

MAP OF RESURVEY AND CONSOLIDATION OF
PPN 48-015-00-047-00 and PPN 48-014-00-002-00
Windsor Road Land, LLC

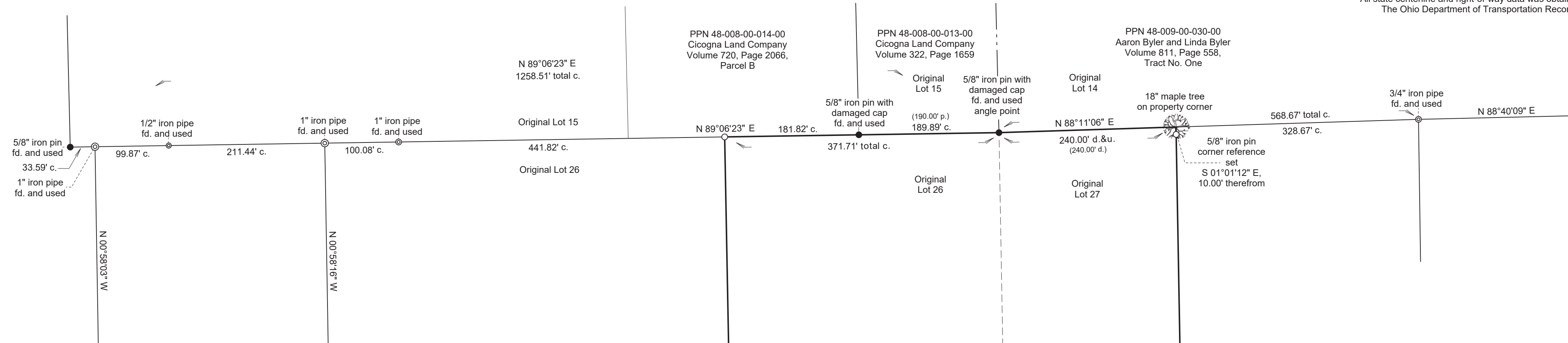
DEED OF RECORD:
Volume 840, Page 1022,
Tracts I and II

Situating in The Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 26 and 27 within said Township and Township 12N, Range 4W in the Connecticut Western Reserve	Month: May	Page: of ONE ONE
	Year: 2025	
Survey for: Windsor Road Land, LLC		

Checked on May 12th, 2025 by RLK, MBL
Revised on May 22nd, 2025

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.



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



GRAPHIC SCALE: 1 inch equals 100 feet

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 B - 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" lka - 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"
x - x - x - Denotes barbed wire in trees, locust posts or other fence line remenant found

32.545 COMBINED
ACRE PARCEL

0.293 acres R/W
32.252 acres exclusive of R/W

COUNTY, TOWNSHIP, TRACT, SECTION
AND LOT LINE DISCLAIMER

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.

REFERENCES

*The 1941 Road Alignment Record for New London Road, TR 214, FB 414, 60 feet wide, filed as 0217 (Sec.C-F) New London.DjVu in ACER.
*The May 30th, 2023 Survey prepared by Crabbs's Surveying Service, Timothy E. Stocker, P.S. 7245, filed as 48-015-00-045-00 06-2023.pdf in the ACER.
*The January 9th, 2008 survey prepared by Riverstone, Edward B. Dudley, P.S. 6747, recorded in Volume 439, Page 2120 of ACRD, filed as 48-014-00-004-00.pdf in the ACER.
*The July, 2020 survey prepared by David A. Rapp, Registered Land Surveyor 7597, recorded in Volume 720, Page 2066, Parcel B, of ACRD, filed as 48-007-00-014-00 09- 2019.pdf in the ACER.
*The August 5th, 2022 survey prepared by Jerry Slay, P.S. 5298, recorded in Volume 778, Page 1228 of ACRD, filed as 48-014-00-003-00 08-2022.pdf in the ACER.

ENGINEER'S APPROVAL



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 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 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 8167

Signed and sealed on this 28th day of April, 2025.

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



DBK MAP 1405 2025



32.545 COMBINED ACRE PARCEL

0.293 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 48-015-00-047-00 and PPN 48-014-00-002-00, Windsor Road Land, LLC, Volume 840, Page 1022, Tracts I and II of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Saybrook, County of Ashtabula and State of Ohio and known as being part of Original Lots 26 and 27 within said Township and Township 12N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of State Route 45 (also known as Center Road, 60 feet wide) and New London Road (Township Road 217, Section F, 60 feet wide).

Thence North 88°57'43" East, along the centerline of said New London Road, 2072.97 feet to the southeasterly corner of PPN 48-015-00-046-00 as conveyed to Jeffrey J. Willm and Alyssa R. Willm, recorded in Volume 719, Page 1356 of ACRD, on the westerly line of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°00'18" West, along the easterly line of said Willm's land, passing through a 1" iron pipe found at 30.00 feet, a total distance of 389.71 feet to a 1" iron pipe found at the northeasterly corner thereof.

Thence South 89°01'32" West, along the northerly line of said Willm's land, passing through a 1" iron pipe found at 60.28 feet, a total distance of 60.74 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 48-015-00-045-00 as conveyed to Lisa Pettit and Ross Pettit, recorded in Volume 798, Page 1330 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 01°04'51" West, continuing along said easterly line of Petit's land, along an easterly line of PPN 48-015-00-044-00 as conveyed to 44 New London, LLC, recorded in Volume 527, Page 2221 of ACRD, passing by a 5/8" iron pin with a damaged cap found 0.32 feet west of the property line at 180.09 feet, a total distance of 2258.67 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 48-008-00-014-00 as conveyed to Cicogna Land Company, recorded in Volume 720, Page 2066, Parcel B of

32.545 COMBINED ACRE PARCEL (continued)

ACRD, being the northwesterly corner of the parcel herein described.

Thence North 89°06'23" East, along said southerly line of the Cicogna Land Company parcel and along the southerly line of PPN 48-008-00-013-00 as conveyed to Cicogna Land Company, recorded in Volume 322, Page 1659 of ACRD, passing through a 5/8" iron pin with a damaged cap found at 181.82 feet, a total distance of 371.71 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner thereof, at an angle point therein, being the southwesterly corner of PPN 48-009-00-030-00 as conveyed to Aaron Byler and Linda Byler, recorded in Volume 811, Page 558, Tract No. One of ACRD.

Thence North 88°11'06" East, along the southerly line of said Byler's land, 240.00 feet to point in an 18" maple tree, at the northwesterly corner of PPN 48-014-00-006-00 as conveyed to Aaron Byler and Linda Byler, recorded in Volume 811, Page 558, Tract No. Two of ACRD, being the northeasterly corner of the parcel herein described and referenced by 5/8" iron pin set South 01°01'12" East, 10.00 feet therefrom.

Thence South 01°01'12" East, along the westerly line of said Byler's land, passing through said 5/8" iron pin corner reference at 10.00 feet, a total distance of 1990.70 feet to a 5/8" iron pin found at the northeasterly corner of PPN 48-014-00-004-00 as conveyed to David E. Tate, recorded in Volume 439, Page 2120 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 88°56'19" West, along the northerly line of said Tate's land, along the northerly line of PPN 48-014-00-003-00 as conveyed to Jeremy Charles Chapes, recorded in Volume 778, Page 1228 and PPN 48-014-00-001-00 as conveyed to Keith D. Rice, recorded in Volume 484, Page 624 of ACRD, passing by 5/8" iron pins with caps bearing "SLAY 5298" found 0.23 feet north of the property line at 59.65 feet and 0.16' south of the property line at 119.70 feet, a total distance of 240.04 feet to a 5/8" iron pin found under water at the northwesterly corner thereof.

Thence South 01°24'20" East, along the westerly line of said Rice's land, 415.98 feet to a 5/8" iron pin set at the northeasterly corner of PPN 48-015-00-048-00 as conveyed to Jeffrey E. Kelner and Margaret M. Kelner, recorded in Volume 369, Page 2677 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South 88°57'43" West, along the northerly line of said Kelner's land, 100.28 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 01°24'20" East, along the westerly line of said Kelner's land, passing through a 5/8" iron pin set on the northerly R/W of the aforesaid New London Road at 214.00 feet, a total distance of 274.00 feet to a 1" iron pipe found on the southerly R/W of said New London Road, being a southeasterly corner of the parcel herein described.

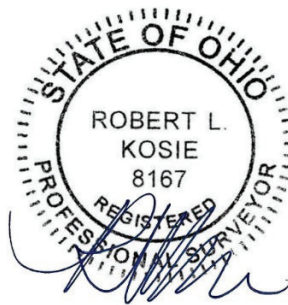
32.545 COMBINED ACRE PARCEL (continued)

Thence South 88°57'43" West, along said southerly R/W of New London Road, a frontage distance of 212.98 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid Jeffrey J. Willm and Alyssa R. Willm parcel (PPN 48-015-00-046-00), being a southwesterly corner of the parcel herein described and witnessed by a 3/4" iron pin found south 0.14 feet and west 0.19 feet therefrom.

Thence North 01°00'18" West, along the aforesaid easterly line of Willm's land, 30.00 feet to **The Principal Place of Beginning of this Survey** and containing 32.545 combined acres of land, of which, 0.293 acres are within the R/W of said New London Road, leaving 32.252 acres of land exclusive of said R/W, 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 and combine PPN 48-015-00-047-00 and PPN 48-014-00-002-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 840, Page 1022, Tracts I and II 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

May 22nd, 2025

