

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"



MAP OF RESURVEY, LOT  
SPLITS  
AND RESIDUAL OF  
PPN 10-006-00-006-00  
Knapp Road, LLC  
Volume 796, Page 2366

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	June	ONE
Survey for:	Year:	of
Knapp Road Land, LLC	2023	ONE

Checked on June 5th, 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.

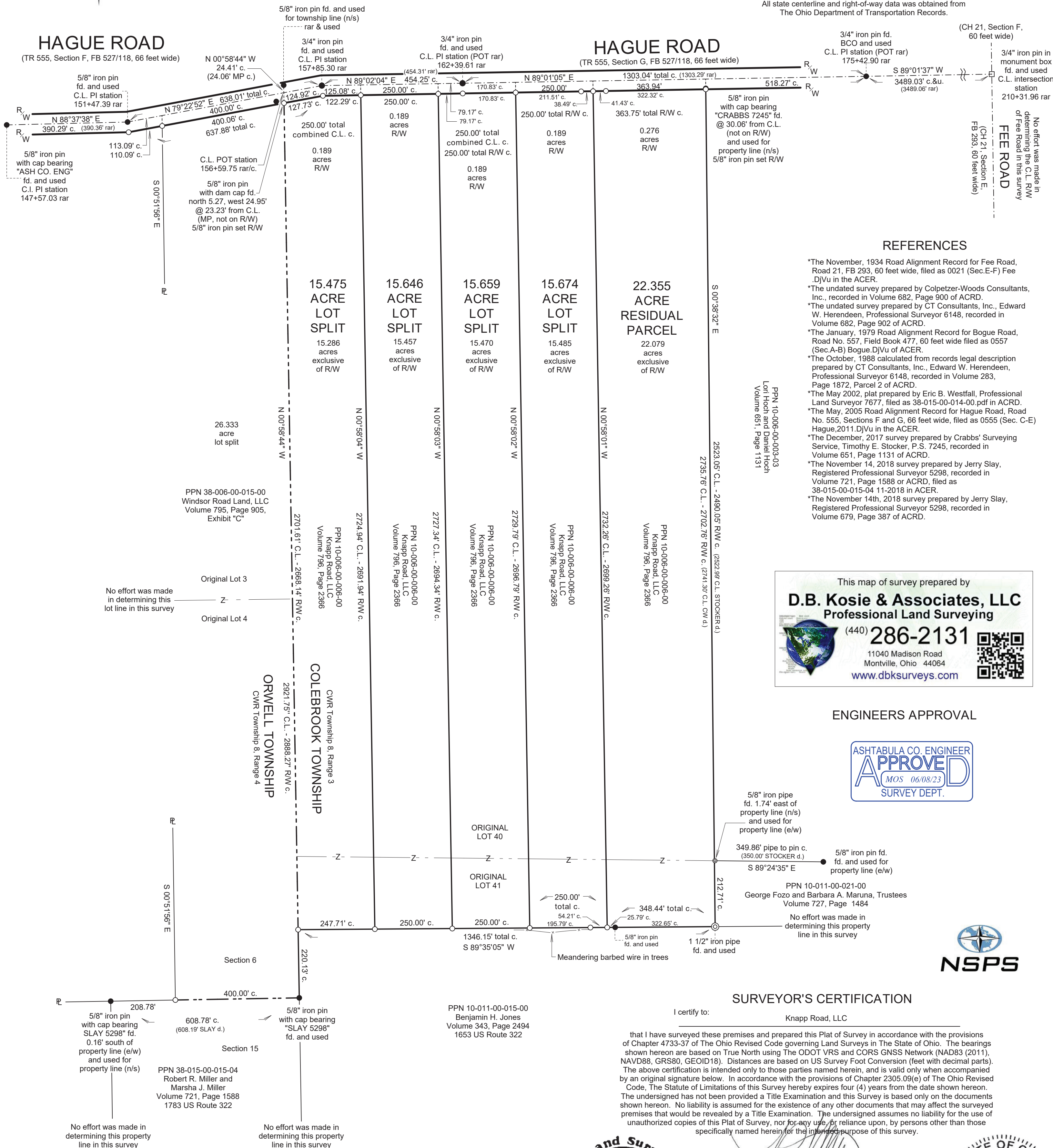
(CH 21, Section F, 60 feet wide)

### HAGUE ROAD

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

### HAGUE ROAD

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



### REFERENCES

- \*The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, 60 feet wide, filed as 0021 (Sec.E-F) Fee D/Vu 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 D/Vu 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 D/Vu 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](http://www.dbksurveys.com)

### ENGINEERS APPROVAL



### SURVEYOR'S CERTIFICATION

I certify to: Knapp Road, 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 5th day of June, 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 1298 2023





## **15.475 ACRE LOT SPLIT**

0.189 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00,  
Knapp Road, LLC, Volume 796, Page 2366 of Ashtabula County Records  
and Deeds (ACRD).

Situated in the 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 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 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, 1303.04 feet to 3/4" iron pin found at an angle point therein.

Thence South 89°02'04" West, continuing along said centerline, 329.17 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°58'04" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 2724.94 feet to a 5/8" iron pin set at the southeasterly 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.

Thence South 89°35'05" West, along said northerly line of Jones' land, 247.71 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 38-006-00-015-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 795,

## 15.475 ACRE LOT SPLIT

Page 905, Exhibit "C" of ACRD, being the southwesterly corner of the parcel herein described.

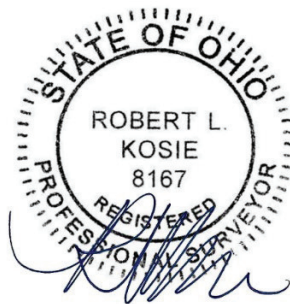
Thence North 00°58'44" West, along said easterly line of the Windsor Road Land, LLC parcel, passing through a 5/8" iron pin set at 2668.14 feet, a total distance of 2701.61 feet to the northeasterly corner thereof, on the centerline of the aforesaid Hague Road, being the northwesterly corner of the parcel herein described.

Thence North 79°22'52" East, along said centerline, a frontage distance (in part) of 124.92 feet 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 125.08 feet to **The Principal Place of Beginning of this Survey** and containing 15.475 acres of land, of which, 0.189 acres are within the R/W of said Hague Road, leaving 15.286 acres of land exclusive of said R/W, surveyed in June 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 a 15.475 acre division of land from PPN 10-006-00-006-00 as conveyed to Knapp Road, LLC, recorded in Volume 796, Page 2366 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

*June 5th, 2023*



## **15.646 ACRE LOT SPLIT**

0.189 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00,  
Knapp Road, LLC, Volume 796, Page 2366 of Ashtabula County Records  
and Deeds (ACRD).

Situated in the 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 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 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, 1303.04 feet to 3/4" iron pin found at an angle point therein.

Thence South 89°02'04" West, continuing along said centerline, 79.17 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°58'03" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 2727.34 feet to a 5/8" iron pin set at the southeasterly 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.

Thence South 89°35'05" West, along said northerly line of Jones' land, 250.00 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described.

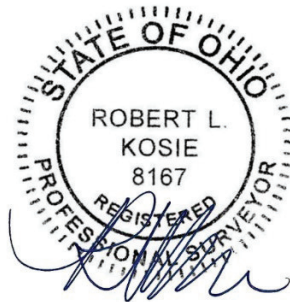
15.646 ACRE LOT SPLIT (continued)

Thence North 00°58'04" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2691.94 feet, a total distance of 2724.94 feet to the northwesterly corner thereof, on the centerline of the aforesaid Hague Road.

Thence North 89°02'04" East, along said centerline, a frontage distance of 250.00 feet to **The Principal Place of Beginning of this Survey** and containing 15.646 acres of land, of which, 0.189 acres are within the R/W of said Hague Road, leaving 15.457 acres of land exclusive of said R/W, surveyed in June 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 a 15.646 acre division of land from PPN 10-006-00-006-00 as conveyed to Knapp Road, LLC, recorded in Volume 796, Page 2366 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

*June 5th, 2023*



## **15.659 ACRE LOT SPLIT**

0.189 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00,  
Knapp Road, LLC, Volume 796, Page 2366 of Ashtabula County Records  
and Deeds (ACRD).

Situated in the 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 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 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, 1132.21 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°58'02" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 2729.79 feet to a 5/8" iron pin set at the southeasterly 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.

Thence South 89°35'05" West, along said northerly line of Jones' land, 250.00 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described.

Thence North 00°58'03" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2694.34 feet, a total distance of 2727.34 feet to



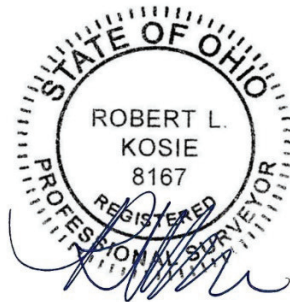
15.659 ACRE LOT SPLIT (continued)

the northwesterly corner thereof, on the centerline of the aforesaid Hague Road. Thence North 89°02'04" East, along said centerline, a frontage distance (in part) of 79.17 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 170.83 feet (having a combined frontage of 250.00 feet) to **The Principal Place of Beginning of this Survey** and containing 15.659 acres of land, of which, 0.189 acres are within the R/W of said Hague Road, leaving 15.470 acres of land exclusive of said R/W, surveyed in June 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 a 15.659 acre division of land from PPN 10-006-00-006-00 as conveyed to Knapp Road, LLC, recorded in Volume 796, Page 2366 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

*June 5th, 2023*



## **15.674 ACRE LOT SPLIT**

0.189 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00, Knapp Road, LLC, Volume 796, Page 2366 of Ashtabula County Records and Deeds (ACRD).

Situated in the 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 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 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, 882.21 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°58'01" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 2732.26 feet to a 5/8" iron pin set at the southeasterly 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.

Thence South 89°35'05" West, along said northerly line of Jones' land, passing through a 5/8" iron pin set at 54.21 feet, a total distance of 250.00 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described.

Thence North 00°58'02" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2696.79 feet, a total distance of 2729.79 feet to



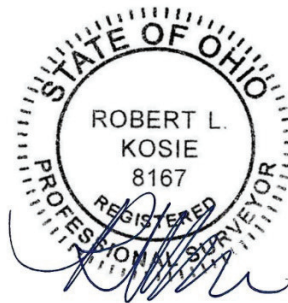
15.674 ACRE LOT SPLIT (continued)

the northwesterly corner thereof, on the centerline of the aforesaid Hague Road.

Thence North 89°01'05" East, along said centerline, a frontage distance of 250.00 feet to **The Principal Place of Beginning of this Survey** and containing 15.674 acres of land, of which, 0.189 acres are within the R/W of said Hague Road, leaving 15.485 acres of land exclusive of said R/W, surveyed in June 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 a 15.674 acre division of land from PPN 10-006-00-006-00 as conveyed to Knapp Road, LLC, recorded in Volume 796, Page 2366 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

*June 5, 2023*



## **22.355 ACRE RESIDUAL PARCEL**

0.276 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 10-006-00-006-00, Knapp Road, LLC, Volume 796, Page 2366 of Ashtabula County Records and Deeds (ACRD).

Situated in the 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 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 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, 518.27 feet to the northwesterly corner of PPN 10-006-00-003-03 as conveyed to Lori Hoch and Daniel Hoch, recorded in Volume 651, Page 1131 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°38'32" East, along the westerly line of said Hoch's land, passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 30.06 feet (not on R/W), a 5/8" iron pin set at 33.00 feet, a total distance of 2735.76 feet to a 1 1/2" iron pipe found 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, passing through a 5/8" iron pin found at 322.65 feet, a total distance of 348.44 feet to a 5/8" iron pin set, being the southwesterly corner of the parcel herein described.

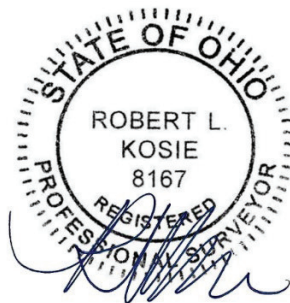
## 22.355 ACRE RESIDUAL PARCEL

Thence North 00°58'01" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 2699.26 feet, a total distance of 2732.26 feet to the northwesterly corner thereof, on the centerline of the aforesaid Hague Road.

Thence North 89°01'05" East, along said centerline, a frontage distance of 363.94 feet to **The Principal Place of Beginning of this Survey** and containing 22.355 acres of land, of which, 0.276 acres are within the R/W of said Hague Road, leaving 22.079 acres of land exclusive of said R/W, surveyed in June 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 a 22.355 acre residual of land remaining in PPN 10-006-00-006-00 as conveyed to Knapp Road, LLC, recorded in Volume 796, Page 2366 of ACRD, after a 15.475 acre lot split, a 15.646 acre lot split, a 15.659 acre lot split and a 15.674 acre lot split 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

*June 5th, 2023*