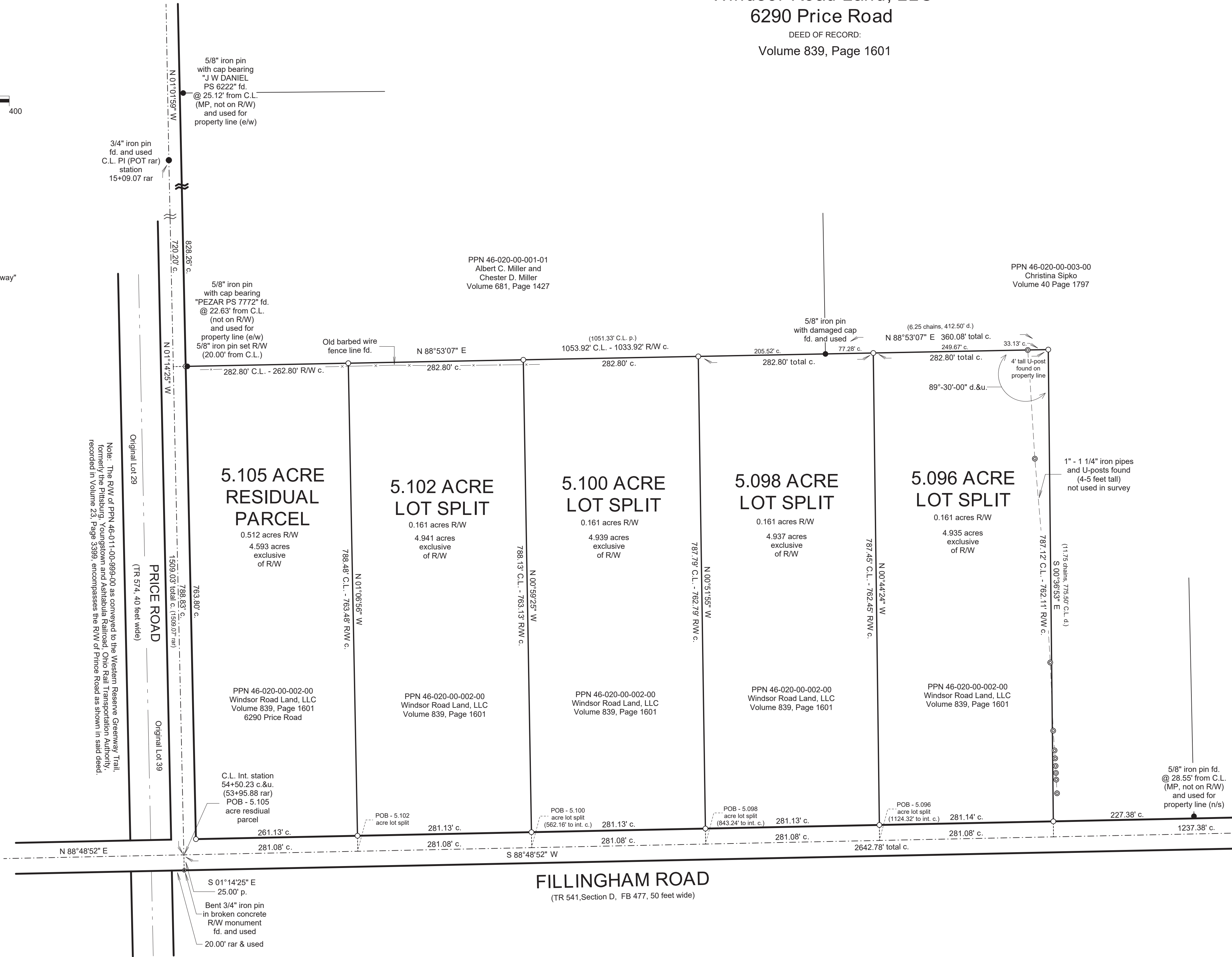


O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set.
c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
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
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 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"
rar -Denotes "Road Alignment Record"



REFERENCES

*The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.DjVu in the ACER.
*The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec.C-E) Fillingham.DjVu in the ACER.
*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec.A-B) Bogue.DjVu in the ACER.
*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.DjVu in the ACER.
*The February, 2019 survey prepared by James A. Pezar, P.S. 7772, recorded in Volume 681, Page 1426 of ACRD.

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578

www.dbksurveys.com

MAP OF LOT SPLITS AND RESIDUAL OF
PPN 46-020-00-002-00
Windsor Road Land, LLC
6290 Price Road
DEED OF RECORD:
Volume 839, Page 1601

Situated in The	Month:	Page:
Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve	April	ONE
Survey for:	Year:	of ONE
	2025	

Checked on April 1st, 2025 by 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.

ENGINEER'S APPROVAL



C.L. PI (POT rar)
station 80+93.01 rar
established by dividing
both concrete monuments
equally (25.125' c.).
4" triangular concrete
R/W monument
fd. and used

4" triangular concrete
R/W monument
fd. and used

SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC

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 True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on U.S. 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 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, P.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 1st day
of April, 2025.



DBK 1399 2025



5.096 ACRE LOT SPLIT

0.161 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-002-00
Windsor Road Land, LLC, Volume 839, Page 1601 of Ashtabula County
Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken R/W monument.

Thence North $88^{\circ}48'52''$ East along the centerline of said Fillingham Road, 1124.32 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $00^{\circ}44'24''$ West, along the westerly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 787.45 feet to a $5/8''$ iron pin set at the northwesterly corner thereof, on a southerly line of PPN 46-020-00-003-00 as conveyed to Christina Sipko, recorded in Volume 40 Page 1797 of ACRD.

Thence North $88^{\circ}53'07''$ East, along said southerly line of Sipko's land, passing through a 4 foot tall iron U-Post found at 249.67 feet, a total distance of 282.80 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described.

Thence South $00^{\circ}36'53''$ East, along a westerly line of said Sipko's land, passing through a $5/8''$ iron pin set at 762.11 feet, a total distance of 787.12 feet to a

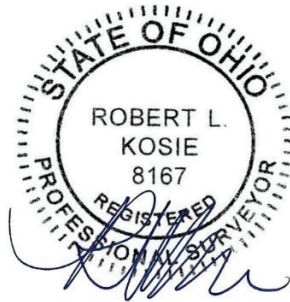
5.096 ACRE LOT SPLIT (continued)

southwesterly corner thereof, on the centerline of the aforesaid Fillingham Road, being the southeasterly corner of the parcel herein described.

Thence South 88°48'52" West, along said centerline, a frontage distance of 281.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.096 acres of land, of which, 0.161 acres are within the R/W of said Fillingham Road, leaving 4.935 acres of land exclusive of said R/W, surveyed in April 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.

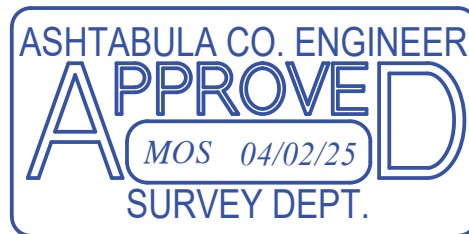
The intent of this survey is to divide 5.096 acres from PPN 46-020-00-002-00 as conveyed to Windsor Road Land, LLC, Volume 839, Page 1601 of ACRD.

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

April 1st, 2025





5.098 ACRE LOT SPLIT

0.161 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-002-00
Windsor Road Land, LLC, Volume 839, Page 1601 of Ashtabula County
Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken R/W monument.

Thence North $88^{\circ}48'52''$ East along the centerline of said Fillingham Road, 843.24 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $00^{\circ}51'55''$ West, along the westerly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 787.79 feet to a $5/8''$ iron pin set at the northwesterly corner thereof, on the southerly line of PPN 46-020-00-001-01 as conveyed to Albert C. Miller and Chester D. Miller, recorded in Volume 681, Page 1427 of ACRD.

Thence North $88^{\circ}53'07''$ East, along said southerly line of Miller's land and along a southerly line of PPN 46-020-00-003-00 as conveyed to Christina Sipko, recorded in Volume 40 Page 1797 of ACRD, passing through a $5/8''$ iron pin with a damaged cap found at 205.52 feet, a total distance of 282.80 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described.

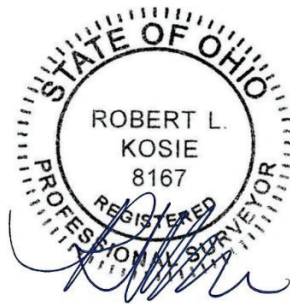
5.098 ACRE LOT SPLIT (continued)

Thence South 00°44'24" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 762.45 feet, a total distance of 787.45 feet to the southeasterly corner thereof, on the centerline of the aforesaid Fillingham Road.

Thence South 88°48'52" West, along said centerline, a frontage distance of 281.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.098 acres of land, of which, 0.161 acres are within the R/W of said Fillingham Road, leaving 4.937 acres of land exclusive of said R/W, surveyed in April 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.

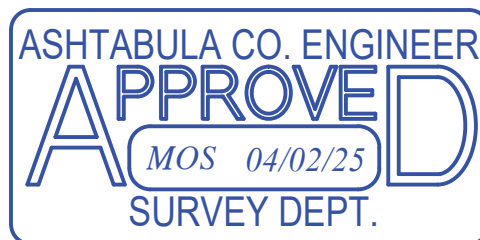
The intent of this survey is to divide 5.098 acres from PPN 46-020-00-002-00 as conveyed to Windsor Road Land, LLC, Volume 839, Page 1601 of ACRD.

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

April 1st, 2025





5.100 ACRE LOT SPLIT

0.161 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-002-00
Windsor Road Land, LLC, Volume 839, Page 1601 of Ashtabula County
Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken R/W monument.

Thence North $88^{\circ}48'52''$ East along the centerline of said Fillingham Road, 562.16 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $00^{\circ}59'25''$ West, along the westerly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 788.13 feet to a $5/8''$ iron pin set at the northwesterly corner thereof, on the southerly line of PPN 46-020-00-001-01 as conveyed to Albert C. Miller and Chester D. Miller, recorded in Volume 681, Page 1427 of ACRD.

Thence North $88^{\circ}53'07''$ East, along said southerly line of Miller's land, 282.80 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described.

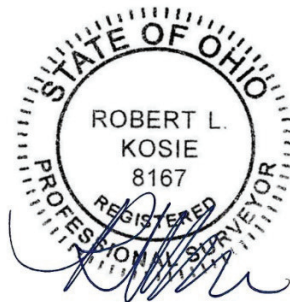
Thence South $00^{\circ}51'55''$ East, along the easterly line of the parcel herein described, passing through a $5/8''$ iron pin set at 762.79 feet, a total distance of 787.79 feet to the southeasterly corner thereof, on the centerline of the aforesaid Fillingham Road.

5.100 ACRE LOT SPLIT (continued)

Thence South 88°48'52" West, along said centerline, a frontage distance of 281.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.100 acres of land, of which, 0.161 acres are within the R/W of said Fillingham Road, leaving 4.939 acres of land exclusive of said R/W, surveyed in April 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.

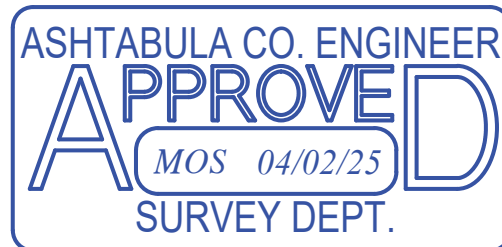
The intent of this survey is to divide 5.100 acres from PPN 46-020-00-002-00 as conveyed to Windsor Road Land, LLC, Volume 839, Page 1601 of ACRD.

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

April 1st, 2025





5.102 ACRE LOT SPLIT

0.161 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-002-00
Windsor Road Land, LLC, Volume 839, Page 1601 of Ashtabula County
Records and Deeds (ACRD).

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken R/W monument.

Thence North $88^{\circ}48'52''$ East along the centerline of said Fillingham Road, 281.08 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $01^{\circ}06'56''$ West, along the westerly line of the parcel herein described, passing through a $5/8''$ iron pin set at 25.00 feet, a total distance of 788.48 feet to a $5/8''$ iron pin set at the northwesterly corner thereof, on the southerly line of PPN 46-020-00-001-01 as conveyed to Albert C. Miller and Chester D. Miller, recorded in Volume 681, Page 1427 of ACRD.

Thence North $88^{\circ}53'07''$ East, along said southerly line of Miller's land, 282.80 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described.

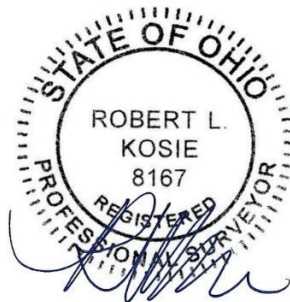
Thence South $00^{\circ}59'25''$ East, along the easterly line of the parcel herein described, passing through a $5/8''$ iron pin set at 763.13 feet, a total distance of 788.13 feet to the southeasterly corner thereof, on the centerline of the aforesaid Fillingham Road.

5.102 ACRE LOT SPLIT (continued)

Thence South 88°48'52" West, along said centerline, a frontage distance of 281.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.102 acres of land, of which, 0.161 acres are within the R/W of said Fillingham Road, leaving 4.941 acres of land exclusive of said R/W, surveyed in April 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.

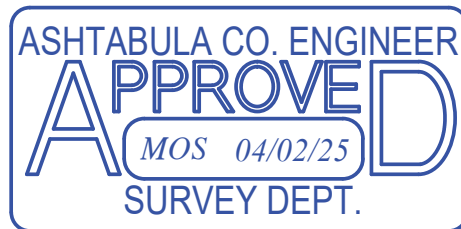
The intent of this survey is to divide 5.102 acres from PPN 46-020-00-002-00 as conveyed to Windsor Road Land, LLC, Volume 839, Page 1601 of ACRD.

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

April 1st, 2025





5.105 ACRE RESIDUAL PARCEL

0.512 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-020-00-002-00
Windsor Road Land, LLC, Volume 839, Page 1601 of Ashtabula County Records and
Deeds (ACRD). 6290 Price Road.

Situated in the Township of Rome, County of Ashtabula and State of Ohio and known as being part of Original Lot 39 within said Township and Township 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section D, FB 477, 50 feet wide), located South $01^{\circ}14'25''$ East, 1509.03 feet from a $3/4''$ iron pin found at an angle point on the centerline of said Price Road and North $01^{\circ}14'25''$ West, 25.00 feet from a bent $3/4''$ iron pin found inside a broken R/W monument.

Thence North $01^{\circ}14'25''$ West, along the centerline of said Price Road, a frontage distance of 788.83 feet to the southwesterly corner of PPN 46-020-00-001-01 as conveyed to Albert C. Miller and Chester D. Miller, recorded in Volume 681, Page 1427 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North $88^{\circ}53'07''$ East, along the southerly line of said Miller's land, passing through a $5/8''$ iron pin set at 20.00 feet and a $5/8''$ iron pin with cap bearing "PEZAR PS 7772" found at 22.63 feet, a total distance of 282.80 feet to a $5/8''$ iron pin set at the northeasterly corner of the parcel herein described.

Thence South $01^{\circ}06'56''$ East, along the easterly line of the parcel herein described, passing through a $5/8''$ iron pin set at 763.48 feet, a total distance of 788.48 feet to the southeasterly corner thereof, on the centerline of the aforesaid Fillingham Road.

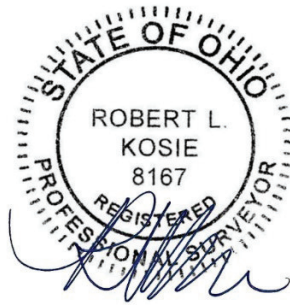
Thence South $88^{\circ}48'52''$ West, along said centerline, 281.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.105 acres of land, of which,

5.105 ACRE RESIDUAL PARCEL (continued)

0.512 acres are within the R/W of said Fillingham Road and Price Road, leaving 4.593 acres of land exclusive of said R/W, surveyed in April 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 describe the 5.105 residual acres of land remaining in PPN 46-020-00-002-00 as conveyed to Windsor Road Land, LLC, Volume 839, Page 1601 of ACRD after a 5.096 acre division, a 5.098 acre division, a 5.100 acre division and a 5.102 acre division therefrom. Known as being 6290 Price 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".



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

April 1st, 2025

