

GRAPHIC SCALE: 1^{inch} equals 100^{feet}



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

Checked on 10-20-2023 by MBL and RLK
Updated on May 29th, 2025

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.

STATE OF PENNSYLVANIA
ERIE COUNTY,

Note: The westerly boundary of this parcel is the R/W of Furnace Road and does not extend to the centerline as per the existing deed of record

CONNEAUT CREEK
WEST BRANCH
as accurately located in
October of 2023

ASHTABULA CO. ENGINEER
APPROVED
MOS 05/29/25
SURVEY DEPT.

I certify to:

Elena L. Kelly

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 a True North using the CDOT VRS and CORS GNSS Network (NAD 83) and the survey is based on the National Foot-Candle Conversion (feet with decimal parts). The above certification is intended only for the 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. This Survey is based 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 the survey and copies of the survey by persons other than the parties named hereon, or by persons other than those specifically named herein for the intended purpose.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 6th day of November, 2023
(Updated on May 29th, 2025)

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

*The February, 1926 State Line - East Conncoat Road No. 37 Sections A to G, Road Alignment Records, filed as 0037 (Sec. A-G) Furnace Pl. 1-9, D-19J of ACED.

*The April 4, 1998 plat prepared by Charles E. Sharp, Registered Professional Surveyor 7510, filed in 12-308-00-043-02A, pdf of ACRD.

*The September 18, 2000 plat prepared by Charles E. Sharp, Registered Professional Surveyor 7510, filed in 12-308-00-034-02A, pdf of ACRD.

*The June 15, 2005 plat prepared by Frederick T. Bennett, Registered Surveyor 6802, filed in 12-309-00-008-01, pdf of ACRD.

*The November 14, 2003 plat prepared by James M. Peter, Registered Land Surveyor 6420, filed in 12-309-00-015-01, pdf of ACRD.

PPN 12-309-00-015-01
Conneaut Creek, LLC
Volume 286, Page 118
932 Furnace Road



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



DBK MAP 1318 2023



70.073 ACRE PARCEL

No area within the Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-309-00-014-00, Natalie Lukjanczuk, Volume 514, Page 2284, Parcel 1 of Ashtabula County Records and Deeds (ACRD).
880 Furnace Road.

Situated in the City of Conneaut, County of Ashtabula and State of Ohio and known as being part of Original Lot 44 within said Township and Township 13N, Range 1W in the Connecticut Western Reserve.

Commencing at a railroad spike set at the centerline intersection of South Ridge Road (County Highway 22, Section HH, 60 feet wide) and Furnace Road (also known as State Line East - Conneaut Road, Township Road 37, Section C, 60 feet wide), witnessed by a broken 3" triangular concrete R/W monument found North 50°37'36" West, 39.14 feet therefrom and referenced by a 1/2" iron pin found on the centerline of South Ridge Road extension east, North 78°42'33" East, 30.42 feet therefrom (0.10' west of the R/W of said Furnace Road).

Thence North 00°35'36" West, along the centerline of said Furnace Road, 192.49 feet to the southwesterly corner of PPN 12-308-00-034-00 as conveyed to Michael D. Kreider and Bonnie M. Kreider, recorded in Volume 147, Page 2563 of ACRD.

Thence North 88°43'44" East, along the southerly line of said Kreider's land, passing through a 5/8" iron pin with cap bearing "SHARP 7510" found at 29.86 feet (not on R/W), a total distance of 30.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°43'44" East, continuing along the southerly line of said Kreider's land, and also along the southerly line of PPN 12-308-00-034-02 as conveyed to Tonja L. Swan, recorded in Volume 147, Page 514 and PPN 12-308-00-034-01 as conveyed to Jeffrey D. Anderson and Lisa K. Anderson, recorded in Volume 811, Page 2527 of ACRD, passing through 5/8" iron pins with caps bearing "SHARP 7510" found at 971.62 feet and 1502.27 feet, a total distance of 2648.59 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner thereof, on the line between the State of Pennsylvania (Springfield Township) and said State of Ohio, being the northeasterly corner of the parcel herein

70.073 ACRE PARCEL (continued)

described and reference by a 2" brass cap in a concrete monument (State Line Mile Marker 4) found on the westerly R/W of State Line Road, North 01°19'08" West, 1839.18 feet therefrom.

Thence South 01°19'08" East, along said State Line, passing through a 5/8" iron pin corner reference set at 212.59 feet, a total distance of 262.59 feet to the center of the west branch of Conneaut Creek, being the most northeasterly corner PPN 12-309-00-015-01 as conveyed to Conneaut Creek, LLC, recorded in Volume 286, Page 118 of ACRD, being a southeasterly corner of the parcel herein described and reference by a 3" iron pipe found South 01°19'08" East, 5494.73 feet therefrom.

Thence meandering southwesterly downstream, along the center of said Conneaut Creek the following twenty seven (27) courses:

- 1.) South 43°32'35" West, 32.18 feet to an angle point therein.
- 2.) South 34°35'48" West, 76.49 feet to an angle point therein.
- 3.) South 18°15'13" West, 135.11 feet to an angle point therein.
- 4.) South 53°59'03" West, 100.22 feet to an angle point therein.
- 5.) South 73°13'18" West, 76.15 feet to an angle point therein.
- 6.) South 61°19'52" West, 70.37 feet to an angle point therein.
- 7.) South 35°44'01" West, 94.05 feet to an angle point therein.
- 8.) South 30°47'39" West, 75.03 feet to an angle point therein.
- 9.) South 15°13'01" West, 165.84 feet to an angle point therein.
- 10.) South 31°52'40" West, 97.05 feet to an angle point therein.
- 11.) South 49°18'13" West, 104.46 feet to an angle point therein.
- 12.) South 64°02'38" West, 226.95 feet to an angle point therein.
- 13.) South 68°50'34" West, 124.55 feet to an angle point therein.
- 14.) South 74°21'35" West, 188.09 feet to an angle point therein.
- 15.) South 78°06'06" West, 85.99 feet to an angle point therein.
- 16.) South 72°21'56" West, 113.08 feet to an angle point therein.
- 17.) South 64°24'06" West, 143.77 feet to an angle point therein.
- 18.) South 78°50'42" West, 99.69 feet to an angle point therein.
- 19.) South 83°00'49" West, 338.28 feet to an angle point therein.
- 20.) North 80°42'49" West, 63.50 feet to an angle point therein.
- 21.) South 84°30'16" West, 136.10 feet to an angle point therein.
- 22.) South 76°07'36" West, 147.63 feet to an angle point therein.
- 23.) South 67°06'49" West, 86.05 feet to an angle point therein.
- 24.) South 63°43'47" West, 110.83 feet to an angle point therein.
- 25.) South 88°34'32" West, 78.16 feet to an angle point therein.
- 26.) North 46°22'42" West, 60.67 feet to an angle point therein.
- 27.) North 88°51'58" West, 61.82 feet to an easterly line of PPN 12-309-00-008-01 as conveyed to Conneaut Creek Vineyards LLC, recorded in Volume 356, Page 2135 of ACRD, being the most southwesterly corner of the parcel herein described.

70.073 ACRE PARCEL (continued)

Thence North 19°33'36" West, along said easterly line of the Conneaut Creek Vineyards LLC parcel, 187.06 feet to a 5/8" iron pin set at an angle point therein.

Thence North 16°03'36" West, along an easterly line of the said Conneaut Creek Vineyards LLC parcel, 104.89 feet to a 5/8" iron pin set on the easterly R/W of the aforesaid Furnace Road.

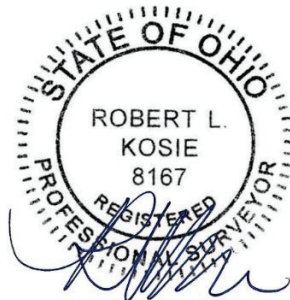
Thence North 00°00'42" West, along said R/W, a frontage distance (in part) of 104.44 feet to a 5/8" iron pin set at an angle point therein.

Thence North 00°35'36" West, continuing along said R/W, a frontage distance (in part) of 1052.03 to **The Principal Place of Beginning of this Survey** and containing 70.073 acres of land, surveyed in May of 2025 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 12-309-00-014-00 as conveyed to Natalie Lukjanczuk, recorded in Volume 514, Page 2284, Parcel 1 of ACRD. Also known as being 880 Furnace 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) type - 4" high carbon steel railroad rail spike(s).



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

October 30th, 2023
(updated May 29th,
2025)

