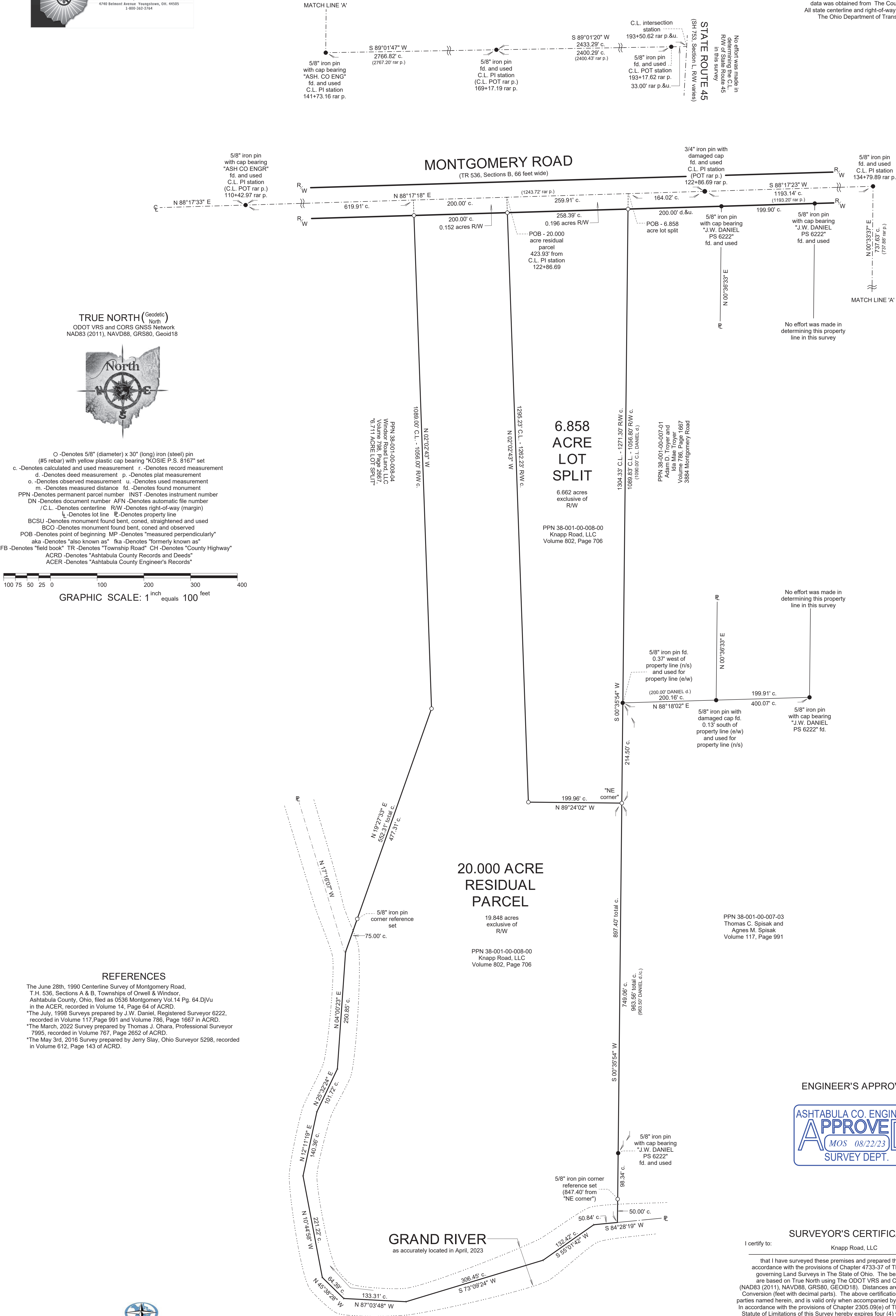


MAP OF LOT SPLIT AND RESIDUAL OF
PPN 38-001-00-008-00
Knapp Road, LLC
DEED OF RECORD:
Volume 802, Page 706



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.



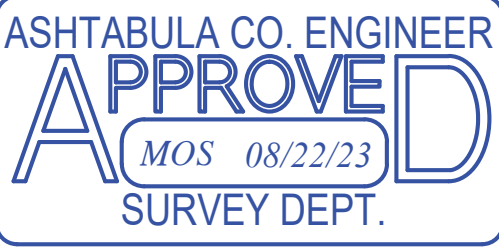
TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GR580, Geoid18

Legend:
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
o - Denotes observed measurement
m - Denotes measured distance
PPN - Denotes permanent parcel number
DN - Denotes document number
/C.L. - Denotes centerline
l - Denotes lot line
BCSU - Denotes monument found bent, coned, straightened and used
BCO - Denotes monument found bent, coned and observed
POB - Denotes point of beginning
aka - Denotes "also 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"

GRAPHIC SCALE: 1 inch equals 100 feet

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.D/Vu 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, 2022 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.

ENGINEER'S 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, GR580, 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
21st day of July, 2023





6.858 ACRE LOT SPLIT

0.196 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Knapp Road, LLC, Volume 802, Page 706 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 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

6.858 ACRE LOT SPLIT (continued)

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, a total distance of 1304.33 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

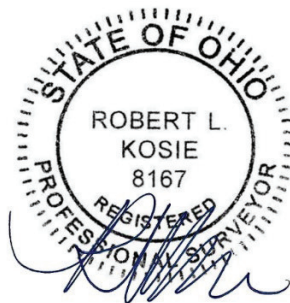
Thence North 89°24'02" West, along the southerly line of the parcel herein described, 199.96 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 02°02'43" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1262.23 feet a total distance of 1295.23 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 259.91 feet to **The Principal Place of Beginning of this Survey** and containing 6.858 acres of land, of which, 0.196 acres are within the R/W of said Montgomery Road, leaving 6.662 acres of land exclusive of said R/W, surveyed in August 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 6.858 acres of land from the northeasterly corner of PPN 38-001-00-008-00 as conveyed to Knapp Road, LLC, recorded in Volume 802, Page 706 of Ashtabula County Records and Deeds 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

July 22nd, 2023



20.000 ACRE RESIDUAL PARCEL

0.152 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-001-00-008-00, Knapp Road, LLC, Volume 802, Page 706 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

20.000 ACRE RESIDUAL PARCEL (continued)

Ida Mae Troyer, recorded in Volume 786, Page 1667 of ACRD.

Thence South 88°17'18" West, continuing along said centerline, 259.91 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being South 88°17'18" West, 423.93 feet from said angle point.

Thence South 02°02'43" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 1295.23 feet to a 5/8" iron pin set.

Thence South 89°24'02" East, along a northerly line of the parcel herein described, 199.96 feet to a 5/8" iron pin set at a northeasterly corner thereof, on 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.

Thence South 00°35'54" West, along said westerly line of Spisak's land, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 749.06 feet and a 5/8" iron pin corner reference set at 847.40 feet, a total distance of 897.40 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 at a southeasterly corner of PPN 38-001-00-008-04 as conveyed to Windsor Road Land, LLC, recorded in Volume 798, Page 2667, "6.711 ACRE LOT

20.000 ACRE RESIDUAL PARCEL (continued)

SPLIT" of ACRD, being a northwesterly corner of the parcel herein described.

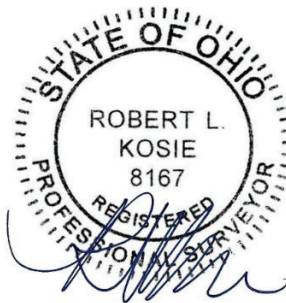
Thence North 19°27'33" East, along a southeasterly corner of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin corner reference set at 75.00 feet, a total distance of 552.31 feet to a 5/8" iron pin set and an angle point therein at a southeasterly corner thereof.

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

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 20.000 acres of land, of which, 0.152 acres are within the R/W of said Montgomery Road, leaving 19.849 acres of land exclusive of said R/W, surveyed in August 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 Knapp Road, LLC, recorded in Volume 802, Page 706 of Ashtabula County Records and Deeds ACRD, after a 6.868 acre division of land from the northeasterly corner thereof.

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

July 22nd, 2023