



56.548 COMBINED ACRE PARCEL

0.722 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 27-004-00-003-00 and PPN 27-004-00-004-00, Windsor Road Land, LLC, Volume 796, Page 504, Parcels 1 and 2 of Ashtabula County Records and Deeds (ACRD). 4051 Brydle Road.

Situated in the Township of Kingsville, County of Ashtabula and State of Ohio and known as being part of Original Lot 7 within said Township and Township 13N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Brydle Road (Township Road 432, Field Book 378, 60 feet wide) and State Route 84 (State Highway 476, R/W varies), referenced by a 3/4" iron pin in a clay crock found at a point of angular intersection (PI, vertex) on the centerline of said State Route 84, South 52°11'42" East, 3265.34 feet therefrom.

Thence North 89°35'03" East, along the centerline of said Brydle Road, 1431.82 feet to the southeasterly corner of PPN 27-004-00-002-00 as conveyed to Paul C. Miller and Neoma Y. Miller, recorded in Volume 611, Page 2085, Parcel 1 of ACRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 05°45'37" West, along the easterly line of said Miller's land, passing through a 5/8" iron pin set at 30.13 feet, a 3/4" iron pipe found at 30.93 feet, a total distance of 2628.79 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 27-005-00-011-00 as conveyed to Amy Calladine, recorded in Volume 612, Page 926 of ACRD, being the northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin found South 89°41'22" West, 3419.98 feet therefrom.

Thence North 89°41'22" East, along said southerly line of Calladine's land, 974.04 feet to a 5/8" iron pin set at a northwesterly corner of PPN 27-003-00-013-00 as conveyed to G. Fredrick Pierce-Ruhland and Rebecca M. Pierce-Ruhland, recorded in Volume 61, Page 2228 of ACRD, being a northeasterly corner of the parcel herein described and referenced by a 1" iron pipe found North 89°41'22" East, 1528.35 feet therefrom.

Thence South 01°09'12" East, along a westerly line of the said Pierce-Ruhland parcel,

56.548 COMBINED ACRE PARCEL (combined)

passing by a 3/4" iron threaded rod found 0.22 feet west of the property line at 1290.16 feet and a 3/4" iron bolt in a 1" iron pipe found at 1551.07 feet, a total distance of 1936.81 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 89°15'36" East, along a southerly line of the said Pierce-Ruhland parcel, passing through a 1/2" iron pipe in 1" iron pipe found at 11.01 feet, a total distance of 277.42 feet to a 1/2" iron pipe in a 3/4" iron pipe found at a northeasterly corner of the parcel herein described.

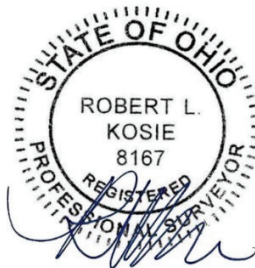
Thence South 01°46'31" East, along a westerly line of the said Pierce-Ruhland parcel, passing by a 1/2" iron pipe found 0.36 feet east of property line at 396.05 feet, passing through a 1" iron pipe found at 649.49 feet and a 5/8" iron pin set at 650.68 feet, a total distance of 680.68 feet to a southwesterly corner thereof, on the centerline of the aforesaid Brydle Road, being the southeasterly corner of the parcel herein described.

Thence South 89°35'03" West, along said centerline, a frontage distance of 1047.68 feet to **The Principal Place of Beginning of this Survey** and containing 56.548 acres of land, of which, 0.722 acres are within the R/W of said Brydle Road, leaving 55.826 acres of land exclusive of said R/W, surveyed in July 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 accurately describe and combine PPN 27-004-00-003-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 796, Page 504, Parcel 1 together with PPN 27-004-00-004-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 796, Page 504, Parcel 2 of ACRD. Known as being 4051 Brydle Road.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

July 6th, 2023