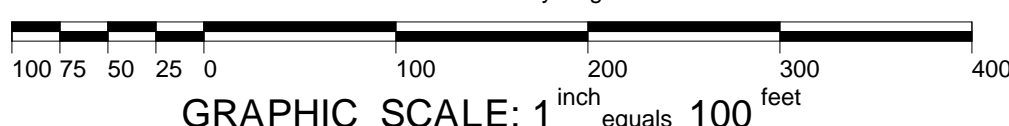


TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid18



O -Denotes 58" (diameter) x 30" long iron (steel) pin
 (#5 rebar) with yellow plastic cap bearing "KONGI IP SC 8167" set
 c -Denotes calculated measurement r -Denotes rack measurement
 d -Denotes deck measurement p -Denotes plate measurement
 D -Denotes observed measurement P -Denotes post measurement
 m -Denotes measured distance L -Denotes found monument
 PPN -Denotes permanent parcel number INST -Denotes instrument number
 DN -Denotes distance to monument C -Denotes corner
 c -C/L -Denotes centerline RW -Denotes right-of-way (margin)
 l_o -Denotes lot line R -Denotes property line
 BCDU -Denotes monument found bent, coned, straightened and used
 BCO -Denotes monument found bent, coned, observed and used
 PCB -Denotes point of beginning MP -Denotes "measured perpendicularly"
 aka -Denotes "also known as" kA -Denotes "formerly known as"
 Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
 mil -Denotes 1/4" long, thin, tapered metal "Katon County" style masonry nail
 LCRD -Denotes "Lake County Records & Deeds"
 LCRD -Denotes "Lake County Engineer's Records"



MAP OF SURVEY OF
PPN 01-A-032-0-00-004-0
Windsor Road Land, LLC

MAP OF SURVEY OF

DEED OF RECORD:
DN 2025R007444

<p>Situated in The</p> <p>Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, in Tract 4 and Original Lot 3, in Tract B, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve</p>	<p>Month:</p> <p>August</p>	<p>Page:</p> <p>ONE</p>
	<p>Year:</p> <p>2025</p>	<p>of</p> <p>TWO</p>

Survey for: Windsor Road Land, LLC

Checked on August 11th, 2025 by RLK, MBL

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.



ZONING INFORMATION

Maximum height of main building - 2 1/2 stories, 35 feet
Minimum depth of front yard - 50 feet
Minimum either side yard - 15 feet
Width of, sum of side yards - 35 feet
Minimum depth of rear yard - 40 feet
Minimum lot area per family - 20,000 square feet
Minimum lot frontage - 100 feet

REFERENCES

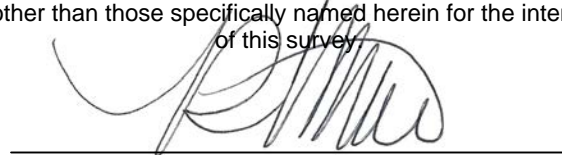
*The March 31st, 2025 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, Registered Surveyor 7245 filed as 01-A-032-0-00-004 A.pdf in the LCER.

ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC

I, the undersigned, 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 CDOT VRSS and CORS GNSS Network (NAD83) and the NAD 1983 North Arrow. The bearings are given in degrees, minutes and seconds (feet with decimal parts). The above certification is intended only for 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 State of Ohio hereby certifies that the survey was conducted in accordance with the law 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. This Survey is not to be used as evidence of title, nor are 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.



Robert L. Kosie, P.S.
Registered Professional

Registered Professional
Land Surveyor 8167

Signed and sealed on this 8th day of August, 2025.

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

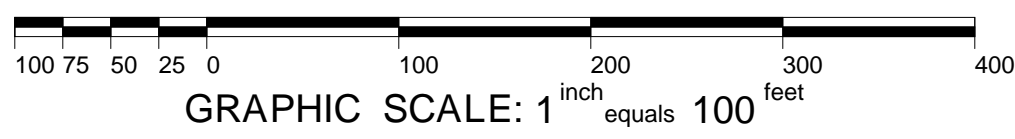


DBK MAP 1422 2025

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



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 P -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" Ika -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
LCRD -Denotes "Lake County Records and Deeds"
LCER -Denotes "Lake County Engineer's Records"



Situated in The	Month:	Page:
Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, in Tract 4 and Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve	August	TWO
Year:	2025	TWO
Survey for:	Windsor Road Land, LLC	

Checked on August 11th, 2025 by RLK, MBL

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.

MAP OF SURVEY OF

PPN 01-A-032-0-00-004-0
Windsor Road Land, LLC

DEED OF RECORD:
DN 2025R007444

ZONING INFORMATION

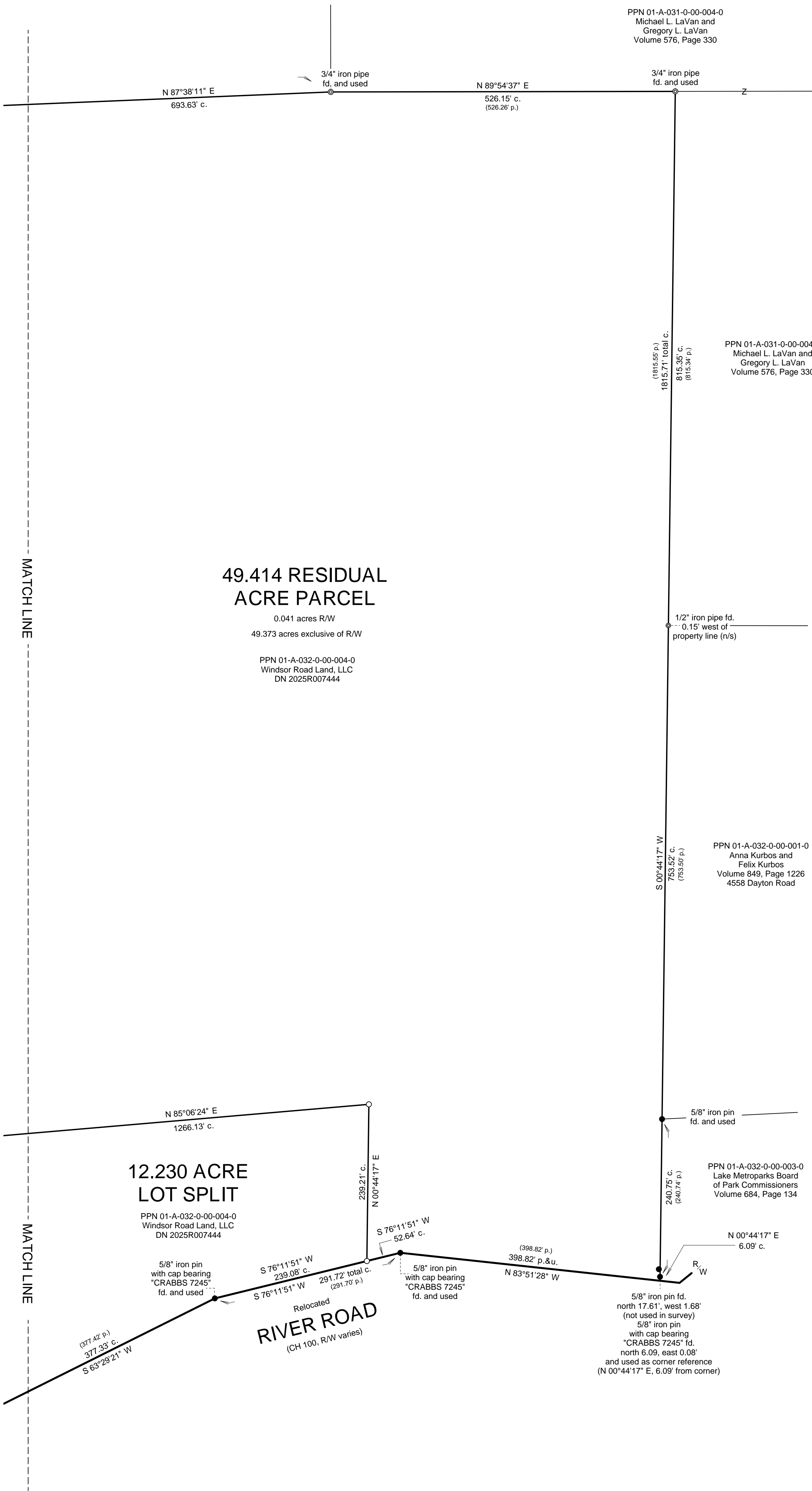
Maximum height of main building - 2 1/2 stories, 35 feet
Minimum depth of front yard - 50 feet
Minimum either side yard - 15 feet
Width of, sum of side yards - 35 feet
Minimum depth of rear yard - 40 feet
Minimum lot area per family - 20,000 square feet
Minimum lot frontage - 100 feet

MATCH LINE

49.414 RESIDUAL ACRE PARCEL

0.041 acres R/W
49.373 acres exclusive of R/W

PPN 01-A-032-0-00-004-0
Windsor Road Land, LLC
DN 2025R007444



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



DBK MAP 1422 2025



5.980 ACRE LOT SPLIT

0.125 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 01-A-032-0-00-004-0

Windsor Road Land, LLC

Document Number (DN) 2025R007444 of Lake County Records and Deeds (LCRD)

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, in Tract 4 and Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe in a monument box found at the centerline intersection of South Ridge Road (State Route 84, 60 feet wide) and Wood Road (County Highway 43, 60 feet wide).

Thence South $13^{\circ}36'03''$ East, along the centerline of said Wood Road, 519.96 feet to a railroad spike found at an angle point therein.

Thence South $20^{\circ}24'18''$ East, continuing along said centerline, 1350.73 feet to an angle point therein.

Thence South $19^{\circ}34'18''$ East, continuing along said centerline, 884.99 feet to an angle point therein.

Thence South $19^{\circ}35'50''$ East, continuing along said centerline, 1185.11 feet to an angle point therein, at the southwesterly corner of PPN 01-A-010-0-00-004-0 as conveyed to Paul F. Algier and Peggy Algier, recorded in DN 2022R025609 of LCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $87^{\circ}38'11''$ East, along the southerly line of said Algier's land, along a southerly line of PPN 01-A-010-0-00-001-0 as conveyed to Marxman Gun & Archery Club, Inc., recorded in DN 2016R005781 of LCRD, passing through a 1" iron pipe found at 29.98 feet (not on R/W) and a 5/8" iron pin set at 31.40 feet, a total distance of 1528.70 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

5.980 ACRE LOT SPLIT (continued)

Thence South 00°05'58" West, along the easterly line of the parcel herein described, 174.04 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 87°38'11" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1436.05 feet, a total distance of 1467.46 feet to the southwesterly corner thereof, on the centerline of the aforesaid Wood Road.

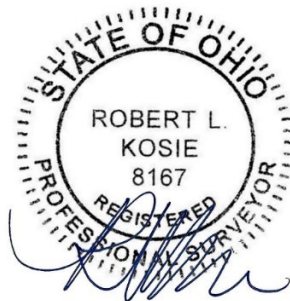
Thence North 19°32'49" West, along said centerline, a frontage distance of 182.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.980 acres of land, of which, 0.125 acres are within the R/W of said Wood Road, leaving 5.855 acres of land exclusive of said R/W, surveyed in August 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 5.980 acres of land from PPN 01-A-032-0-00-004-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2025R007444 of LCRD.

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).

PRE-APPROVED
Lake County Engineer
Tax Map Department



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

August 11th, 2025



9.270 ACRE LOT SPLIT

0.273 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 01-A-032-0-00-004-0

Windsor Road Land, LLC

Document Number (DN) 2025R007444 of Lake County Records and Deeds (LCRD)

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, in Tract 4 and Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe in a monument box found at the centerline intersection of South Ridge Road (State Route 84, 60 feet wide) and Wood Road (County Highway 43, 60 feet wide).

Thence South 13°36'03" East, along the centerline of said Wood Road, 519.96 feet to a railroad spike found at an angle point therein.

Thence South 20°24'18" East, continuing along said centerline, 1350.73 feet to an angle point therein.

Thence South 19°34'18" East, continuing along said centerline, 884.99 feet to an angle point therein.

Thence South 19°35'50" East, continuing along said centerline, 1185.11 feet to an angle point therein, at the southwesterly corner of PPN 01-A-010-0-00-004-0 as conveyed to Paul F. Algier and Peggy Algier, recorded in DN 2022R025609 of LCRD.

Thence South 19°32'49" East, continuing along said centerline, 182.00 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 87°38'11" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 31.40 feet, a total distance of 1467.46 to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

9.270 ACRE LOT SPLIT (continued)

Thence South 00°05'58" West, along the easterly line of the parcel herein described, 281.00 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 89°14'01" West, along a southerly line of the parcel herein described, 921.23 feet to a 5/8" iron pin set at an angle point therein.

Thence South 70°33'23" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 405.29 feet, a total distance of 435.29 feet to the southwesterly corner thereof, on the centerline of the aforesaid Wood Road.

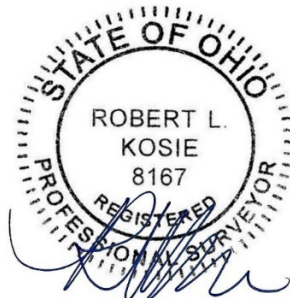
Thence North 19°32'49" West, along said centerline, a frontage distance of 400.80 feet to **The Principal Place of Beginning of this Survey** and containing 9.270 acres of land, of which, 0.273 acres are within the R/W of said Wood Road, leaving 8.997 acres of land exclusive of said R/W, surveyed in August 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 9.270 acres of land from PPN 01-A-032-0-00-004-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2025R007444 of LCRD.

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).

PRE-APPROVED
Lake County Engineer
Tax Map Department



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

August 11th, 2025



12.230 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 01-A-032-0-00-004-0
Windsor Road Land, LLC

Document Number (DN) 2025R007444 of Lake County Records and Deeds (LCRD)

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe in a monument box found at the centerline intersection of South Ridge Road (State Route 84, 60 feet wide) and Wood Road (County Highway 43, 60 feet wide).

Thence South 13°36'03" East, along the centerline of said Wood Road, 519.96 feet to a railroad spike found at an angle point therein.

Thence South 20°24'18" East, continuing along said centerline, 1350.73 feet to an angle point therein.

Thence South 19°34'18" East, continuing along said centerline, 884.99 feet to an angle point therein.

Thence South 19°35'50" East, continuing along said centerline, 1185.11 feet to an angle point therein, at the southwesterly corner of PPN 01-A-010-0-00-004-0 as conveyed to Paul F. Algier and Peggy Algier, recorded in DN 2022R025609 of LCRD.

Thence South 19°32'49" East, continuing along said centerline, 1683.51 feet to an angle point therein, being the southwesterly corner of Sublot 8 in Madison River Oaks Subdivision Phase 1 (MROS), recorded in plat Volume 30, Page 17 of LCRD.

Thence South 19°42'34" East, continuing along said centerline, 750.30 feet to the southwesterly corner of Sublot 1 in the said MROS.

Thence North 88°15'49" East, along the southerly line of said Sublot 1 and said

12.230 ACRE LOT SPLIT (continued)

Subdivision, 457.94 feet to a 5/8" iron pin with cap bearing "COFFMAN 6857" found at the southeasterly corner thereof, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 19°42'31" West, along the easterly line of said Sublot 1, and along the easterly line of Sublots 2,3,4,5,6 and 7 in the said MROS, a total distance of 761.80 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 85°06'24" East, along the northerly line of the parcel herein described, 1266.13 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°44'17" West, along the easterly line of the parcel herein described, 239.21 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly Right of Way (R/W) of River Road (County Highway 100, R/W varies).

Thence South 76°11'51" West, along said northerly R/W, 239.08 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at an angle point therein.

Thence South 63°29'21" West, continuing along said R/W, 377.33 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at an angle point therein.

Thence South 45°30'38" West, continuing along said R/W, 479.00 feet to a 5/8" iron pin set at an angle point therein, witnessed by a 5/8" iron pin with cap bearing "COFFMAN 6857" found north 0.33 feet and west 0.65 feet (North 62°42'23" West, 0.73 feet) therefrom.

Thence South 44°54'18" West, continuing along said R/W, 32.09 feet to a 5/8" iron pin set at an angle point therein, on the northerly line of PPN 01-A-027-A-00-001-0 as conveyed to Shawn R. Madill, recorded in DN 2007R027332 of LCRD, witnessed by a 5/8" iron pin with cap bearing "COFFMAN 6857" found south 0.11 feet and west 1.38 feet (South 85°23'40" West, 1.38 feet) therefrom, being a southeasterly corner of the parcel herein described.

Thence South 88°11'40" West, along the northerly line of said Madill's land 67.36 feet to **The Principal Place of Beginning of this Survey** and containing 12.230 acres of land, surveyed in August 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

12.230 ACRE LOT SPLIT (continued)

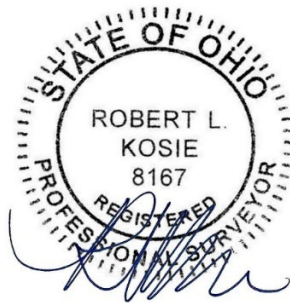
decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 12.230 acres of land from PPN 01-A-032-0-00-004-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2025R007444 of LCRD.

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).

PRE-APPROVED
Lake County Engineer
Tax Map Department



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

August 11th, 2025



16.860 ACRE LOT SPLIT

0.069 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-A-032-0-00-004-0

Windsor Road Land, LLC

Document Number (DN) 2025R007444 of Lake County Records and Deeds (LCRD)

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, in Tract 4 and Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe in a monument box found at the centerline intersection of South Ridge Road (State Route 84, 60 feet wide) and Wood Road (County Highway 43, 60 feet wide).

Thence South 13°36'03" East, along the centerline of said Wood Road, 519.96 feet to a railroad spike found at an angle point therein.

Thence South 20°24'18" East, continuing along said centerline, 1350.73 feet to an angle point therein.

Thence South 19°34'18" East, continuing along said centerline, 884.99 feet to an angle point therein.

Thence South 19°35'50" East, continuing along said centerline, 1185.11 feet to an angle point therein, at the southwesterly corner of PPN 01-A-010-0-00-004-0 as conveyed to Paul F. Algier and Peggy Algier, recorded in DN 2022R025609 of LCRD.

Thence South 19°32'49" East, continuing along said centerline, 582.80 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 70°33'23" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 435.29 feet to a 5/8" iron pin set at an angle point therein.

Thence North 89°14'01" East, along a northerly line of the parcel herein described, 921.23 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°05'58" West, along the easterly line of the parcel herein described, 902.08 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 87°45'20" West, along a southerly line of the parcel herein described, 595.73 feet to a 5/8" iron pin set at a southwesterly corner thereof, on the easterly line of Sublot 9 in Madison River

16.860 ACRE LOT SPLIT (continued)

Oaks Subdivision Phase 1 (MROS), recorded in plat Volume 30, Page 17 of LCRD.

Thence North 19°32'18" West, along said easterly line of Sublot 9 and along the easterly line of Sublots 10, 11, 12, 13, 14 and 15 in said MROS, along the easterly line of PPN 01-A-032-0-00-028-0 as conveyed to Kathryn Faye Cawthon, recorded in DN 2021R013573 of LCRD, passing through a 5/8" iron pin with a damaged cap found at 493.79 feet, a total distance of 868.97 feet to a 5/8" iron pin with cap bearing "AZTECH PS 8249" found at the northeasterly corner thereof, witnessed by a 3/4" iron pin found south 0.09 feet and west 0.25 feet thereof.

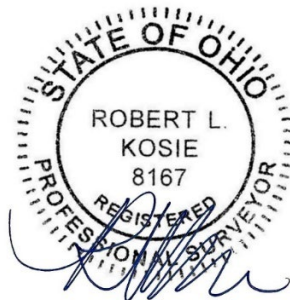
Thence South 70°33'23" West, along the northerly line of said Cawthon's land, passing through a 5/8" iron pin with a damaged cap found at 405.55 feet, a total distance of 435.55 to the northwesterly corner thereof, on the centerline of the aforesaid Wood Road, being a southwesterly corner of the parcel herein described.

Thence North 19°32'49" West, along said centerline, a frontage distance of 100.00 feet to **The Principal Place of Beginning of this Survey** and containing 16.860 acres of land, of which, 0.069 acres are within the R/W of said Wood Road, leaving 16.791 acres of land exclusive of said R/W, surveyed in August 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 16.860 acres of land from PPN 01-A-032-0-00-004-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2025R007444 of LCRD.

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

August 11th, 2025

PRE-APPROVED
Lake County Engineer
Tax Map Department



49.414 RESIDUAL ACRE PARCEL

0.041 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-A-032-0-00-004-0

Windsor Road Land, LLC

Document Number (DN) 2025R007444 of Lake County Records and Deeds (LCRD)

Situated in the Township of Madison, County of Lake and State of Ohio and known as being part of Original Lot 3, in Tract 8, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe in a monument box found at the centerline intersection of South Ridge Road (State Route 84, 60 feet wide) and Wood Road (County Highway 43, 60 feet wide).

Thence South 13°36'03" East, along the centerline of said Wood Road, 519.96 feet to a railroad spike found at an angle point therein.

Thence South 20°24'18" East, continuing along said centerline, 1350.73 feet to an angle point therein.

Thence South 19°34'18" East, continuing along said centerline, 884.99 feet to an angle point therein.

Thence South 19°35'50" East, continuing along said centerline, 1185.11 feet to an angle point therein, at the southwesterly corner of PPN 01-A-010-0-00-004-0 as conveyed to Paul F. Algier and Peggy Algier, recorded in DN 2022R025609 of LCRD.

Thence South 19°32'49" East, continuing along said centerline, 1683.51 feet to the southwesterly corner of Sublot 8 in Madison River Oaks Subdivision Phase 1 (MROS), recorded in plat Volume 30, Page 17 of LCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 70°17'42" East, along the southerly line of said Sublot 8, passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 30.00 feet, a total distance of 435.60 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the southeasterly corner thereof.

Thence North 19°41'14" West, along an easterly line of said Sublot 8, 78.62 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at an angle point therein.

Thence North 19°32'18" West, along an easterly line of said Sublot 8 and along the easterly line of Sublot 9 in said MROS, 51.13 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

49.414 RESIDUAL ACRE PARCEL (continued)

Thence North 87°45'20" East, along a northerly line of the parcel herein described, 595.73 feet to a 5/8" iron pin set.

Thence North 00°05'58" East, along a westerly line of the parcel herein described, passing through 5/8" iron pins set at 902.08 feet and 1183.08 feet, a total distance of 1357.12 feet to a 5/8" iron pin set at a northwesterly corner thereof, on a southerly line of PPN 01-A-010-0-00-001-0 as conveyed to Marxman Gun & Archery Club, Inc., recorded in DN 2016R005781 of LCRD.

Thence North 87°38'11" East, along said southerly line of the Marxman Gun & Archery Club, Inc. parcel, 693.63 feet to a 3/4" iron pipe found at the southeasterly corner thereof at an angle point therein, being a southwesterly corner of PPN 01-A-031-0-00-004-0 as conveyed to Michael L. LaVan and Gregory L. LaVan, recorded in Volume 576, Page 330 of LCRD.

Thence North 89°54'37" East, along a southerly line of said LaVan's land, 526.15 feet to a 3/4" iron pipe found at the northeasterly corner of the parcel herein described.

Thence South 00°44'17" West, along a westerly line of said LaVan's land, along the westerly line of PPN 01-A-032-0-00-001-0 as conveyed to Anna Kurbos and Felix Kurbos, recorded in Volume 849, Page 1226 and PPN 01-A-032-0-00-003-0 as conveyed to Lake Metroparks Board of Park Commissioners, recorded in Volume 684, Page 134 of LCRD, passing through a 5/8" iron pin found at 1568.87 feet and a 5/8" iron pin corner reference with cap bearing "CRABBS 7245" found at 1809.62 feet, a total distance of 1815.71 feet to the southwesterly corner thereof, on the northerly R/W of River Road (County Highway 100, R/W varies), being the southeasterly corner of the parcel herein described.

Thence North 83°51'28" West, along the northerly R/W of said River Road, 398.82 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at an angle point therein.

Thence South 76°11'51" West, continuing along said R/W, 52.64 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North 00°44'17" East, along a westerly line of the parcel herein described, 239.21 feet to a 5/8" iron pin set.

Thence South 85°06'24" West, along a southerly line of the parcel herein described, 1266.13 feet to a 5/8" iron pin set at a southwesterly corner thereof, on the easterly line of Sublot 7 in the aforesaid MROS.

Thence North 19°42'31" West, along the easterly line of said Sublot 7, 70.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, referenced by a 5/8" iron pin found bent, coned and observed south 0.21 feet and west 0.58 feet, South 70°16'34" West, 0.61 feet, therefrom.

Thence South 70°16'34" West, along the northerly line of said Sublot 7, passing through a 5/8" iron pin with cap bearing "CRABBS 7245" found at 405.60 feet, a total distance of 435.60 feet to the northwesterly corner thereof, on the centerline of the aforesaid Wood Road, being a southwesterly corner of the parcel herein described.

49.414 RESIDUAL ACRE PARCEL (continued)

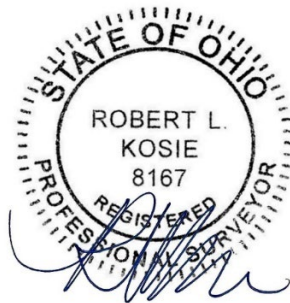
Thence North 19°42'34" West, along said centerline, 59.91 feet to **The Principal Place of Beginning of this Survey** and containing 49.414 acres of land, of which, 0.041 acres are within the R/W of said Wood Road, leaving 49.373 acres of land exclusive of said R/W, surveyed in August of 2025 by D.B. 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 49.414 acres of land remaining in PPN 01-A-032-0-00-004-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2025R007444 of LCRD, after a 5.980 acre division, a 9.270 acre division, a 16.860 acre division and a 12.230 acre division therefrom.

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).

PRE-APPROVED
Lake County Engineer
Tax Map Department



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

August 11th, 2025