

MAP OF RESURVEY AND CONSOLIDATION OF  
PPN 36-003-00-017-00, PPN 62-003-00-008-00,  
PPN 46-023-00-008-00 and PPN 62-003-00-018-00  
**Dawsey Land, LLC**

DEED OF RECORD:  
Volume 802, Page 1596, Parcels One, Two, Three,  
Four and Five, Tract One and Tract Two

Situated in The	Month:	Page:
County of Ashtabula, State of Ohio and known as being part of Original Lot 3 in New Lyme Township, Original Lot 45 in Rome Township and Township 9N, Ranges 3W and 4W in the Connecticut Western Reserve.	September	ONE
Survey for:	Year:	of
Dawsey Land, LLC	2023	ONE

Checked on 9-18-2023 by MBL, RLK

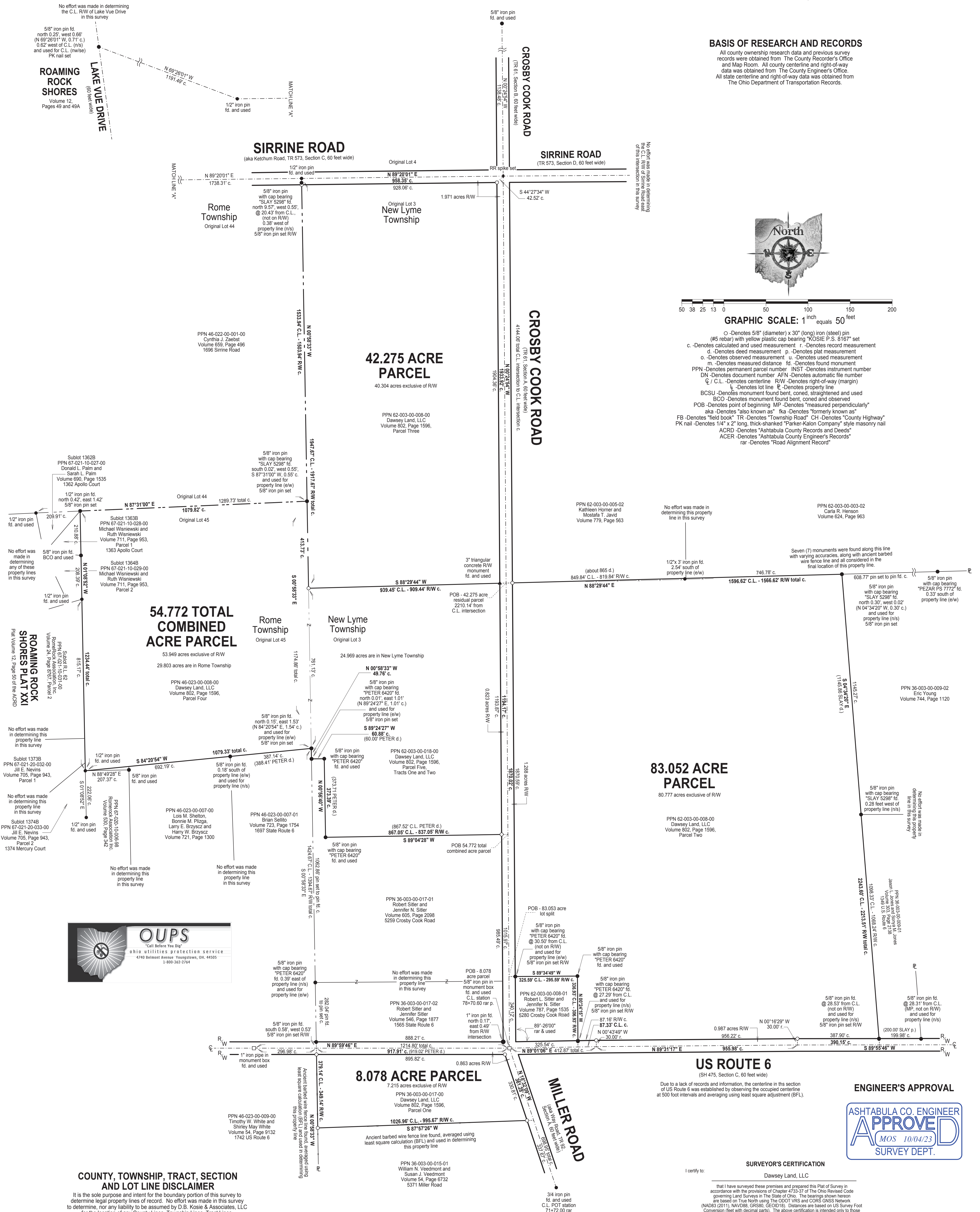
**BASIS OF RESEARCH AND RECORDS**

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.



**GRAPHIC SCALE:** 1 inch equals 50 feet

○ - 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 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  
Q / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)  
L. - Denotes lot line R. - Denotes property line  
BCSU - Denotes monument found bent, coned, straightened and used  
BCO - Denotes monument found bent, coned and used  
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"  
PK nail - Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail  
ACRD - Denotes "Ashtabula County Records and Deeds"  
ACER - Denotes "Ashtabula County Engineer's Records"  
rar - Denotes "Road Alignment Record"



**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 herein.



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

**REFERENCES**

- \*The 1940 ROAD ALIGNMENT RECORD for Miller Road (T.R. 92, SEC. A, 60' WIDE) filed as 0092 (Sec.A) Miller.D/Vu in ACRD
- \*The October 1969, plat prepared by Hedrick, Cox, Dancull and Associates, filed as VOL12PG045A, ROAMING ROCK SHORES PLAT XVIII.D/Vu in ACRD.
- \*The June 1970, plat prepared by Hedrick, Cox, Dancull and Associates, filed as VOL12PG049A, ROAMING ROCK SHORES PLAT XX.D/Vu in ACRD.
- \*The October, 1995 survey prepared by Bernard D. Westfall, Professional Surveyor 6634, recorded as Volume 52, Page 4691 of ACRD.
- \*The August 28, 2003 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 303, Page 2138 of ACRD.
- \*The December 2005, surveys prepared by Timothy E. Stocker, Professional Surveyor 7245, Crabbs Surveying Order 3863, recorded in Volume 667, Page 1706, Volume 675, Page 818 and Volume 619, Page 2141 of ACRD.
- \*The May 2009, survey prepared by James M. Peter, Ohio Registration 6420, recorded in Volume 787, Page 1535 of ACRD.
- \*The January 21, 2018 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 659, Page 496 of ACRD.
- \*The October, 2012 survey prepared by Timothy E. Stocker, Professional Surveyor 7245, Crabbs Surveying Order 5515, recorded in Volume 530, Page 342 of ACRD
- \*The June, 2015 survey prepared by C.H. McGuire, Professional Surveyor 7770, recorded in Volume 639, Page 2187 of ACRD.
- \*The September, 2020 survey prepared by James M. Peter, Registered Surveyor 6420, recorded in Volume 723, Page 1754 of ACRD.
- \*The December 2020, survey prepared by James A. Pezar, Professional Surveyor 7772 recorded in Volume 752, Page 13 of ACRD.
- \*The May 18, 2021 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 744, Page 1120 of ACRD.

I certify to:

**SURVEYOR'S CERTIFICATION**

Dawsey Land, LLC

I 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 herein are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID19). 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 the 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 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  
Registered Professional  
Land Surveyor 8167

Signed and sealed on this  
3rd day of May, 2023



**ENGINEER'S APPROVAL**



**DBK MAP 1311 2023**



### **8.078 ACRE PARCEL**

0.863 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 36-003-00-017-00, Dawsey Land, LLC, Volume 802, Page 1596, Parcel One of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of New Lyme, County of Ashtabula and State of Ohio and known as being part of Original Lot 3 within said Township and Township 9N, Ranges 3W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 5/8" iron pin in a monument box found at the centerline intersection of US Route 6 (SH 475, Section C, 60 feet wide), Crosby Cook Road (TR 61, Section A, 60 feet wide) and Miller Road (aka Way Road, TR 92, Section A, 60 feet wide). Said point being located North 18°32'09" West, 698.95 feet from a 3/4 iron pin found at an angle point on the centerline of said Miller Road, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 18°32'09" East, along the centerline of said Miller Road, a distance of 361.28 feet to the northeasterly corner of PPN 36-003-00-015-01 as conveyed to William N. Veedmont and Susan J. Veedmont, recorded in Volume 54, Page 6732 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 87°57'26" West, along the northerly line of said Veedmont's land, passing through a 5/8" iron pin set at 31.29 feet, a total distance of 1026.96 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 46-023-00-009-00 as conveyed to Timothy W. White and Shirley May White, recorded in Volume 54, Page 9132 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°58'33" West, along said easterly line of White's land, passing through a 5/8" iron pin set at 349.14 feet, a total distance of 379.14 feet to the

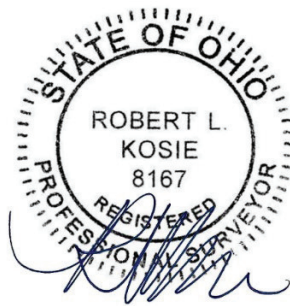
8.078 ACRE PARCEL (continued)

northeasterly corner thereof, on the centerline of the aforesaid US Route 6, being the northwesterly corner of the parcel herein described.

Thence North 89°59'46" East, along said centerline, a distance of 917.91 to **The Principal Place of Beginning of this Survey** and containing 8.078 acres of land, of which, 0.863 acres are within the R/W of said US Route 6 and Miller Road Road, leaving 7.215 acres of land exclusive of said R/W, surveyed in October 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.

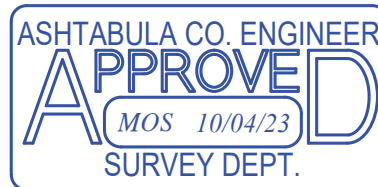
The intent of this survey is to more accurately describe PPN 36-003-00-017-00 as conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel One of ACRD.

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

September 22<sup>nd</sup>,  
2023





## **42.275 ACRE PARCEL**

1.971 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 62-003-00-008-00 (in part), Dawsey Land, LLC, Volume 802, Page 1596, Parcel Three of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of New Lyme, County of Ashtabula and State of Ohio and known as being part of Original Lot 3 within said Township and Township 9N, Ranges 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of US Route 6 (SH 475, Section C, 60 feet wide), Crosby Cook Road (TR 61, Section A, 60 feet wide) and Miller Road (aka Way Road, TR 92, Section A, 60 feet wide). Said point being located North 18°32'09" West, 698.95 feet from a 3/4 iron pin found at an angle point on the centerline of said Miller Road.

Thence North 00°24'54" West, along the centerline of said Crosby Cook Road, 2210.14 feet to the northeasterly corner of PPN 62-003-00-018-00, now or formerly conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Five, Tracts One and Two of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°29'44" West, along the northerly line of the said Dawsey Land, LLC parcel, passing through a 3" triangular concrete R/W monument found at 30.01 feet, a total distance of 939.45 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 46-023-00-008-00, now or formerly conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Four of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°58'33" West, along said easterly line of the Dawsey Land, LLC parcel, along the easterly line of PPN 46-022-00-001-00 as conveyed to Cynthia J. Zaebst, recorded in Volume 659, Page 496 of ACRD, passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.55 feet west of the property line at 413.73 feet, a 5/8" iron pin set at 1917.67 feet, passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.38 feet west of the property line at 1927.24 feet, a total distance of 1947.67 feet to the

42.275 ACRE PARCEL (continued)

northeasterly corner thereof, on the centerline of Serrine Road (aka Ketchum Road, TR 573, Section C, 60 feet wide), being the northwesterly corner of the parcel herein described.

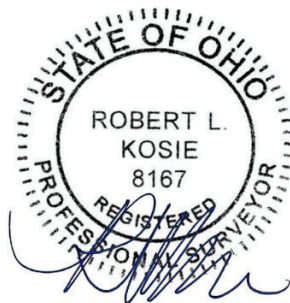
Thence North 89°20'01" East, along said centerline, 958.35 feet to a railroad spike set at the centerline intersection of Serrine Road and the aforesaid Crosby Cook Road, being the northeasterly corner of the parcel herein described, referenced by a 5/8" iron pin found on the centerline of said Crosby Cook Road, North 00°24'54" West, 1138.48 feet therefrom and witnessed by a 5/8" iron pin set at the R/W intersection of Said Serrine Road and Crosby Cook Road, South 44°27'34" West, 42.52 feet therefrom.

Thence South 00°24'54" East, along the centerline of said Crosby Cook Road, 1933.92 feet to **The Principal Place of Beginning of this Survey** and containing 42.275 acres of land, of which, 1.971 acres are within the R/W of said Crosby Cook Road, 0.987 acres are within the R/W of said US Route 6, leaving 40.304 acres of land exclusive of said R/W, surveyed in October 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 more accurately describe PPN 62-003-00-008-00 (in part) as conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Three 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".

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



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

September 22<sup>nd</sup>,  
2023





## **54.772 TOTAL COMBINED ACRE PARCEL**

0.823 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) PPN 46-023-00-008-00, Dawsey Land, LLC, Volume 802, Page 1596, Parcel Four and PPN 62-003-00-018-00, Dawsey Land, LLC, Volume 802, Page 1596, Parcel Five, Tracts One and Two of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula and State of Ohio and known as being part of Original Lot 3 within New Lyme Township, Original Lot 45 in Rome Township and Township 9N, Ranges 3W and 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of US Route 6 (SH 475, Section C, 60 feet wide), Crosby Cook Road (TR 61, Section A, 60 feet wide) and Miller Road (aka Way Road, TR 92, Section A, 60 feet wide). Said point being located North 18°32'09" West, 698.95 feet from a 3/4 iron pin found at an angle point on the centerline of said Miller Road.

Thence North 00°24'54" West, along the centerline of said Crosby Cook Road, 1015.97 feet to a northeasterly corner of PPN 36-003-00-017-01 as conveyed to Robert Sitler and Jennifer N. Sitler, recorded in Volume 605, Page 2098 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°04'28" West, along a northerly line of said Sitler's land, Passing through a 5/8" iron pin set at 30.00 feet, a total distance of 867.05 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at a southwesterly corner of the parcel herein described.

Thence North 00°56'40" West, along an easterly line of said Sitler's land, 373.39 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at a northeasterly corner thereof.

Thence South 89°24'27" West, along a northerly line of said Sitler's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 59.87 feet, a total distance of 60.88 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 46-023-00-007-01 as conveyed to Brian Sellito, recorded in Volume 723, Page 1754 of ACRD, being a southwesterly corner of the parcel herein described.

54.772 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 00°58'33" West, along said easterly line of Sellito's land, 49.76 feet to a 5/8" iron pin set, being the northeasterly corner thereof, referenced by a 5/8" iron pin found north 0.15 feet and east 1.53 feet (North 84°20'54" East, 1.54 feet), therefrom.

Thence South 84°20'54" West, along the northerly line of said Sellito's land, along the northerly line of PPN 46-023-00-007-00 as conveyed to Lois M. Shelton, Bonnie M. Plizga, Larry E. Brzyszc and Harry W. Brzyszc, recorded in Volume 721, Page 1300 and the northerly line of PPN 67-020-10-006-98 as conveyed to Romerock Association Inc., recorded in Volume 530, Page 342 of ACRD, passing by a 5/8" iron pin found 0.18 feet south of the property line at 387.14 feet, a total distance of 1079.33 feet to a 1/2" iron pin found at a northwesterly corner thereof, on the easterly line of PPN 67-021-20-033-00 as conveyed to Jill E. Nevins, recorded in Volume 705, Page 943, Parcel 2, being the easterly line of subplot 1374B as shown on the Roaming Rock Shores Plat XXI, recorded in plat Volume 12, Page 50 of ACRD and a southwesterly corner of the parcel herein described.

Thence North 01°08'52" West, along the easterly line of said Nevins' land and said subplot, along the easterly lines of the following parcels of land: PPN 67-021-20-032-00 as conveyed to Jill E. Nevins, recorded in Volume 705, Page 943, Parcel 1, PPN 67-021-10-031-00 as conveyed to RomeRock Association, Inc., recorded in Volume 24, Page 8767, Parcel 2, PPN 67-021-10-029-00 as conveyed to Michael Wisniewski and Ruth Wisniewski, recorded in Volume 711, Page 953, Parcel 2 and PPN 67-021-10-028-00 as conveyed to Michael Wisniewski and Ruth Wisniewski, recorded in Volume 711, Page 953, Parcel 1 of ACRD, being the easterly lines of sublots 1373B, R.L. 62, 1364B and 1363B as shown on said Roaming Rock Shores Plat XXI, passing through a 1/2" iron pin found at 815.17 feet, a 5/8" iron pin found bent, coned and observed at 1023.56 feet, a total distance of 1234.44 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 46-022-00-001-00 as conveyed to Cynthia J. Zaebst, recorded in Volume 659, Page 496 of ACRD, also being the northwesterly corner of the parcel herein described, witnessed by a 1/2" iron pin found north 0.42 feet and east 1.42 feet therefrom.

Thence North 87°31'00" East, along said southerly line of Zaebst's land, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 1079.27 feet, a total distance of 1079.82 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 62-003-00-008-00, now or formerly conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Three of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 00°58'33" East, along said westerly line of the Dawsey Land, LLC parcel, 413.73 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 88°29'44" East, along the southerly line of the said Dawsey Land, LLC parcel, passing through a 3" triangular concrete R/W monument found at 909.44 feet, a total distance of 939.45 feet to the southeasterly corner thereof, on the centerline of the aforesaid Crosby Cook Road, being a northeasterly corner of the parcel herein described.

54.772 TOTAL COMBINED ACRE PARCEL (continued)

Thence South 00°24'54" East, along said centerline, a frontage distance of 1194.17 feet to **The Principal Place of Beginning of this Survey** and containing 54.772 acres of land, of which, 29.803 acres are in Rome Township, 24.969 acres are in New Lyme Township, 0.823 acres are within the R/W of said Crosby Cook Road, leaving 53.949 acres of land exclusive of said R/W, surveyed in October 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.

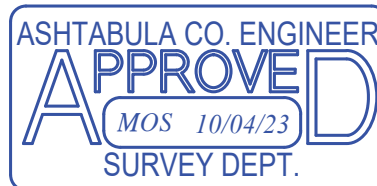
The intent of this survey is to resurvey and combined PPN 46-023-00-008-00 as conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Four together with PPN 62-003-00-018-00 as conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Five, Tracts One and Two of ACRD.

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

September 22<sup>nd</sup>,  
2023





## **83.052 ACRE PARCEL**

2.275 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 62-003-00-008-00 (in part), Dawsey Land, LLC, Volume 802, Page 1596, Parcel Two of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of New Lyme, County of Ashtabula and State of Ohio and known as being part of Original Lot 3 within said Township and Township 9N, Ranges 3W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of US Route 6 (SH 475, Section C, 60 feet wide), Crosby Cook Road (TR 61, Section A, 60 feet wide) and Miller Road (aka Way Road, TR 92, Section A, 60 feet wide). Said point being located North 18°32'09" West, 698.95 feet from a 3/4 iron pin found at an angle point on the centerline of said Miller Road.

Thence North 00°24'54" West, along the centerline of said Crosby Cook Road, 340.12 feet to the northwesterly corner of PPN 62-003-00-008-01 as conveyed to Robert L. Sitler and Jennifer N. Sitler, recorded in Volume 787, Page 1535 of ACRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°24'54" West, continuing along the centerline of said Crosby Cook Road, a distance of 1870.02 feet to the southwesterly corner of PPN 62-003-00-005-02 as conveyed to Kathleen Horner and Mostafa T. Javid, recorded in Volume 779, Page 563 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 88°29'44" East, along the southerly line of the said Kathleen Horner and Mostafa T. Javid parcel, along the southerly line of PPN 62-003-00-003-02 as conveyed to Carla R. Henson, recorded in Volume 624, Page 963, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1596.62 feet to a 5/8" iron pin set at

83.052 ACRE PARCEL (continued)

the northwesterly corner of PPN 36-003-00-009-02 as conveyed to Eric Young, recorded in Volume 744, Page 1120 of ACRD, being the northeasterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "SLAY 5298" found north 0.30 feet and west 0.02 feet (North 04°34'20" West, 0.30 feet), therefrom.

Thence South 04°34'20" East, along a westerly line of said Young's land, along the westerly line of PPN 36-003-00-009-01 as conveyed to Jason L. Jones and Sonya M. Jones, recorded in Volume 303, Page 2138 of ACRD, passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.28 feet west of the property line at 1145.27 feet, a 5/8" iron pin set at 2213.51 feet, a 5/8" iron pin found at 2215.07 feet, a total distance of 2243.60 feet to the southwesterly corner thereof, on the centerline of the aforesaid US Route 6, being the southeasterly corner of the parcel herein described.

Thence South 89°55'46" West, along said centerline, 390.15 feet to an angle point therein, witnessed by a 5/8" iron pin set North 00°16'29" West, 30.00 feet therefrom.

Thence South 89°31'17" West, continuing along said centerline, 955.98 feet to an angle point therein, witnessed by a 5/8" iron pin set North 00°43'49" West, 30.00 feet therefrom.

Thence South 89°01'06" West, continuing along said centerline, 87.33 feet to the southeasterly corner of the aforesaid Robert L. Sitler and Jennifer N. Sitler parcel (PPN 62-003-00-008-01), being a southwesterly corner of the parcel herein described.

Thence North 00°24'15" West, along the easterly line of said Sitler's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 27.29 feet, a 5/8" iron pin set at 30.00 feet, a total distance of 336.93 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at the northeasterly corner thereof.

Thence South 89°34'49" West, along the northerly line of said Sitler's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 295.09 feet, a 5/8" iron pin set at 295.59 feet, a total distance of 325.59 feet to **The Principal Place of Beginning of this Survey** and containing 83.052 acres of land, of which, 1.288 acres are within the R/W of said Crosby Cook Road, 0.987 acres are within the R/W of said US Route 6, leaving 80.777 acres of land exclusive of said R/W, surveyed in October 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).

83.052 ACRE PARCEL (continued)

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 more accurately describe PPN 62-003-00-008-00 (in part) as conveyed to Dawsey Land, LLC, recorded in Volume 802, Page 1596, Parcel Two 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

September 22<sup>nd</sup>,  
2023

