

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

1 1/4" iron pin in monument box fd. and used
○ -Denotes 5/8" iron pin with cap bearing "FORSIGHT ENG." in circular monument assembly fd. and used
○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set d. -Denotes deed measurement p. -Denotes plat measurement u. -Denotes used measurement fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number BCO -Denotes monument found bent, coned and observed
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"
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"
CWR -Denotes "Connecticut Western Reserve"
ODOT -Denotes "Ohio Department of Transportation"

STATE ROUTE 45
(R/W varies)
614.40' p.

C.L. intersection
S.R. 45
station 23+57.28 r.
station 20+00.00 r. (ODOT)
140 (S.R. 1)
station 424+25.15 r.

BASIS OF RESEARCH AND RECORDS

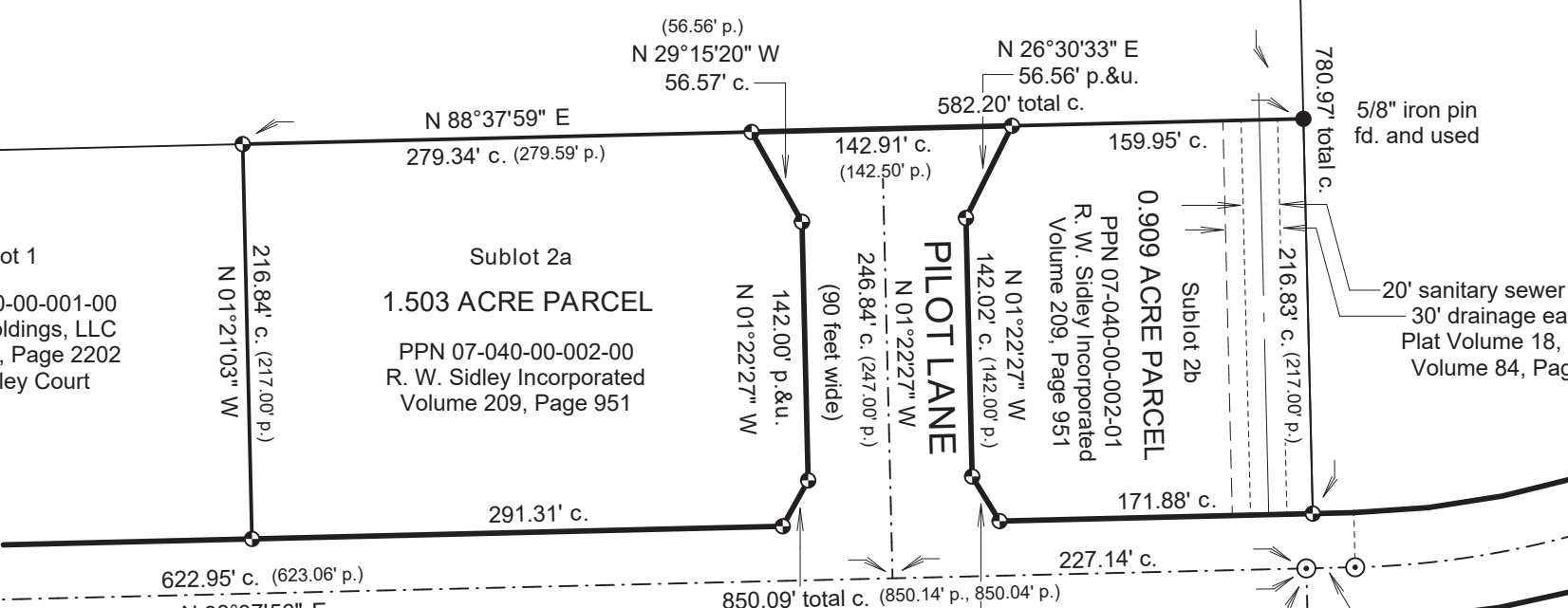
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

REFERENCES

*The 1939 Road Alignment Record of Ashtabula-Austinburg Road, Road No. 19, Section A, Field Book No. 413, 66 feet wide and filed as 0019 (Sec. A) Ashtabula-Austinburg, 2012.DjVu in the ACER.
*The 1958 Location Plan of S.R. 1, ATB, 1-7.56, Ashtabula County, Limited Access, filed in ODOT records and also filed as Ashtabula IR090_07_560_1958.pdf in the ACER.
*The June 5th, 2002 survey prepared by Foresight Engineering Group, Steve N. Rossner, Registered Professional Surveyor 7070, recorded in 07-003-00-047-00.pdf of ACRD.
*The July 16th, 2002 survey of Sidley Industrial Park Subdivision - No. 1, prepared by Foresight Engineering Group, Steve N. Rossner, Registered Professional Surveyor 7070, recorded as Volume 18, Page 38-40 of ACRD.
*The December 20th, 2005 survey of the Re-Plat of Sublot 4 of the Sidley Industrial Park Subdivision - No. 1 prepared by Foresight Engineering Group, Steve N. Rossner, Registered Professional Surveyor 7070, recorded in Volume 19, Pages 16 and 17 of ACRD.
*The July 11th, 2011 Replat of Sublot 2 for Sidley Industrial Park Subdivision - No. 1 as surveyed and prepared by Timothy T. Martin, P.E., P.S., Ashtabula County Engineer, recorded in Volume 20, Pages 20 and 21 of ACRD.
*The October 22nd, 2018 survey prepared by D.B. Kosie & Associates, (DBK Plat No. 1048 2018), Robert L. Kosie, Professional Surveyor 8167, filed as 48-026-00-003-00 11-2018.pdf in the ACER.

PPN 07-003-00-045-01
SSA Delaware LLC
Volume 183, Page 2288,
Parcel III
2246 State Route 45

Replat of Sublot 2 for Sidley Industrial Park Subdivision - No. 1
Volume 20, Pages 20 and 21



CLAY STREET
(CH 16, Section G, 60 feet wide)

Total C.L. Curve
D=80°05'18" c. (80°06'01" p.)
R=500.00' p.&u.
T=420.21' c. (420.30' p.)
L=698.90' c. (699.01' p.)
LC=643.38' c. (643.46' p.)
LCB=N 48°34'56" E

20' sanitary sewer easement
30' drainage easement
Plat Volume 18, Page 38
Volume 84, Page 8643



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



Original Lot 88
Original Lot 87
Township 12N, Range 4W (CWR)
SAYBROOK TOWNSHIP
AUSTINBURG TOWNSHIP
Original Lot 6
Township 11N, Range 4W (CWR)

PPN 48-027-00-037-00
R. W. Sidley Incorporated
Volume 209, Page 951

Existing edge of concrete
0.47' c.
N 51°05'05" W
60.00' p.
S 51°05'05" E
30.00' p.
N 38°54'55" E
60.75' p.&u.
POB - 77.020 total acre parcel

Sidley Industrial Park
Subdivision - No. 1
Volume 18, Pages 38 to 40

Sublot 9
25.467 ACRE PARCEL
PPN 07-040-00-009-00
R. W. Sidley Incorporated
Volume 209, Page 951

Sublot 8
2.753 ACRE PARCEL
PPN 07-040-00-008-00
R. W. Sidley Incorporated
Volume 209, Page 951

Sublot 7
PPN 07-040-00-007-00
Sal Asset Holdings, LLC
Volume 631, Page 830
2692 Sidley Court

Sublot 3
PPN 07-040-00-003-00
Shawn Neece and
Austinburg Land II LLC
Volume 800, Page 795
2749 Sidley Court

Sublot 4b
PPN 07-040-00-004-98
A&S Properties Holdings, LLC
Volume 729, Page 220
2679 Sidley Court

Sublot 4c
PPN 07-040-00-004-00
Roseroak Holdings, LLC
Volume 672, Page 1109
2689 Sidley Court

Sublot 4a
PPN 48-040-00-004-99
A&S Properties Holdings, LLC
Volume 729, Page 220

Sublot 4
PPN 07-040-00-004-00
Roseroak Holdings, LLC
Volume 672, Page 1109
2689 Sidley Court

Sublot 4
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PPN 07-040-00-004-00
Roseroak Holdings, LLC
Volume 672, Page 1109
2689 Sidley Court



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

Signed and sealed on this 26th day of December, 2024.

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

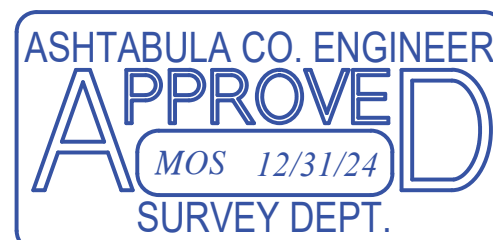


MAP OF SURVEY OF
**PPN 48-027-00-037-00 and
PPN 07-003-00-047-00
R. W. Sidley Incorporated**

MAP OF RESURVEY OF
PPN 07-040-00-002-00,
PPN 07-040-00-002-01,
PPN 07-040-00-008-00 and
PPN 07-040-00-009-00
R. W. Sidley Incorporated

DEED OF RECORD:
Volume 209, Page 951

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: R. W. Sidley Incorporated

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4753-37 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, GRS80, 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 survey 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 26th day of December, 2024.

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

DBK MAP 1381 2024

Situated in The	Month:	Page:
County of Ashtabula, State of Ohio and known as being part of Original Lots 86, 87 and 88 in Saybrook Township, Original Lots 6 and 7 in Austinburg Township and Townships 11N and 12N, Range 4W in the Connecticut Western Reserve	December	TWO
	Year:	2024
Survey for:	R. W. Sidley Incorporated	

Checked on December 27th, 2024 by RLK

MAP OF SURVEY OF
PPN 48-027-00-037-00 and
PPN 07-003-00-047-00
R. W. Sidley Incorporated

MAP OF RESURVEY OF
PPN 07-040-00-002-00,
PPN 07-040-00-002-01,
PPN 07-040-00-008-00 and
PPN 07-040-00-009-00
R. W. Sidley Incorporated

DEED OF RECORD:
Volume 209, Page 951



100 75 50 25 0 100 200 300
feet
GRAPHIC SCALE: 1 inch equals 100

○ -Denotes 5/8" iron pin with cap bearing "FORSIGHT ENG." in circular monument assembly fd. and used
● - 5/8" iron pin with cap bearing "ATB COUNTY" fd. and used
○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
d. -Denotes deed measurement p. -Denotes plat measurement
u. -Denotes used measurement fd. -Denotes found monument
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INTERSTATE 90
(aka SR-1, R/W varies in this area, limited access)

77.020 TOTAL ACRE PARCEL

5.232 acres R/W (I90)
57.777 acres in Saybrook Township
14.011 acres in Austinburg Township
71.788 acres exclusive of R/W

PPN 48-027-00-037-00
R. W. Sidley Incorporated
Volume 209, Page 951



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DBK MAP 1381 2024



77.020 ACRE PARCEL

5.232 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 48-027-00-037-00 and PPN 07-003-00-047-00, R. W. Sidley Incorporated, Volume 209, Page 951 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula, State of Ohio and known as being part of Original Lots 86, 87 and 88 in Saybrook Township, Original Lots 6 and 7 in Austinburg Township and Townships 11N and 12N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin with a cap bearing "FORSIGHT ENG." in a circular monument assembly found on the centerline of Sidley Court (60 feet wide) at its intersection with the radius point of a 78 foot temporary cul-de-sac easement as shown on Sidley Industrial Park Subdivision - No. 1, recorded in Volume 18, Pages 38 to 40 of ACRD.

Thence South $51^{\circ}05'05''$ East, perpendicular to the centerline of said Sidley Court, 30.00 feet to a 5/8" iron pin set at the northwesterly corner of PPN 07-040-00-009-00 as conveyed to R. W. Sidley Incorporated, recorded in Volume 209, Page 951, being the northwesterly corner of Sublot 9 within said Sidley Industrial Park Subdivision – No. 1, a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $38^{\circ}54'55''$ East, along the southeasterly R/W of said Sidley Court, 60.75 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence North $51^{\circ}05'05''$ West, along the most northerly R/W of said Sidley Court, 60.00 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South $38^{\circ}54'55''$ West, along the northwesterly R/W of said Sidley Court, 427.76 feet to a 5/8" iron pin set at a point of curve therein.

Thence continuing along said northwesterly R/W, along said curve, deflecting to the right, having a chord bearing of South $57^{\circ}06'52''$ West, a delta angle of $36^{\circ}23'53''$, a radius of 470.00 feet, and a chord distance of 293.58 feet, a total length distance of 298.58 feet to a 5/8" iron pin set at a point of tangency therein.

77.020 ACRE PARCEL (continued)

Thence South 75°18'50" West, continuing along the northwesterly R/W of said Sidley Court, 111.67 feet to a 5/8" iron pin set at a southeasterly corner of PPN 07-040-00-004-98 as conveyed to A&S Properties Holdings, LLC, recorded in Volume 729, Page 220, being a southeasterly corner of subplot 4a as shown on the Re-Plat of Sublot 4 of the Sidley Industrial Park Subdivision - No. 1, recorded in Volume 19, Pages 16 and 17 of ACRD and a southwesterly corner of the parcel herein described.

Thence North 14°41'10" West, along the easterly line of the said A&S Properties Holdings, LLC parcel, and said subplot, 80.00 feet to a 5/8" iron pin set at an angle point therein at a southeasterly corner thereof.

Thence North 38°36'24" West, along the northeasterly line of the said A&S Properties, LLC parcel, and said subplot, passing through a 5/8" iron pin set at 567.07 feet, a total distance of 657.36 feet to a 5/8" iron pin set on the southerly R/W of Interstate 90 (also known as SR 1, R/W varies in this area, limited access), being a northwesterly corner of the parcel herein described.

Thence North 51°24'32" East, along said R/W, 781.46 feet to a 5/8" iron pin set at an angle point therein.

Thence North 00°45'52" West, along a westerly line of the parcel herein described, 379.81 feet to a 5/8" iron pin set at an angle point therein, on the northerly R/W of said Interstate 90, being a northwesterly corner of the parcel herein described.

Thence North 51°24'32" East, along said R/W, 759.62 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 00°45'52" East, along an easterly line of the parcel herein described, 379.81 feet to a 5/8" iron pin set on the aforesaid southerly R/W of said Interstate 90.

Thence North 51°24'32" East, along said R/W, 1962.16 feet to a 5/8" iron pin set at an angle point therein.

Thence North 52°52'10" East, continuing along the southerly R/W of said Interstate 90, 374.24 feet to a 5/8" iron pin set at the most northerly corner of the parcel herein described, on the westerly line of PPN 48-000-00-305-00 and PPN 48-000-00-306-00 as conveyed to the Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD, also known as being part of the Western Reserve Greenway Trail.

Thence South 23°40'34" West, along said westerly line of the Ohio Rail Transportation Authority parcel, 2683.53 feet to a 5/8" iron pin set at the southwesterly corner thereof.

77.020 ACRE PARCEL (continued)

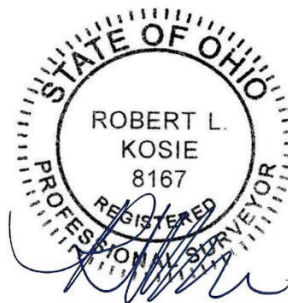
Thence North 89°16'40" East, along the southerly line of the said Ohio Rail Transportation Authority parcel, 10.97 feet to a 5/8" iron pin set at the northwesterly corner of PPN 07-000-00-287-00 as conveyed to Ohio Rail Transportation Authority, recorded in Volume 23, Page 3339 of ACRD, also known as being part of the Western Reserve Greenway Trail, being a northeasterly corner of the parcel herein described.

Thence South 23°42'30" West, along the westerly line of the said Ohio Rail Transportation Authority parcel, 678.79 feet to a 5/8" iron pin set at the northeasterly corner of the aforesaid R. W. Sidley Incorporated parcel (PPN 07-040-00-009-00), being the northeasterly corner of the aforesaid Sublot 9 in the Sidley Industrial Park Subdivision – No. 1 and the southeasterly corner of the parcel herein described.

Thence North 51°05'05" West, along the northerly line of the said R. W. Sidley Incorporated parcel, and said sublot, 815.77 feet to **The Principal Place of Beginning of this Survey** and containing 77.020 acres of land, of which, 57.777 acres are in Saybrook Township, 14.011 acres are in Austinburg Township and 5.232 acres are within the R/W of said Interstate 90, leaving 71.788 acres of land exclusive of said R/W, surveyed in December 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 48-027-00-037-00 and PPN 07-003-00-047-00 as conveyed to R. W. Sidley Incorporated, recorded in Volume 209, Page 951 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

December 27th, 2024

