

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.

DEEDS OF RECORD:
Volume 804, Page 642, Volume 202, Page 763
and Volume 272, Page 2650



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 hereon.



Signed and sealed on this 12 day of December, 2023.
For any conflict resulting from electronic certifications
please refer to ORC Section 1306.06, Electronic records
or signature satisfies legal requirements.



DBK MAP 1326 2023



41.797 TOTAL COMBINED ACRE PARCEL

0.337 total combined acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-022-00-012-02 and PPN 61-022-00-012-00, Mario R. Lerz and Sharon M. Lerz, Volume 202, Page 763 and Volume 804, Page 642 of Ashtabula County Records and Deeds (ACRD). 6510 State Route 86.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 9, Range 8 and Original Lot 9, Range 9 within said Township and Township 8N Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of State Route 86 (also known as Painesville - Warren Road, SH (ICH) 153, Section C2-D, 66 feet wide) and Ireland Road (Township Road 542, Section A, 60 feet wide in this section), witnessed by a 5/8" iron pin set North 38°37'59" West, 49.07 feet therefrom.

Thence along the centerline of said State Route 86, along a curve, deflecting to the right, having a chord bearing of South 78°16'42" East, a delta angle of 03°47'05", a radius of 1432.50 feet, a tangent of 47.33 feet and a chord distance of 94.61 feet, a total length of 94.63 feet to a point of tangency therein.

Thence South 76°23'04" East, continuing along said centerline, 1462.61 feet to a railroad spike set at an angle point therein.

Thence South 78°56'04" East, continuing along said centerline, 548.34 feet to a northeasterly corner of PPN 61-021-00-010-00 as conveyed to Jerald L. Howes and Julie A. Howes, recorded in Volume 416, Page 693 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 78°56'04" East, continuing along said centerline, a frontage distance (in part) of 382.26 feet to the northwesterly corner of PPN 61-022-00-012-04 as conveyed to Trista M. Lerz, recorded in Volume 272, Page 2652 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 0°20'53" East, along the westerly line of said Lerzs' land, passing through a 5/8" iron pin set at 33.67 feet and a 5/8" iron pin found bent, coned and observed at 34.34

41.797 TOTAL COMBINED ACRE PARCEL (continued)

feet, a total distance of 215.40 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence South 78°57'52" East, along the southerly line of said Lerzs' land, 199.98 feet to a 5/8" Iron pin set at the southeasterly corner thereof, being a northeasterly corner of the parcel herein described.

Thence South 0°20'53" East, along an easterly line of the parcel herein described, 241.96 feet to a 5/8" iron pin set.

Thence North 89°39'32" East, along a northerly line of the parcel herein described, 195.99 feet to a 5/8" iron pin set at a northeasterly corner thereof.

Thence North 0°20'28" West, along a westerly line of the parcel herein described, along the easterly line of PPN 61-022-00-012-03 as conveyed to Tina M. Lerz, recorded in Volume 272, Page 2650 of ACRD, Passing through a 5/8" iron pin set at 202.52 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at 383.57 feet and a 5/8" iron pin set at 384.04 feet, a total distance of 417.70 feet to the northeasterly corner thereof, on the centerline of the aforesaid State Route 86, being a northwesterly corner of the parcel herein described.

Thence South 78°56'04" East, along said centerline, a frontage distance (in part) of 61.53 feet to a northeasterly corner of the parcel herein described.

Thence South 0°20'28" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.66 feet, a total distance of 608.86 feet to a 5/8" iron pin set.

Thence North 89°39'17" East, along a northerly line of the parcel herein described, 196.09 feet to a 5/8" iron pin set at a northeasterly corner thereof, on the westerly line of PPN 61-022-00-011-00 as conveyed to William G. Lengel and Janice L. Lengel, recorded in Volume 68, Page 2079 of ACRD.

Thence South 0°20'43" East, along said westerly line of Lengel's land, 1340.18 feet to a 5/8" iron pin with a damaged cap found at the southwesterly corner thereof, on a northerly line of PPN 61-021-00-013-00 as conveyed to XYZ Real Estate, LLC, recorded in Volume 589, Page 2035 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°09'55" West, along said northerly line of the XYZ Real Estate, LLC parcel, passing through a 5/8" iron pin set at 256.52 feet a total distance of 1023.53 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Howes parcel (PPN 61-021-00-010-00), being the southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found south 3.37 feet and east 0.02 feet (South 0°20'11" East, 3.37 feet) therefrom.

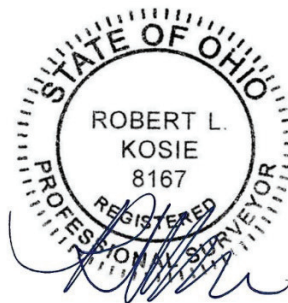
41.797 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 0°20'11" West, along an easterly line of said Howes' land, passing through a 5/8" iron pin with a damaged cap found at 2090.37 feet and a 5/8" iron pin set at 2091.05 feet, a total distance of 2124.72 feet to **The Principal Place of Beginning of this Survey** and containing 41.797 acres of land, of which, 0.337 acres are within the R/W of said State Route 86, leaving 41.460 acres of land exclusive of said R/W, surveyed in January of 2024 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 combine 33.049 acres of land, being the residual of land remaining in PPN 61-022-00-012-02 as conveyed to Mario R. Lerz and Sharon M. Lerz, recorded in Volume 202, Page 763, after a 1.000 acre division therefrom, together with 8.748 acres of land that was divided from PPN 61-022-00-012-00 as conveyed to Sharon M. Lerz and Mario R. Lerz, recorded in Volume 804, Page 642 of ACRD, known as being 6510 State Route 86.

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

January 18th, 2024

