

DEED OF RECORD:
Volume 794, Page 1529
Parcels 1 and 2



- o -Denotes 5/8" (diameter) x 30" (long) (iron steel pin)
 - (#ref bar) with yellow plastic cap bearing "KOSEI P.S. 8167" set
- o -Denotes calculated measurement r -Denotes record measurement
- o -Denotes used measurement u -Denotes unused measurement
- o -Denotes observed measurement u -Denotes used measurement
- o -Denotes measured distance d -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DM -Denotes distance measurement
- o -Denotes centerline R/W -Denotes right-of-way margin
- o -Denotes lot line L -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BOCU -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning
- aka -Denotes "also known as" aka -Denotes "formerly known as"
- Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County High
- ACRD -Denotes "Ashtabula County Records and Deeds"
- ACER -Denotes "Ashtabula County Engineer's Records"
- o -Denotes "Richard" o -Denotes "see"
- CONV -Denotes "Lucius F. Converse" see References
- LKN -Denotes "Lynn, Kittling & Noble, Inc." see References



- *The August 1950, survey prepared by Richard Sperry, recorded in Volume 392, Page 1534 of ACRD.
- *The April 28, 1951 survey prepared by Lucius F. Converse, Serial Number 1199, recorded in Volume 794, Page 1529 of ACRD
- *The August 29th, 20021 survey prepared by Lynn, Kittinger & Noble, Inc., Carroll L. Hermann, PS Ohio 5663, filed as 61-005-00-057-00.pdf in the ACRER.

ASHTABULA CO. ENGINEER
APPROVED
MOS 07/26/24
SURVEY DEPT.

I certify to: Raymond Bussey

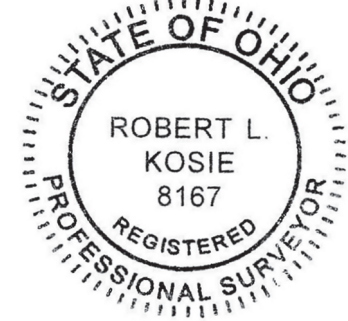
that I have surveyed these premises and prepared this Title of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveyors in the State of Ohio. The Corps shown herein is the Ohio True North, the ODOT VRS and the CORS shown herein are NAD83 (2011), NAVD88, GRS80, GEOID18. Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those persons who are directly involved in the use of the original survey. 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 herein. The undersigned has not been provided a Title Examination and this Survey is based on the information provided to me by the person or persons who claim to be the owner 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 Survey, nor for any use, or reliance upon, by persons other than those specially named herein for the intended purpose of this survey.



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

Signed and sealed on this 19th Day of July, 2024

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



ASHTABULA COUNTY

TRUMBULL COUNTY

1" iron pin fd.
bent, observed

OLD PLANK ROAD
TP 528, 66 feet wide

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.

DBK MAP 1341 2024



9.989 ACRE PARCEL

0.131 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-005-00-060-00, Raymond Bussey, Volume 794, Page 1529, Parcel 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 1, in Range 2 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron axle found at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and Old Plank Road (also known as Wilson - Hollow Road, Township Road 528, Section B, 66 feet wide).

Thence North 79°44'54" West, along the centerline of said Old Plank Road, 159.72 feet to a 5/8" iron pin with cap bearing "LKN..." found at an angle point therein.

Thence North 66°34'41" West, continuing along said centerline 460.71 feet to a railroad spike set at an angle point therein.

Thence North 76°19'15" West, continuing along said centerline, 659.99 feet to a railroad spike set at an angle point therein.

Thence North 80°47'15" West, continuing along said centerline, 135.35 feet to the northwesterly corner of PPN 61-005-00-059-00 as conveyed to Dan A. Miller and Martha M. Miller, recorded in Volume 815, Page 624 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 00°20'16" East, along the westerly line of said Miller's land, passing through a 5/8" iron pin set at 33.46 feet, and a 5/8" iron pin corner reference set at 2491.55 feet, a total distance of 2571.55 feet to the southwesterly corner thereof, on a northerly line of PPN 60-054900 as conveyed to The Cleveland Museum of Natural History, recorded in INST 201808160015975 of Trumbull County Records and Deeds, being the southeasterly corner of the parcel herein described.

Thence South 89°07'02" West, along said northerly line of The Cleveland Museum of Natural
Page 1 of 2

9.989 ACRE PARCEL (continued)

History parcel, 166.49 feet to a 24" birch tree found at the southeasterly corner of PPN 61-005-00-061-00, now or formerly conveyed to Raymond Bussey, recorded in Volume 794, Page 1529, Parcel 1 of ACRD, being the southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin corner reference set North 00°24'52" West, 5.00 feet therefrom.

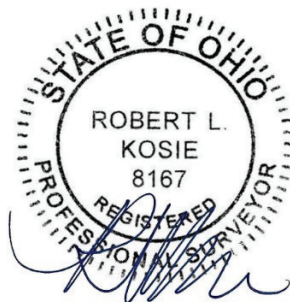
Thence North 00°24'52" West, along said Bussey's easterly line, passing through said 5/8" iron pin corner reference set at 5.00 feet, and a 5/8" iron pin set at 2568.26 feet, a total distance of 2601.74 feet to the northeasterly corner thereof, on the centerline of the aforesaid Old Plank Road, being the northwesterly corner of the parcel herein described.

Thence South 80°47'15" East, along said centerline, a frontage distance of 172.35 feet to **The Principal Place of Beginning of this Survey** and containing 9.989 acres of land, of which, 0.131 acres are within the R/W of said Old Plank Road Road, leaving 9.858 acres of land exclusive of said R/W, surveyed in July 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 more accurately describe PPN 61-005-00-060-00 as conveyed to Raymond Bussey, recorded in Volume 794, Page 1529, Parcel 2 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

July 22nd, 2024





15.991 ACRE PARCEL

0.203 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 61-005-00-061-00, Raymond Bussey, Volume 794, Page 1529, Parcel 1 of Ashtabula County Records and Deeds (ACRD). 4766 Plank Road.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 1, in Range 2 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron axle found at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and Old Plank Road (also known as Wilson - Hollow Road, Township Road 528, Section B, 66 feet wide).

Thence North 79°44'54" West, along the centerline of said Old Plank Road, 159.72 feet to a 5/8" iron pin with cap bearing "LKN..." found at an angle point therein.

Thence North 66°34'41" West, continuing along said centerline 460.71 feet to a railroad spike set at an angle point therein.

Thence North 76°19'15" West, continuing along said centerline, 659.99 feet to a railroad spike set at an angle point therein.

Thence North 80°47'15" West, continuing along said centerline, 307.70 feet to the northwesterly corner of PPN 61-005-00-060-00, now or formerly conveyed to Raymond Bussey, recorded in Volume 794, Page 1529, Parcel 2 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 00°24'52" East, along the westerly line of said Bussey's land, passing through a 5/8" iron pin set at 33.48 feet and a 5/8" iron pin corner reference set at 2596.74 feet, a total distance of 2601.74 feet to a 24" birch tree found at the southwesterly corner thereof, on a northerly line of PPN 60-054900 as conveyed to The Cleveland Museum of Natural History, recorded in INST 201808160015975 of Trumbull County Records and Deeds, being the southeasterly corner of the parcel herein described.

15.991 ACRE PARCEL (continued)

Thence South 89°07'02" West, along said northerly line of The Cleveland Museum of Natural History parcel, 266.33 feet to a 5/8" iron pin set at the southeasterly corner of PPN 61-005-00-062-00 as conveyed to Paul J. Chapman, III, recorded in Volume 411, Page 973 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°24'54" West, along the easterly line of said Chapman's land, passing through a 5/8" iron pin set at 2585.33 feet, a total distance of 2618.33 feet to the northeasterly corner thereof, on the centerline of the aforesaid Old Plank Road, being the northwesterly corner of the parcel herein described.

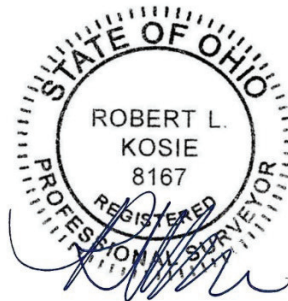
Thence North 89°05'50" East, along said centerline, a frontage distance (in part) of, 172.69 feet to a railroad spike set at an angle point therein.

Thence South 80°47'15" East, continuing along said centerline, a frontage distance (in part) of 95.00 feet to **The Principal Place of Beginning of this Survey** and containing 15.991 acres of land, of which, 0.203 acres are within the R/W of said Old Plank Road Road, leaving 15.788 acres of land exclusive of said R/W, surveyed in July 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 more accurately describe PPN 61-005-00-061-00 as conveyed to Raymond Bussey, recorded in Volume 794, Page 1529, Parcel 1 of ACRD. Also known as being 4766 Plank 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

July 22nd, 2024

