

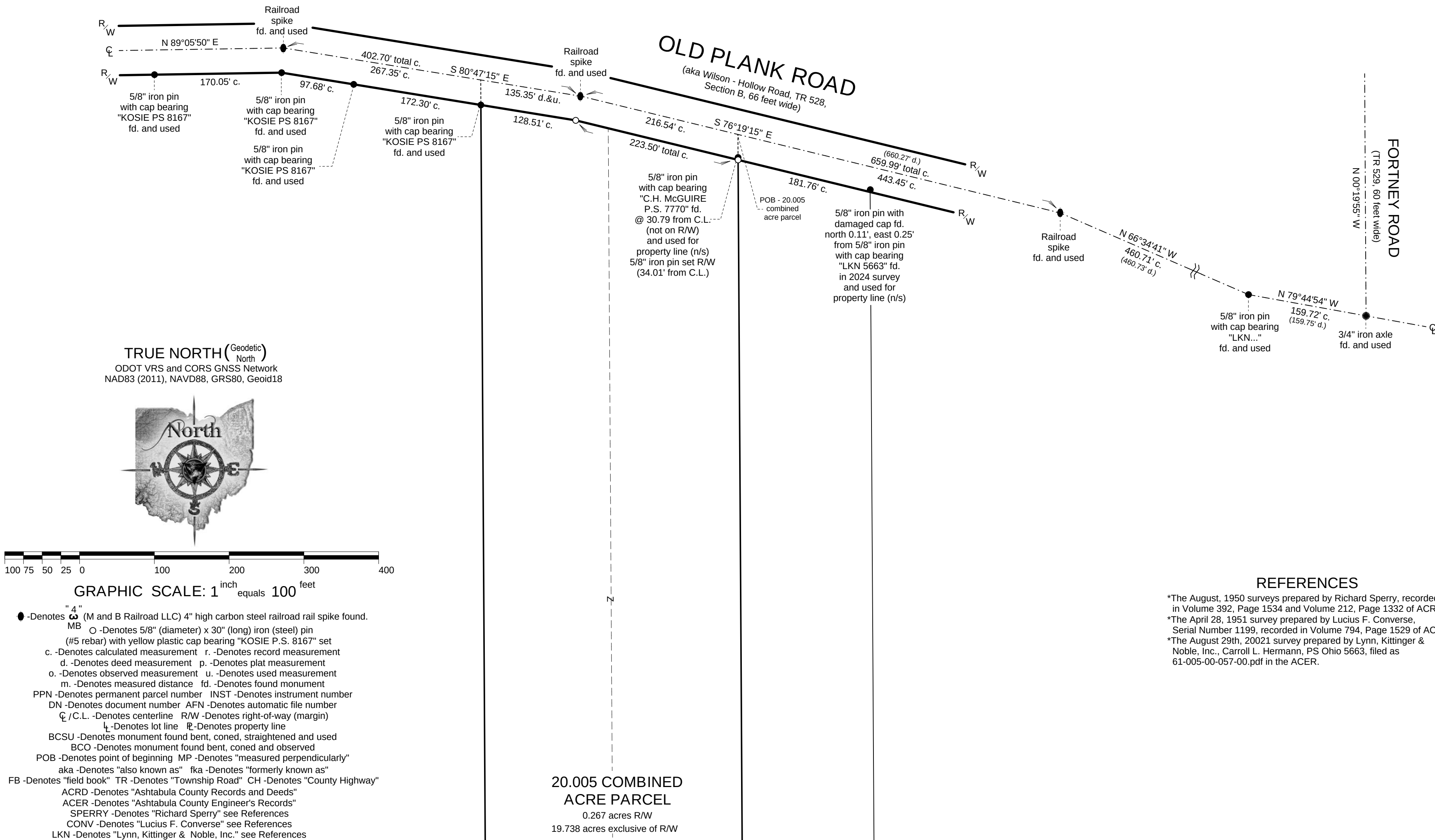
MAP OF SURVEY OF
PPN 61-005-00-058-00 and PPN 61-005-00-059-00
Dan A. Miller and Martha M. Miller
7344 Plank Road

DEED OF RECORD:
Volume 815, Page 624,
First and Second Parcels

Situated in The Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 1, in Range 2 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve	Month: June Year: 2026	Page: ONE of ONE
Survey for:	Dan A. Miller and Martha M. Miller	
Checked on June 1st, 2026 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.



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.

ENGINEER'S APPROVAL



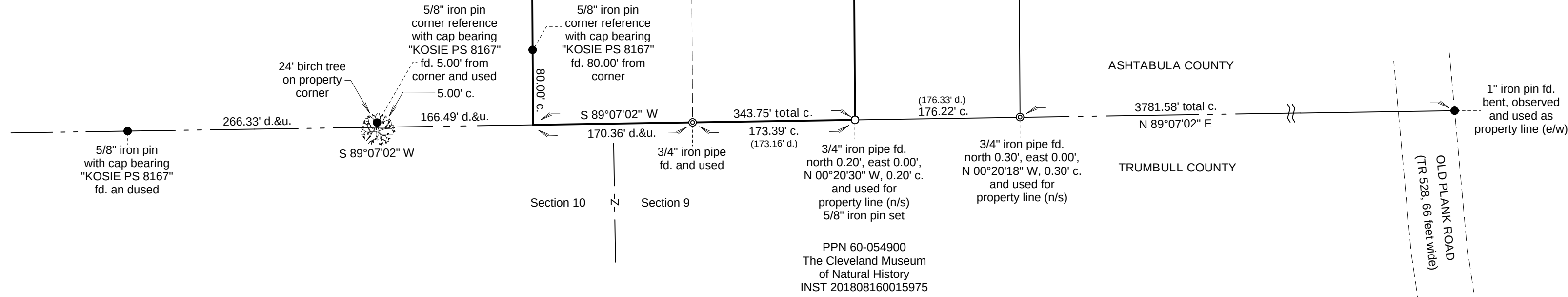
SURVEYOR'S CERTIFICATION

I certify to:
Dan A. Miller and Martha M. Miller
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 1st day of June, 2026.

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



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 1474 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
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(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
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20.005 COMBINED ACRE PARCEL

0.267 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 61-005-00-058-00 and PPN 61-005-00-059-00
Dan A. Miller and Martha M. Miller, Volume 815, Page 624, First and Second Parcels of
Ashtabula County Records and Deeds (ACRD). 7344 Plank Road.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 1, In Range 2 within said Township and Township 8N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron axle found at the centerline intersection of Fortney Road (Township Road 529, 60 feet wide) and Old Plank Road (also known as Wilson - Hollow Road, Township Road 528, Section B, 66 feet wide).

Thence North 79°44'54" West, along the centerline of said Old Plank Road, 159.72 feet to a 5/8" iron pin with cap bearing "LKN..." found at an angle point therein.

Thence North 66°34'41" West, continuing along said centerline, 460.71 feet to a railroad spike found at an angle point therein.

Thence North 76°19'15" West, continuing along said centerline, 443.45 feet to the northwesterly corner of PPN 61-005-00-056-00 as conveyed to Dave R. Smith, recorded in Volume 212, Page 1332 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°20'30" East, along the westerly line of said Smith's land, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 30.79 feet (not on R/W), a 5/8" iron pin set at 34.01 feet and a 3/4" iron pipe found at 2493.18 feet, a total distance of 2493.38 feet to 5/8" iron pin set on a northerly line of PPN 60-054900 as conveyed to The Cleveland Museum of Natural History, recorded in INST 201808160015975 of Trumbull County Records and Deeds, being the southeasterly corner of the parcel herein described.

Thence South 89°07'02" West, along said northerly line of The Cleveland Museum of Natural History parcel, passing through a 3/4" iron pipe found at 173.39 feet, a total distance of 343.75

20.005 COMBINED ACRE PARCEL (continued)

feet to the southeasterly corner of PPN 61-005-00-060-00 as conveyed to Paul James Chapman, III and Jennifer L. Chapman, recorded in Volume 825, Page 1616, Second Parcel of ACRD, being the southwesterly corner of the parcel herein described, referenced by a 5/8" iron pin with cap bearing "KOSIE PS 8167" corner reference found North 00°20'16" West, 80.00 feet therefrom.

Thence North 00°20'16" West, along the easterly line of said Chapman's land, passing through said 5/8" iron pin corner reference at 80.00 feet and a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 2538.09 feet, a total distance of 2571.55 feet to the northeasterly corner thereof, on the centerline of the aforesaid Old Plank Road, being the northwesterly corner of the parcel herein described.

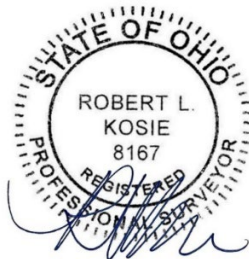
Thence South 80°47'15" East, along said centerline, 135.35 feet to a railroad spike found at an angle point therein.

Thence South 76°19'15" East, continuing along said centerline, 216.54 feet to **The Principal Place of Beginning of this Survey** and containing 20.005 acres of land, of which, 0.267 acres are within the R/W of said Old Plank Road, leaving 19.738 acres of land exclusive of said R/W, surveyed in June 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 more accurately survey and combine PPN 61-005-00-058-00 and PPN 61-005-00-059-00 as conveyed to Dan A. Miller and Martha M. Miller, recorded in Volume 815, Page 624, First and Second Parcels. Known as being 7344 Plank 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

June 1st, 2026

