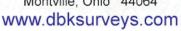
Township of Kingsville, County June MAP OF RESURVEY AND CONSOLIDATION OF of Ashtabula and State of Ohio ONE and known as being part of PPN 27-004-00-003-00 and PPN 27-004-00-004-00 Original Lot 7 within said Township and Township 13N, Range 2W in the ONE 2023 Windsor Road Land, LLC Connecticut Western Reserve. Survey for: Windsor Road Land, LLC 4051 Brydle Road Checked on July 6th, 2023 by RLK DEED OF RECORD: Volume 796, Page 504, Parcels 1 and 2 No effort was made in No effort was made in No effort was made in determining this lot line or this determining this property line determining this lot line property line in this survey in this survey in this survey PPN 27-005-00-011-00 Amy Calladine 1" iron pin fd. Volume 612, Page 926 5/8" iron pin Original Lot 8 Original Lot 5 2.94' south of with damaged cap N 22°24'27" W property line (e/w) 5922.37' total lot corner to lot corner c. N 89°41'22" E 40.80' c. and used for 1" iron pipe Original Lot 8 property line (n/s) Original Lot 17 fd. and used No effort was made in 830.00' d.&u. N 89°41'22" E determining this lot line 1528.35' total c. N 89°41'22" E 974.04' c. 3419.98' c. in this survey S 89°41'22" W (about 957.00' d.) 5/8" iron pin fd. and used Original Lot 7 Original Lot 6 Original Lot 7 No effort was made in No effort was made in determining this lot line determining this lot line in this survey property line in this survey TRUE NORTH (Geodetic North ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 100 75 50 25 0 100 GRAPHIC SCALE: 1 inch equals 100 feet 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 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 Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) ել-Denotes lot line

P-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" 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 "Road Alignment Record" BASIS OF RESEARCH AND RECORDS SH - Denotes "State Highway" —×——×—Denotes existing barbed wire fence found 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. **56.548 COMBINED** PPN 27-003-00-013-00 **ACRE PARCEL** PPN 27-004-00-002-00 G. Fredrick Pierce-Ruhland and Paul C. Miller and 3/4" iron threaded rod Rebecca M. Pierce-Ruhland Neoma Y. Miller fd. 0.22' west of 55.826 acres exclusive of R/W Volume 61, Page 2228 Volume 611, Page 2085, property line (n/s) 4153 Brydle Road Parcel 1 PPN 27-004-00-003-00 Windsor Road Land, LLC Volume 796, Page 504, Parcel 1 4051 Brydle Road 3/4" iron bolt in 1" iron pipe ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1–800–362–2764 fd. and used for property line (n/s) (1551.07' from northeast corner) — 11.01' с. NSPS 1/2" iron pipe in 1" iron pipe fd. north 0.14', east 11.01', N 89°15'36" E, 11.01' c., This map of survey prepared by and used for property line (e/w) 1/2" iron pipe in D.B. Kosie & Associates, LLC 5/8" iron pin set 3/4" iron pipe fd. and used **Professional Land Surveying** N 89°15'36" E 277.42' total c. 11040 Madison Road Montville, Ohio 44064 www.dbksurveys.com This parcel had no record bearings PPN 27-004-00-004-00 Windsor Road Land, LLC Volume 796, Page 504, Parcel 2 1/2" iron pipe fd. No effort was made in determining 0.36' east of the R/W of State Route 84 property line (n/s) in this survey No effort was made in 3/4" iron pin fd. BCO determining this lot line @ 44.90' from C.L. property line in this survey --(MP, not on R/W) C.L. station 73+50, 3/4" iron pin 45' Rt. SHARP p. fd. BCO @ 59.90' from C.L. (MP, not on R/W) S 87°08'40" E C.L. station 75+00. 182.93' c. 1" iron pipe fd. @ 31.19' from C.L. 60' Lt. SHARP p. 3/4" iron pipe fd. "SLAY 5298" fd. 78.37' c. 📉 104.56' c. @ 30.93' from C.L. @ 31.70' from C.L. (31.18' MP, not on R/W) 3/4" iron pin in (30.79' MP, not on R/W (MP, not on R/W) and used for 1" iron pipe fd. and used for and used for 0.722 acres R/W @ 32.08' from C.L property line (n/s) property line (nw/se) property line (n/s) 5/8" iron pin set R/W (MP, not on R/W) 411.46' c. 5/8" iron pin set R/W 1049.77' c. RR spike C.L. POT intersection POB-1047.68' c. 1431.82' c. station 76+08, 4324.28' total c. S 89°35'03" W SHARP p. **BRYDLE ROAD** 179°-25'-30" c. (0°-34'-30" Def. Lt. rar and used) (TR 432, FB 378, 60 feet wide) 5/8" iron pin fd. and used N 89°40'53" E N 89°00'33" E 1582.42' c. N 89°35'03" E **ENGINEER'S APPROVAL** 5/8" iron pin (1582.55' rar) fd. and used ASHTABULA CO. ENGINEER C.L. PI station 43+27.85 rar MOS 07/11/2. SURVEYOR'S CERTIFICATION **SURVEY DEPT** 3/4" iron pin in Windsor Road Land, LLC clay crock REFERENCES fd. and used 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 C.L. PI station LE OF OX 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, *The 1937 Road Alignment Record for Brydle Road, Road 432, Field Book 378, 108+72.29 SHARP p. and Sun GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named 60 feet wide prepared by the Office of Co. Engr. Ashtabula, Ohio, filed as 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, 0432 Brydle. DjVu in the ACER. 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 *The October 10th, 2002 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded as Volume 225, Page 1429 of ACRD. ROBERT L 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. *The July, 2017 survey prepared by Charles E. Sharp, Ohio Professional KOSIE Surveyor 7510, recorded as Volume 643, Page 2664 and Volume 711, 8167 Page 937 of ACRD *The 2017 survey prepared by Charles E. Sharp, Registered Professional Surveyor 7510, filed as 27-004-00-026-00.pdf in the ACER. *The November 15th, 2021 survey prepared by Robert L. Rabell, Professional Robert L. Kosie, P.S., Registered Professional Land Surveyor 8167 Land Surveyor 7306, Rabell Surveying and Engineering, a Division of LSSE., recorded as Volume 767, Page 2497 of ACRD Signed and sealed on this 26th day of June, 2023 For any conflict resulting from electronic certifications DBK MAP 1297 2023 please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

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

(440) 286-2131

11040 Madison Road Montville, Ohio 44064





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