department of Transportation Records. CW -Denotes "Colpetzer - Woods survey" rar & used CWR -Denotes "Connecticut Western Reserve" 3/4" iron pin fd. (CH 21, Section F, 60 feet wide) 3/4" iron pin CT -Denotes "CT Consultants survey" 3/4" iron pin HAGUE ROAD BCO and used fd. and used fd. and used C.L. PI station (POT rar) 3/4" iron pin in C.L. PI station (POT rar) N 00°58'44" W (TR 555, Section G, FB 527/118, 66 feet wide) (3489.06' rar) 5/8" iron pin C.L. PI station 175+42.90 rar monument box 162+39.61 rar 3489.03' c.&u. with cap bearing 24.41' c. — 157+85.30 rar - <u>S</u> 89°01'37" W fd. and used GRAPHIC SCALE: 1 inch equals 100 feet (24.06' MP c.) "ASH CO. ENG" 5/8" iron pin C.L. intersection N 89°02'04" E 382' C. (454.31' rar) 382 fd. and used fd. and used C.L. PI station C.I. PI station 210+31.96 rar 5/8" iron pin 833.80' c. 147+57.03 rar 151+47.39 rai with cap bearing 0.728 acres R/W-No effort was made in determining the 'CRABBS 7245" fo <u>N 88°37'38" E</u> 390.29' c. (390.36' rar) C.L. R/W of Bogue Road in this survey @ 30.06' from C.L 637.88' total c. (not on R/W) and used for 113.09' c. 0.303 acres R/W property line (n/s) 600.01' total 110.09' c.-C.L. POT station 5/8" iron pin set R/W combined C.L. c. 5/8" iron pin 156+59.75 rar/c. with cap bearing 0.455 acres R/W "JW DANIELS" 5/8" iron pin 5/8" iron pin PS 6222" with dam cap fd.-/ with damaged cap fd. and used north 5.27, west 24.95' fd. and used C.L. PI station @ 23.23' from C.L. C.L. PI station (POT rar) 140+19.04 rar (MP, not on R/W) 132+81.42 rar 5/8" iron pin set R/W S 89°33'26" E 3124.00' total c. S 89°33'46" E 0.485 acres R/W \_\_\_737.56' total c. (737.62' rar) 5/8" iron pin in 5/8" iron pin 1/2" iron pipe fd. BCO 713.00' total d./c. 464.61' c. monument box S 89°33'46" E corner references 356.00' d.&u. @ 24.65' from C.L. 357.00' d.&u. fd. and used set due to deep 0.352 acres R/W — 8.61' с. (MP, not on R/W) C.L. intersection hole filled with and used for 101+57.20 rar property line (n/s) hio utilities protection service 45.546 26.220 24.962 26.333 59.553 ACRE **ACRE ACRE ACRE** RESIDUAL **ACRE** No effort was made in **REFERENCES** determining this property LOT LOT **PARCEL** LOT LOT \*The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, line in this survey **SPLIT SPLIT SPLIT** 60 feet wide, filed as 0021 (Sec.E-F) Fee .DjVu in the ACER. **SPLIT** 58.825 \*The undated survey prepared by Colpetzer-Woods Consultants, Inc., recorded acres 45.091 25.868 26.030 in Volume 682, Page 900 of ACRD. 24.477 exclusive \*The undated survey prepared by CT Consultants, Inc., Edward W. Herendeen, acres acres acres of R/W acres exclusive Professional Surveyor 6148, recorded in Volume 682, Page 902 of ACRD. exclusive exclusive exclusive of R/W \*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, of R/W of R/W Field Book 477, 60 feet wide filed as 0557 (Sec.A-B) Bogue.DjVu of ACER. 10-006-00-005-00 \*The October, 1988 calculated from records legal description prepared by Windsor Road CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148. Land, LLC recorded in Volume 283, Page 1872, Parcel 2 of ACRD. Volume 786, \*The May 2002, plat prepared by Eric B. Westfall, Professional Land Surveyor 7677, Page 992 filed as 38-015-00-014-00.pdf in ACRD. "20.241 Acre \*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. DjVu in the ACER. \*The December, 2017 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, recorded in Volume 651, Page 1131 of ACRD. Original Lot 3 \*The November 14, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 721, Page 1588 or ACRD, filed as No effort was made in determining 38-015-00-015-04 11-2018 in ACER. This map of survey prepared by Surveyor 5298, recorded in Volume 679, Page 387 of ACRD. D.B. Kosie & Associates, LLC Locust post and barbed Original Lot 4 wire fence found **Professional Land Surveying ENGINEERS APPROVAL** ASHTABULA CO. ENGINEER Montville, Ohio 44064 www.dbksurveys.com PPN 10-006-00-006-00 Windsor Road Land, LLC Volume 789, Page 1355 5/8" iron pipe fd. 1.74' east of property line (n/s) and used for **ORIGINAL** property line (e/w) LOT 40 No effort was made in 349.86' pin to pin c. determining this property line in this survey (350.00' STOCKER d.) fd. and used for S 89°24'35" E property line (e/w) ORIGINAL LOT 41 PPN 10-011-00-021-00 George Fozo and Barbara A. Maruna, Trustees Volume 727, Page 1484 No effort was made in 943.50' c. determining this property line in this survey 1346.15' total c. . 5/8" iron pin 1 1/2" iron pipe S 89°35'05" W fd. and used fd. and used - Meandering barbed wire in trees 1/2" iron pin fd. 714.34' corner to corner c. 10.33' north of 5/8"iron pin fd. 5/8" iron pin property line (e/w) Section 6 with cap bearing 4.58' north of and used for WESTFALL 7677" property line (n/s) (355.80' d.) property line (e/w) (357.20' d.) SURVEYOR'S CERTIFICATION 400.00' total c. 464.42' c. 223.36' c. fd. and used 355.60' pin to pin set c. 358.87' pin to pin c. 1715.37' c. ≔208.78' c.*-*∕∕∕ PPN 10-011-00-015-00 5/8" iron pin I certify to: 5/8" iron pin Benjamin H. Jones Clifford D. Baggott and Windsor Road Land, LLC 2429.71' total c. with cap bearing 5/8" iron pin 608.78' c. 1/2" iron pin fd. 730.10' c. with cap bearing Volume 343, Page 2494 "SLAY 5298" 4409.65' total c. north 6.25', west 0.14', with cap bearing S 88°59'57" W SLAY 5298" fd 1653 US Route 322 that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions fd. and used N 01°16'57" W, 6.25' c. SLAY 5298" fd. 0.16' south of of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings 1979.94' total c. and used for 0.35' south of property line (e/w) shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), property line (n/s) property line (e/w) and used for NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). PPN 38-015-00-014-00 and used for 5/8" iron pin set property line (n/s) The above certification is intended only to those parties named herein, and is valid only when accompanied Ray Leonard Carlson and property line (n/s) by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised PPN 38-015-00-015-04 Glen Edward Carlson, et al. (1338.88' from se corner) Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. Robert R. Miller and Volume 175, Page 1710, PPN 38-015-00-015-06 The undersigned has not been provided a Title Examination and this Survey is based only on the documents Marsha J. Miller Tract One Andrew R. Miller shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed Volume 721, Page 1588 1931 US Route 322 Volume 679, Page 387 1783 US Route 322 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. No effort was made in No effort was made in No effort was made in determining this property determining this property determining this property No effort was made in line in this survey line in this survey line in this survey determining this property line in this survey Robert L. Kosie, P.S. ROBERT COUNTY, TOWNSHIP, TRACT, SECTION Registered Professional KOSIE Land Surveyor 8167 AND LOT LINE DISCLAIMER 8167 It is the sole purpose and intent for the boundary portion of this survey to

O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin

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.

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

County of Ashtabula, State of Ohio and

known as being part of Original



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## 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

Apríl 19th, 2023



Page 2 of 2



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## 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 <u>The Principal Place of Beginning of this Survey</u>.

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.

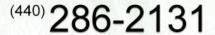
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167 Signed and Sealed on

Apríl 19th, 2023





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## **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

Apríl 19th, 2023





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### 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

Apríl 19th, 2023



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## **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 <a href="https://example.com/herein-series/">The Principal Place of Beginning of this Survey</a>.

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 <a href="The Principal Place of Beginning of this Survey">The Principal Place of Beginning of this Survey</a> 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

Apríl 19th, 2023

