

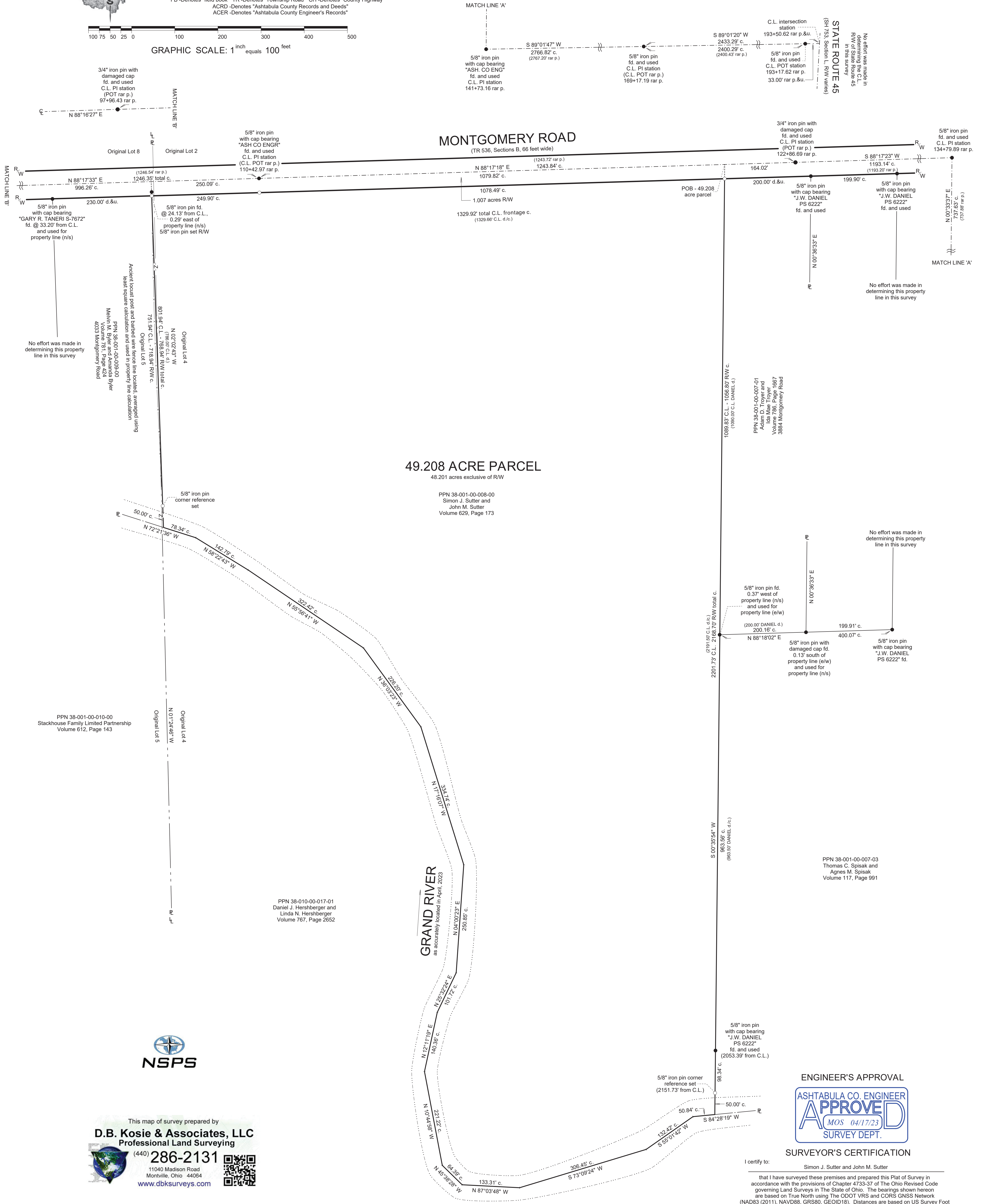
MAP OF SURVEY OF:
PPN 38-001-00-008-00
Simon J. Sutter and John M. Sutter
Volume 629, Page 173



TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD86, 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.L. - Denotes centerline
- R/W - Denotes right-of-way (margin)
- L - Denotes lot line
- E - 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"
- ika - 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"



49.208 ACRE PARCEL
48.201 acres exclusive of R/W

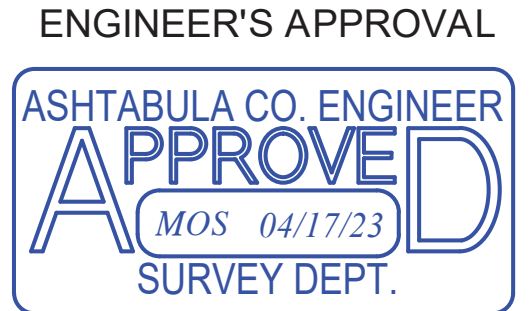
PPN 38-001-00-008-00
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This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

REFERENCES

- The June 28th, 1990 Centerline Survey of Montgomery Road, T.H. 536, Sections A & B, Townships of Orwell & Windsor, Ashtabula County, Ohio, filed as 0536 Montgomery Vol. 14 Pg. 64.DjVu in the ACER, recorded in Volume 14, Page 64 of ACRD.
- The July, 1998 Surveys prepared by J.W. Daniel, Registered Surveyor 6222, recorded in Volume 117, Page 991 and Volume 766, Page 1667 in ACRD.
- The March, 2022 Survey prepared by Thomas J. Ohara, Professional Surveyor 7995, recorded in Volume 767, Page 2652 of ACRD.
- The May 3rd, 2016 Survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 612, Page 143 of ACRD.



SURVEYOR'S CERTIFICATION

I certify to: Simon J. Sutter and John M. Sutter

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), NAVD86, 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 14th day of April, 2023

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



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

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49.208 ACRE PARCEL

1.007 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Simon J. Sutter and John M. Sutter, Volume 629, Page 173 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being Part of Original Lots 4 and 5, in Section 1, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Montgomery Road (Township Road 536, Section B, 66 feet wide) and State Route 45 (State Highway 753, Section L, R/W varies), witnessed by a 5/8" iron pin found South 89°01'20" West, 33.00 feet therefrom.

Thence South 89°01'20" West, along the centerline of said Montgomery Road, through said 5/8" iron pin found at 33.00 feet, a total distance of 2433.29 feet to a 5/8" iron pin found at an angle point therein.

Thence South 89°01'47" West, continuing along said centerline, 2766.82 feet to a 5/8" iron pin with cap bearing "ASH. CO ENG" found at an angle point therein.

Thence North 00°33'37" East, continuing along said centerline, 737.63 feet to a 5/8" iron pin found at an angle point therein.

Thence South 88°17'23" West, continuing along said centerline, 1193.14 feet to a 3/4" iron pin with damaged cap found at an angle point therein.

Thence South 88°17'18" West, continuing along said centerline, 164.02 feet to the northwesterly corner of PPN 38-001-00-007-01 as conveyed to Adam D. Troyer and

49.208 ACRE PARCEL (continued)

Ida Mae Troyer, recorded in Volume 786, Page 1667 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°35'54" West, along the westerly line of said Troyer's land, along a westerly line of PPN 38-001-00-007-03 as conveyed to Thomas C. Spisak and Agnes M. Spisak, recorded in Volume 117, Page 991 of ACRD, passing through a 5/8" iron pin set at 33.03 feet, passing by a 5/8" iron pin found 0.37' west of the property line at 1089.83 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 2053.39 feet and a 5/8" iron pin corner reference set at 2151.73 feet, a total distance of 2201.73 feet to a southwesterly corner thereof, at a point in the center of the Grand River as accurately located in April of 2023, on the northeasterly side of PPN 38-010-00-017-01 as conveyed to Daniel J. Hershberger and Linda N. Hershberger, recorded in Volume 767, Page 2652 of ACRD, being the most southeasterly corner of the parcel herein described.

Thence meandering downstream, along the center of the Grand River and along the northeasterly side of Hershberger's land, the following fourteen(14) courses:

- 1.) South 84°28'19" West, 50.84 feet to an angle point therein;
- 2.) South 55°01'42" West, 132.42 feet to an angle point therein;
- 3.) South 73°09'24" West, 306.45 feet to an angle point therein;
- 4.) North 87°03'48" West, 133.31 feet to an angle point therein;
- 5.) North 45°38'28" West, 64.39 feet to an angle point therein;
- 6.) North 10°44'58" West, 221.22 feet to an angle point therein;
- 7.) North 12°11'19" East, 140.36 feet to an angle point therein;
- 8.) North 25°32'24" East, 101.72 feet to an angle point therein;
- 9.) North 04°00'23" East, 250.85 feet to an angle point therein;
- 10.) North 17°16'07" West, 334.74 feet to an angle point therein;
- 11.) North 36°03'23" West, 226.20 feet to an angle point therein;
- 12.) North 55°56'41" West, 322.42 feet to an angle point therein;
- 13.) North 58°22'43" West, 142.79 feet to an angle point therein;
- 14.) North 72°21'36" West, 78.34 feet to the southeasterly corner of PPN 38-001-00-009-00 as conveyed to Melvin M. Byler and Amanda Byler recorded in Volume 781, Page 424 of ACRD, being the most southwesterly corner of the parcel herein described.

Thence North 02°02'43" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin corner reference set at 50.00 feet, a 5/8" iron pin set at 768.94 feet and passing by a 5/8" iron pin found 0.29' east of the property line at 777.81 feet,

49.208 ACRE PARCEL (continued)

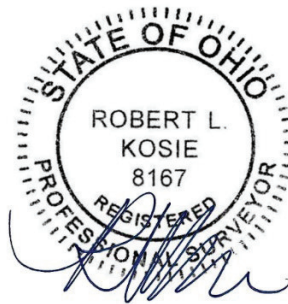
a total distance of 801.94 feet to the northeasterly corner thereof, on the centerline of the aforesaid Montgomery Road, being the northwesterly corner of the parcel herein described.

Thence North 88°17'33" East, along said centerline, a frontage distance (in part) of 250.09 feet to a 5/8" iron pin with cap bearing "ASH CO ENGR" found at an angle point therein.

Thence North 88°17'18" East, along said centerline, a frontage distance (in part) of 1079.82 feet to **The Principal Place of Beginning of this Survey** and containing 49.208 acres of land, of which, 1.007 acres are within the R/W of said Montgomery Road, leaving 48.201 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 more accurately describe PPN 38-001-00-008-00 as conveyed to Simon J. Sutter and John M. Sutter, recorded in Volume 629, Page 173 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 14th, 2023

