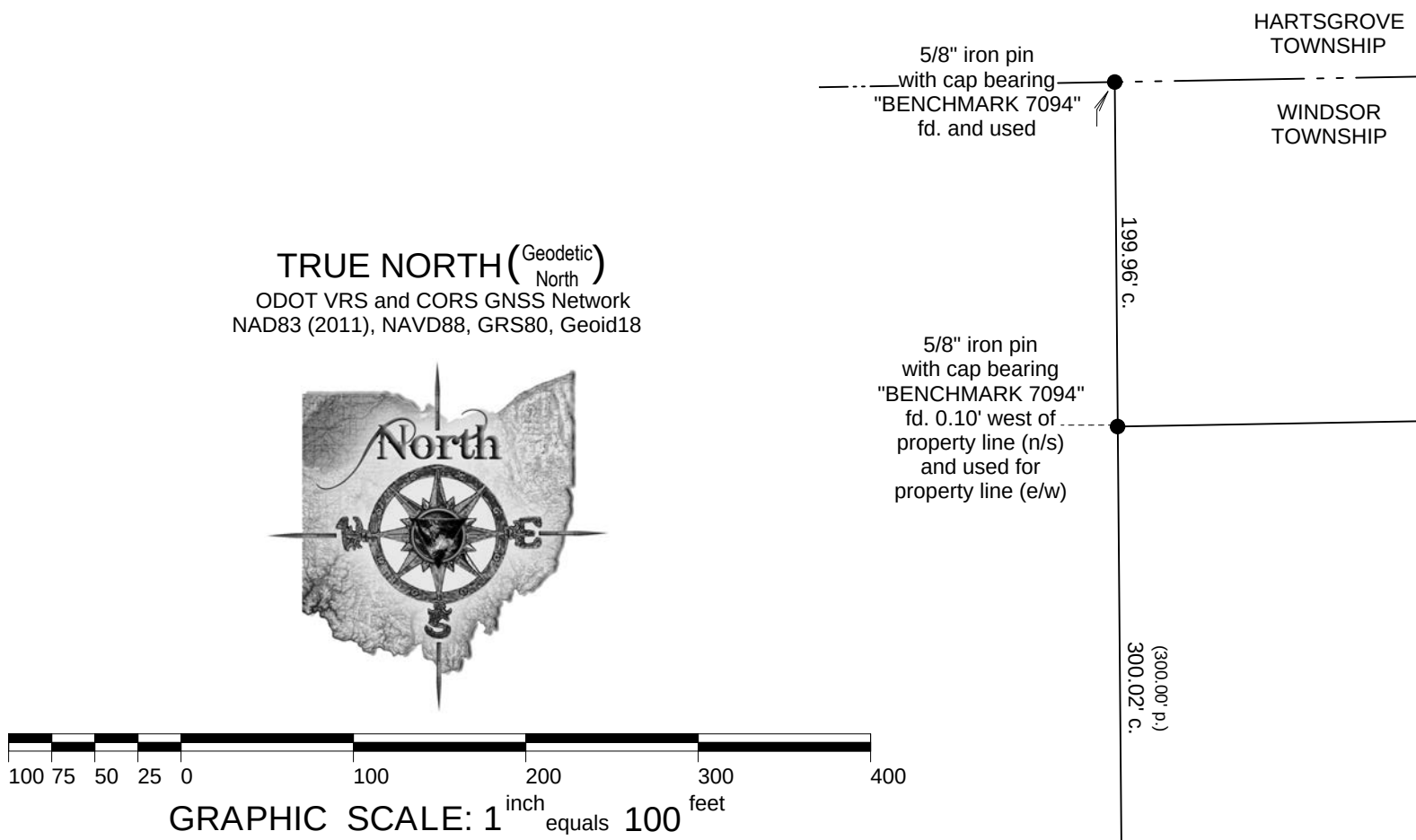


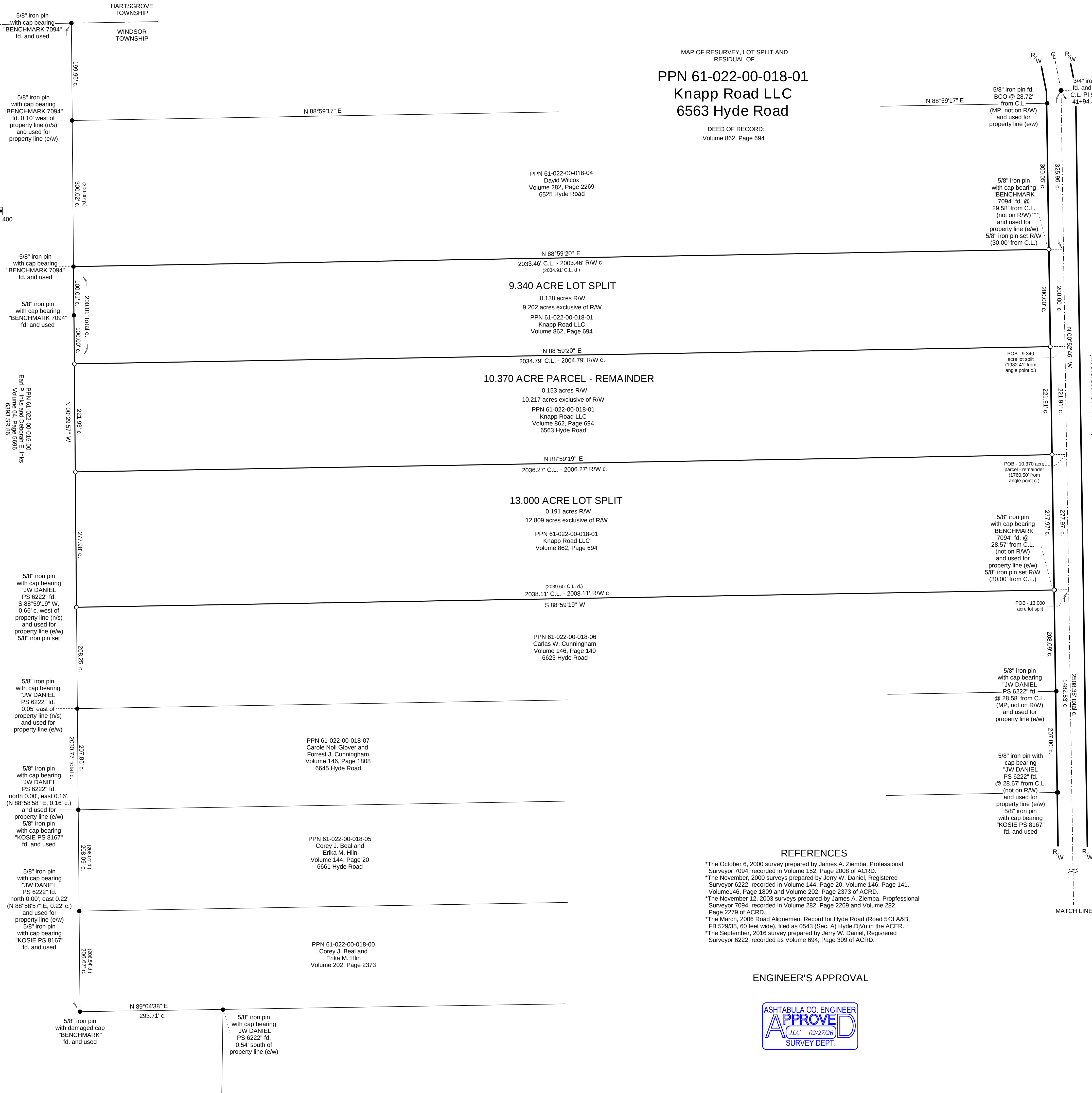


O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement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



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

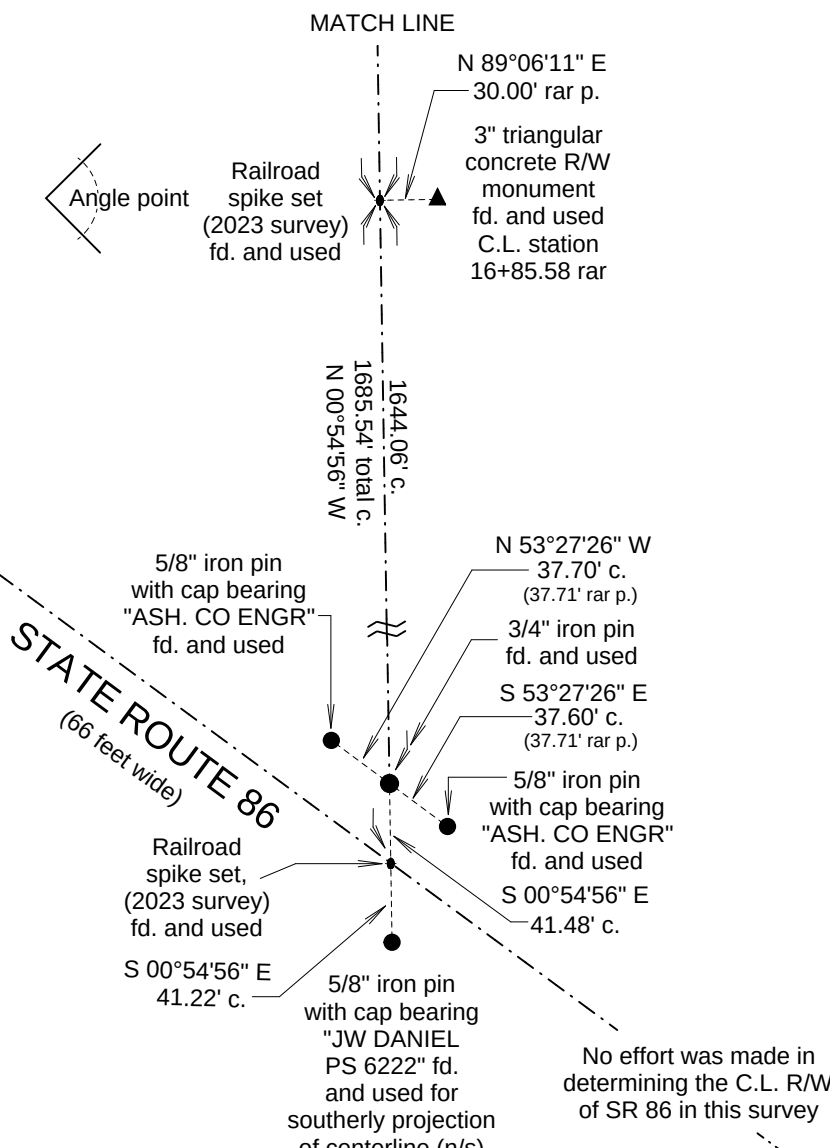
MAP OF RESURVEY, LOT SPLIT AND
RESIDUAL OF
PPN 61-022-00-018-01
Knapp Road LLC
6563 Hyde Road
DEED OF RECORD:
Volume 862, Page 694



Situated in The Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 10, in Range 9 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve.	Month: February Year: 2026	Page: ONE of ONE
Survey for: Knapp Road LLC	Checked on February 14th, 2026 by MBL, RLK Revised on February 25th, 2026	

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.

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.



SURVEYOR'S CERTIFICATION
I certify that:
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 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 11th day of February, 2023.



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

REFERENCES

- *The October 6, 2000 survey prepared by James A. Ziembra, Professional Surveyor 7094, recorded in Volume 152, Page 2008 of ACRD.
- *The November, 2000 surveys prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 144, Page 20, Volume 146, Page 141, Volume 146, Page 1809 and Volume 202, Page 2373 of ACRD.
- *The November 12, 2003 surveys prepared by James A. Ziembra, Professional Surveyor 7094, recorded in Volume 282, Page 2269 and Volume 282, Page 2279 of ACRD.
- *The March, 2006 Road Alignment Record for Hyde Road (Road 543 A&B, FB 529/35, 60 feet wide), filed as 0543 (Sec. A) Hyde.DJv in the ACER.
- *The September, 2016 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded as Volume 694, Page 309 of ACRD.

ENGINEER'S APPROVAL



DBK MAP 1441 2025

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



9.340 ACRE LOT SPLIT

0.138 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 61-022-00-018-01

Knapp Road LLC

Volume 862, Page 694 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 10, in Range 8 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike found (set in 2023) at the centerline intersection of State Route 86 (66 feet wide) and Hyde Road (Township Road 543, Section A, 60 feet wide), referenced by a 5/8" iron pin with cap bearing "JW DANIEL PS 6222" found on the southerly projection of said Hyde Road, South 00°54'56" East, 41.22 feet therefrom.

Thence North 00°54'56" West, along the centerline of said Hyde Road, passing through a 3/4" iron pin found at 41.48 feet, a total distance of 1685.54 feet to a railroad spike found (set in 2023) at an angle point therein, witnessed by a 3" triangular concrete R/W monument found North 89°06'11" East, 30.00 feet therefrom.

Thence North 00°52'46" West, continuing along said centerline, 1482.53 feet to the northeasterly corner of PPN 61-022-00-018-06 as conveyed to Carlos W. Cunningham, recorded in Volume 146, Page 140 of ACRD.

Thence North 00°52'46" West, continuing along said centerline, 499.88 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 00°52'46" West, a total distance of 1982.41 feet from said angle point.

Thence South 88°59'20" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 2034.79 feet to a 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 61-022-00-015-00 as conveyed to Earl P. Inks and Deborah E. Inks, recorded in Volume 64, Page 5696 of ACRD.

9.340 ACRE LOT SPLIT (continued)

Thence North 00°29'57" West, along said easterly line of Inks' land, passing through a 5/8" iron pin with cap bearing "BENCHMARK 7094" found at 100.00 feet, a total distance of 200.01 feet to a 5/8" iron pin with cap bearing "BENCHMARK 7094" found at the southwesterly corner of PPN 61-022-00-018-04 as conveyed to David Wilcox, recorded in Volume 282, Page 2269 of ACRD, being the northwesterly corner of the parcel herein described.

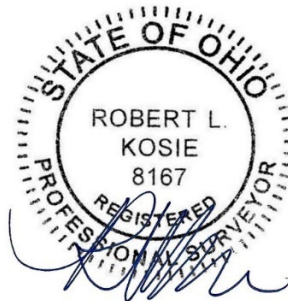
Thence North 88°59'20" East, along the southerly line of said Wilcox's land, passing through a 5/8" iron pin set at 2003.46 feet, and passing through a 5/8" iron pin with cap bearing "BENCHMARK 7094" found at 2003.88 feet, a total distance of 2033.46 feet to the southeasterly corner thereof, on the centerline of the aforesaid Hyde Road, being the northeasterly corner of the parcel herein described.

Thence South 00°52'46" East, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 9.340 acres of land, of which, 0.138 acres are within the R/W of said Hyde Road, leaving 9.202 acres of land exclusive of said R/W, surveyed in February of 2026 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 9.340 acres of land from PPN 61-022-00-018-01 as conveyed to Knapp Road LLC, recorded in Volume 862, Page 694 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

February 26th, 2026



Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



10.370 ACRE PARCEL - REMAINDER

0.153 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 61-022-00-018-01

Knapp Road LLC

Volume 862, Page 694 of Ashtabula County Records and Deeds (ACRD).

6563 Hyde Road.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 10, in Range 8 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike found (set in 2023) at the centerline intersection of State Route 86 (66 feet wide) and Hyde Road (Township Road 543, Section A, 60 feet wide), referenced by a 5/8" iron pin with cap bearing "JW DANIEL PS 6222" found on the southerly projection of said Hyde Road, South 00°54'56" East, 41.22 feet therefrom.

Thence North 00°54'56" West, along the centerline of said Hyde Road, passing through a 3/4" iron pin found at 41.48 feet, a total distance of 1685.54 feet to a railroad spike found (set in 2023) at an angle point therein, witnessed by a 3" triangular concrete R/W monument found North 89°06'11" East, 30.00 feet therefrom.

Thence North 00°52'46" West, continuing along said centerline, 1482.53 feet to the northeasterly corner of PPN 61-022-00-018-06 as conveyed to Carlas W. Cunningham, recorded in Volume 146, Page 140 of ACRD.

Thence North 00°52'46" West, continuing along said centerline, 277.97 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 00°52'46" West, a total distance of 1760.50 feet from said angle point.

Thence South 88°59'19" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 2036.27 feet to a 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 61-022-00-015-00 as conveyed to Earl P. Inks and Deborah E. Inks, recorded in Volume 64, Page 5696 of ACRD.

10.370 ACRE PARCEL – REMAINDER (continued)

Thence North 00°29'57" West, along said easterly line of Inks' land, 221.93 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

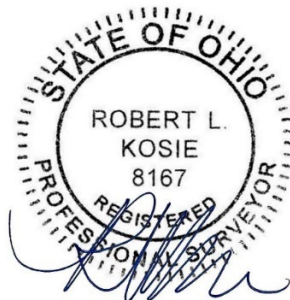
Thence North 88°59'20" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 2004.79 feet, a total distance of 2034.79 feet to the northeasterly corner thereof, on the centerline of the aforesaid Hyde Road.

Thence South 00°52'46" East, along said centerline, a frontage distance of 221.91 feet to **The Principal Place of Beginning of this Survey** and containing 10.370 acres of land, of which, 0.153 acres are within the R/W of said Hyde Road, leaving 10.217 acres of land exclusive of said R/W, surveyed in February of 2026 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 10.370 acres of land remaining in PPN 61-022-00-018-01 as conveyed to Knapp Road LLC, recorded in Volume 862, Page 694 of ACRD, after a 13.000 acre division and a 9.340 acre division therefrom. Known as being 6563 Hyde 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

February 26th, 2026



Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



13.000 ACRE LOT SPLIT

0.191 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 61-022-00-018-01

Knapp Road LLC

Volume 862, Page 694 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 10, in Range 8 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike found (set in 2023) at the centerline intersection of State Route 86 (66 feet wide) and Hyde Road (Township Road 543, Section A, 60 feet wide), referenced by a 5/8" iron pin with cap bearing "JW DANIEL PS 6222" found on the southerly projection of said Hyde Road, South 00°54'56" East, 41.22 feet therefrom.

Thence North 00°54'56" West, along the centerline of said Hyde Road, passing through a 3/4" iron pin found at 41.48 feet, a total distance of 1685.54 feet to a railroad spike found (set in 2023) at an angle point therein, witnessed by a 3" triangular concrete R/W monument found North 89°06'11" East, 30.00 feet therefrom.

Thence North 00°52'46" West, continuing along said centerline, 1482.53 feet to the northeasterly corner of PPN 61-022-00-018-06 as conveyed to Carlas W. Cunningham, recorded in Volume 146, Page 140 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°59'19" West, along the northerly line of Cunningham's land, passing through 5/8" iron pin with cap bearing "BENCHMARK 7094" found at 28.57 feet (not on R/W), and a 5/8" iron pin set at 30.00 feet, a total distance of 2038.11

13.000 ACRE LOT SPLIT (continued)

feet to a 5/8" iron pin set at the northwesterly corner thereof, on an easterly line of PPN 61-022-00-015-00 as conveyed to Earl P. Inks and Deborah E. Inks, recorded in Volume 64, Page 5696 of ACRD, being the southwesterly corner of the parcel herein described, referenced by a 5/8" iron pin with cap bearing "JW DANIEL PS 6222" found South 88°59'19" West, 0.66 feet therefrom.

Thence North 00°29'57" West, along said easterly line of Inks' land, 277.98 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

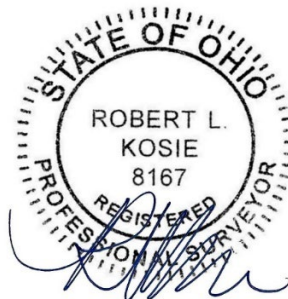
Thence North 88°59'19" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 2006.27 feet, a total distance of 2036.27 feet to the northeasterly corner thereof, on the centerline of the aforesaid Hyde Road.

Thence South 00°52'46" East, along said centerline, a frontage distance of 277.97 feet to **The Principal Place of Beginning of this Survey** and containing 13.000 acres of land, of which, 0.191 acres are within the R/W of said Hyde Road, leaving 12.809 acres of land exclusive of said R/W, surveyed in February of 2026 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 13.000 acres of land from PPN 61-022-00-018-01 as conveyed to Knapp Road LLC, recorded in Volume 862, Page 694 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

February 24th, 2026

