

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.

PPN 38-001-00-007-01
Adam D. Troyer and
William H. Miller
Volume 786, Page 1667
3884 Montgomery Road
1000.007 C.L. DANIEL.d

(200.00' DANIEL d.)
200.16' c.

N 88°18'02" E

400.07' total pin to pin c.

199.91' c.

5/8" iron pin with damaged cap fd.
0.13' south of property line (e/w) and used for property line (n/s)

5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" fd.

PPN 38-001-00-007-03
Thomas C. Spisak and
Agnes M. Spisak
Volume 117, Page 991

ENGINEER'S APPROVAL

ASHTABULA CO. ENGINEER
APPROVED
MOS 06/21/23
SURVEY DEPT.

SURVEYOR'S CERTIFICATION

I certify to: 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 NAD 83 DATUM and the NAD 83 datum NAD83 (2011), NAVD83, 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 (Ohio) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown herein. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown herein. No liability is assumed for the existence or non-existence of other documents that may affect the title to the land described 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
6th day of June, 2023

DBK MAP 1294 2023



OUPS
"Call Before You Dig"
Ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764

MATCH LINE 'A'

S 89°01'47" W
2766.82' c.
(2767.20' r/r p.)

5/8" iron pin
with cap bearing
"ASH. CO ENG"
fd. and used
C.L. PI station
141+73.18 r/r p.

5/8" iron pin
fd. and used
C.L. PI station
(C.L. POT r/r p.)
169+17.19 r/r p.

MONTGOMERY ROAD
(TR 536, Sections B, 66 feet wide)

GRAND RIVER

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.

PPN 38-010-00-017-01
Daniel J. Hershberger and
Linda N. Hershberger
Volume 767, Page 2652



This map of survey prepared by

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

(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbkosurveys.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 786, Page 1667 in ACRD.

*The March, 2002 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.



5.076 ACRE LOT SPLIT

0.193 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Windsor Road Land, LLC, Volume 794, Page 1264 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, passing through said 5/8" iron reference 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 a damaged cap found at an angle point therein.

Thence South 88°17'18" West, continuing along said centerline, 1238.93 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 02°02'43" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a 5/8" iron pin corner reference set at 876.48 feet, a total distance of 951.48 feet to the southeasterly corner of the parcel herein described and the center of the Grand River as accurately located in April, 2023.

Thence meandering northwesterly and downstream along the center of said river North 55°56'41" West, 77.23 feet to an angle point therein.

Thence North 58°22'43" West, continuing along the center of said river, 142.79 feet to an angle

5.076 ACRE LOT SPLIT (continued)

point therein.

Thence North 72°21'36" West, continuing along the center of said river, 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 southwesterly corner of the parcel herein described.

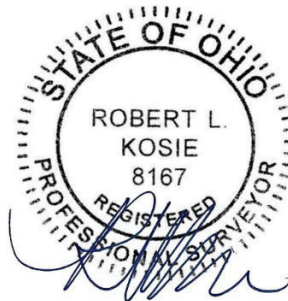
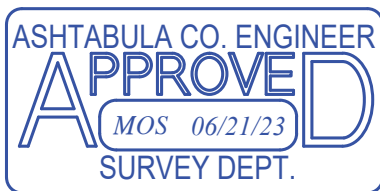
Thence North 02°02'43" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin corner reference set at 50.00 feet, a 5/8" iron pin set at 768.94 feet, passing by a 5/8" iron pin found 0.29 feet east of the property line at 777.81 feet, a total distance of 801.94 feet to the 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, continuing along said centerline, a frontage distance (in part) of 4.91 feet to **The Principal Place of Beginning of this Survey** and containing 5.076 acres of land, of which, 0.193 acres are within the R/W of said Montgomery Road, leaving 4.883 acres of land exclusive of said R/W, having a total frontage of 255.00 feet, 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 divide 5.076 acres of land from PPN 38-001-00-008-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 794, Page 1264 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 16, 2023



5.082 ACRE LOT SPLIT

0.162 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Windsor Road Land, LLC, Volume 794, Page 1264 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 Lot 4, 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, passing through said 5/8" iron reference 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 a damaged cap found at an angle point therein.

Thence South 88°17'18" West, continuing along said centerline, 1023.93 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 02°02'43" 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 1119.72 feet to the southeasterly corner of the parcel herein described and the center of the Grand River as accurately located in April, 2023.

5.082 ACRE LOT SPLIT (continued)

Thence meandering northwesterly and downstream along the center of said river North 36°03'23" West, 30.19 feet to an angle point therein.

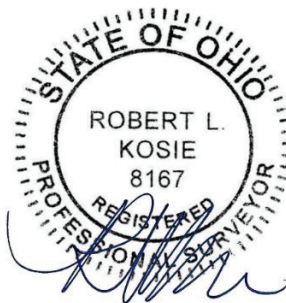
Thence North 55°56'41" West, continuing along the center of said river, 245.19 feet to the southwesterly corner of the parcel herein described.

Thence North 02°02'43" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 75.00 feet and a 5/8" iron pin set at 918.48 feet, a total distance of 951.48 feet to the northwesterly corner thereof, on the centerline of the aforesaid Montgomery Road, witnessed by a 5/8" iron pin with cap bearing "ASH CO ENGR" found at an angle point therein, South 88°17'18" West, 4.91 feet therefrom.

Thence North 88°17'18" East, along said centerline, a frontage distance of 215.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.082 acres of land, of which, 0.162 acres are within the R/W of said Montgomery Road, leaving 4.920 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 divide 5.082 acres of land from PPN 38-001-00-008-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 794, Page 1264 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 16, 2023



5.481 ACRE LOT SPLIT

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Windsor Road Land, LLC, Volume 794, Page 1264 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 Lot 4, 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, passing through said 5/8" iron reference 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 a damaged cap found at an angle point therein.

Thence South 88°17'18" West, continuing along said centerline, 823.93 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 02°02'43" 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 1089.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 23°09'16" West, along the southeasterly line of the parcel herein described,

5.481 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin corner reference set at 137.23 feet, a total distance of 212.23 feet to an angle point in the center of the Grand River as accurately located in April, 2023, being the southeasterly corner of the parcel herein described.

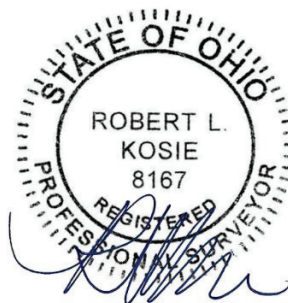
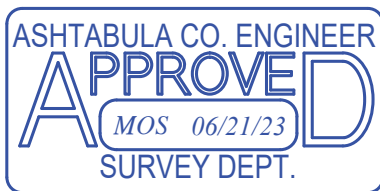
Thence meandering northwesterly and downstream along the center of said river, North 36°03'23" West, 196.00 feet to the southwesterly corner of the parcel herein described.

Thence North 02°02'43" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 100.00 feet and a 5/8" iron pin set at 1086.72 feet, a total distance of 1119.72 feet to the northwesterly corner thereof, on the centerline of the aforesaid Montgomery Road.

Thence North 88°17'18" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.481 acres of land, of which, 0.152 acres are within the R/W of said Montgomery Road, leaving 5.329 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 divide 5.481 acres of land from PPN 38-001-00-008-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 794, Page 1264 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 16, 2023



6.711 ACRE LOT SPLIT

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Windsor Road Land, LLC, Volume 794, Page 1264 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 Lot 4, 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, passing through said 5/8" iron reference 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 a damaged cap found at an angle point therein.

Thence South 88°17'18" West, continuing along said centerline, 623.93 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 02°02'43" 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 1089.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 19°27'33" West, along the southeasterly line of the parcel herein described,

6.711 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin corner reference set at 477.31 feet, a total distance of 552.31 feet to the center of the Grand River as accurately located in April, 2023, being the southeasterly corner of the parcel herein described.

Thence meandering northwesterly and downstream along the center of said river, North 17°16'07" West, 334.74 feet to an angle point therein, being the southwesterly corner of the parcel herein described.

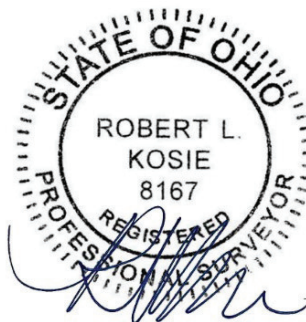
Thence North 23°09'16" East, along the northwesterly corner of the parcel herein described, passing through a 5/8" iron pin corner reference set at 75.00 feet, a total distance of 212.23 feet to a 5/8" iron pin set at an angle point therein.

Thence North 02°02'43" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1056.00 feet, a total distance of 1089.00 feet to the northwesterly corner thereof, on the centerline of the aforesaid Montgomery Road.

Thence North 88°17'18" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 6.711 acres of land, of which, 0.152 acres are within the R/W of said Montgomery Road, leaving 6.559 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 divide 6.711 acres of land from PPN 38-001-00-008-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 794, Page 1264 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 16, 2023



26.857 ACRE RESIDUAL PARCEL

0.348 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Windsor Road Land, LLC, Volume 794, Page 1264 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 Lot 4, 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, passing through said 5/8" iron reference 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 a 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

26.857 ACRE RESIDUAL 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, passing through 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 and 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 said Grand River and along the northeasterly side of Hershberger's land, the following nine (9) 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; and
- 9.) North 04°00'23" East, 250.85 feet to an angle point therein and a northwesterly corner of the parcel herein described.

Thence North 19°27'33" East, along a northwesterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 75.00 feet, a total distance of 552.31 feet to a 5/8" iron pin set and an angle point therein.

Thence North 02°02'43" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1056.00 feet, a total distance of 1089.00 feet to the northwesterly corner thereof, on the centerline of the aforesaid Montgomery Road.

26.857 ACRE RESIDUAL PARCEL (continued)

Thence North 88°17'18" East, along said centerline, a frontage distance of 459.91 feet to **The Principal Place of Beginning of this Survey** and containing 26.857 acres of land, of which, 0.348 acres are within the R/W of said Montgomery Road, leaving 26.509 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 the residual of land remaining in PPN 38-001-00-008-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 794, Page 1264 of ACRD, after a 5.076 acre division, a 5.082 acre division, a 5.481 acre division, and a 6.711 acre division 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 16, 2023