

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 d. - Denotes deed measurement
p. - Denotes plat measurement u. - Denotes used measurement
fd. - Denotes found monument
PPN - Denotes permanent parcel number
C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
L - Denotes lot line R - Denotes property line
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"

GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEY AND
CONSOLIDATION OF LOTS OF
PPN 10-006-00-005-00, PPN
10-006-00-006-00
and PPN 10-006-00-006-01
Knapp Road, LLC

DEEDS OF RECORD:
Volume 795, Page 915 and
Volume 795, Page 728,
first and second parcels

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

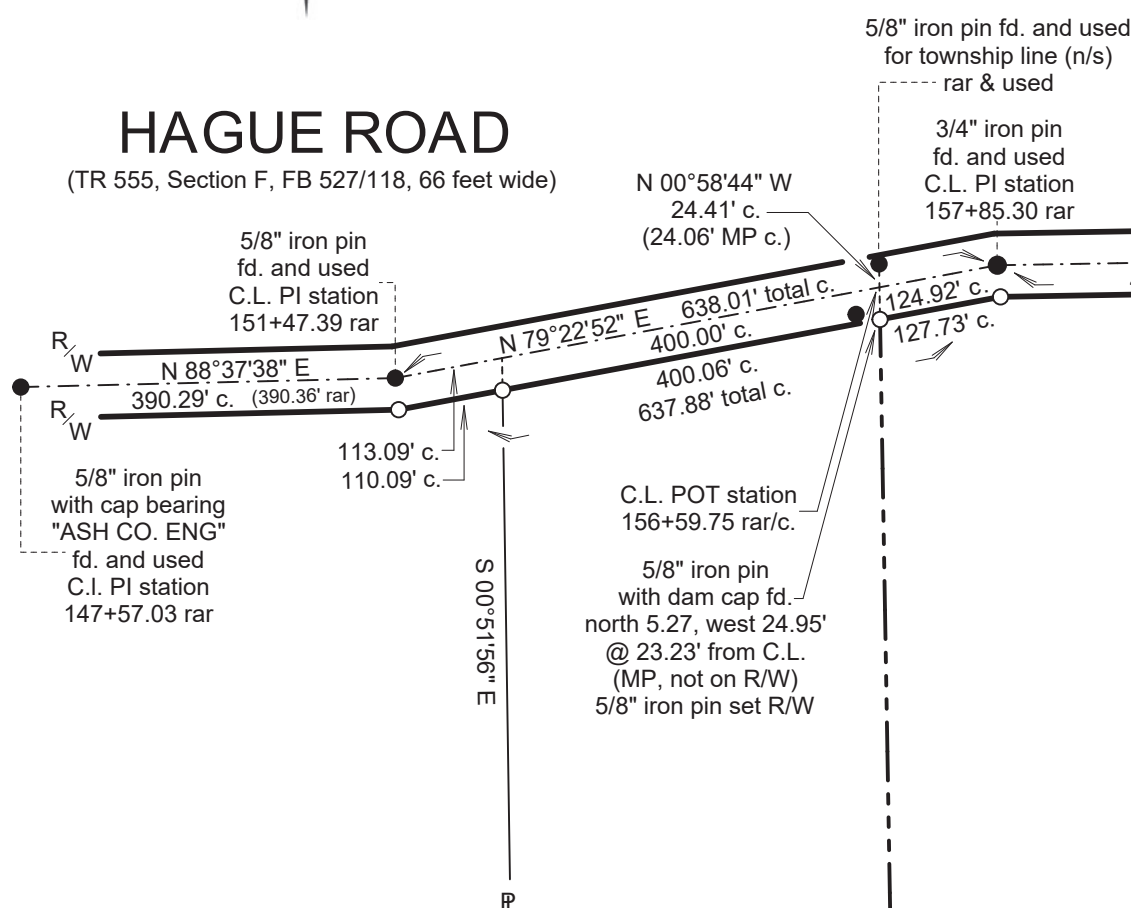
Checked on May 24th, 2023 by RLK

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.

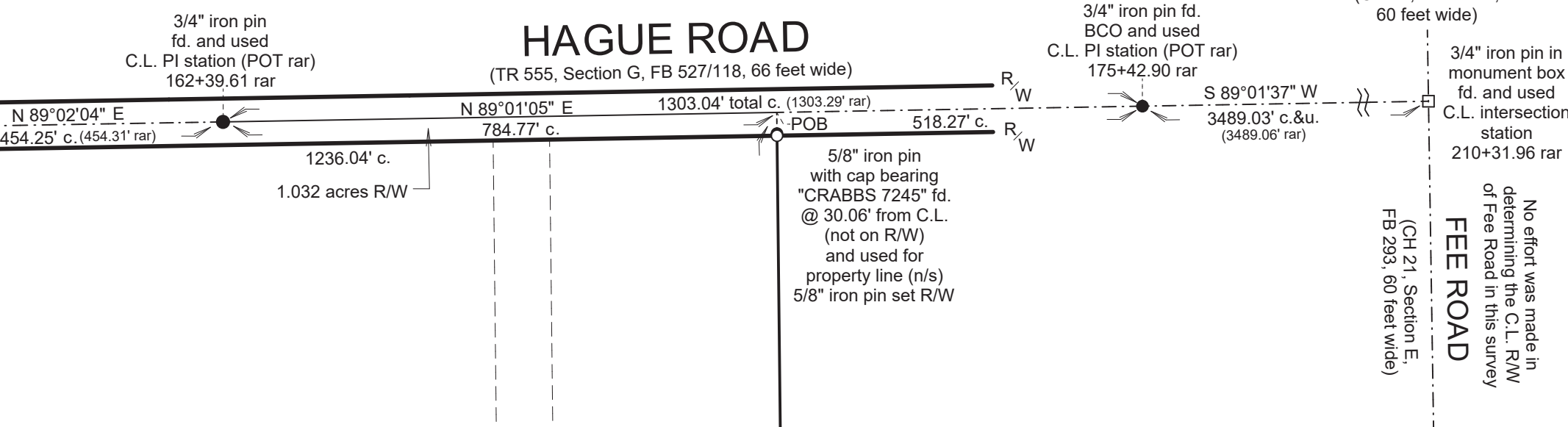
HAGUE ROAD

(TR 555, Section F, FB 527/118, 66 feet wide)



HAGUE ROAD

(TR 555, Section G, FB 527/118, 66 feet wide)



84.809 TOTAL
COMBINED
ACRE PARCEL
83.777 acres exclusive of R/W

REFERENCES

- *The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, 60 feet wide, filed as 0021 (Sec.E-F) Fee .DjVu 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.DjVu 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 B. 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, 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.
- *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.

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

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, 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 13th day of May, 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.

DBK MAP 1288 2023