

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



GRAPHIC SCALE: 1 inch equals 100 feet

○ -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/W -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"

MAP OF SURVEY OF
PPN 12-314-00-019-01 and
PPN 12-314-00-020-00
Dawsey Land, LLC

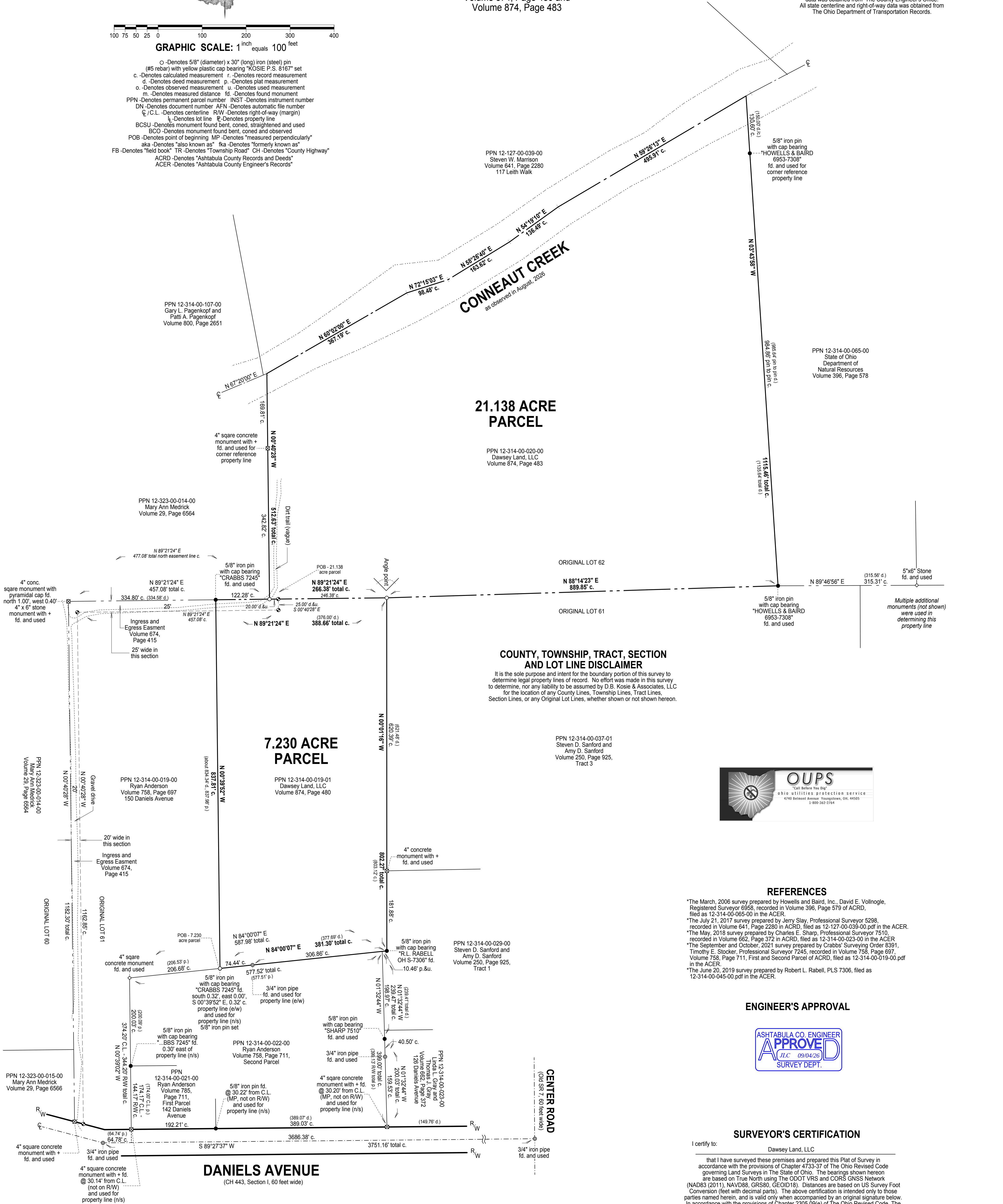
DEEDS OF RECORD:
Volume 874, Page 480 and
Volume 874, Page 483

Situated in The	Month:	Page:
City of Conneaut, County of Ashtabula and State of Ohio being known as part of Original Lots 61 and 62 within said Township and Township 13N, Range 1W of the Connecticut Western Reserve	August	ONE
Survey for:	Year:	of
Dawsey Land, LLC	2026	ONE

Checked on August 28, 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.



REFERENCES

*The March, 2006 survey prepared by Howells and Baird, Inc., David E. Vollnogle, Registered Surveyor 6858, recorded in Volume 336, Page 579 of ACRD, filed as 12-314-00-065-00 in the ACER.
*The July 21, 2017 survey prepared by Jerry Slay, Professional Surveyor 5298, recorded in Volume 641, Page 2280 in ACRD, filed as 12-127-00-039-00.pdf in the ACER.
*The May, 2018 survey prepared by Charles E. Sharp, Professional Surveyor 7510, recorded in Volume 662, Page 372 in ACRD, filed as 12-314-00-023-00 in the ACER.
*The September and October, 2021 survey prepared by Crabbs' Surveying Order 8391, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 758, Page 697, Volume 758, Page 711, First and Second Parcel of ACRD, filed as 12-314-00-019-00.pdf in the ACER.
*The June 20, 2019 survey prepared by Robert L. Rabell, PLS 7306, filed as 12-314-00-045-00.pdf in the ACER.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Dawsey 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, GEOD18). 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.

Signed and sealed on this 22nd day of August, 2026

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



DBK MAP 1486 2026

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

Exhibit "A"

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



7.230 ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 12-314-00-019-01

Dawsey Land, LLC

Volume 874, Page 480 of Ashtabula County Records and Deeds (ACRD).

Situated in the City of Conneaut, County of Ashtabula and State of Ohio being known as part of Original Lot 61 within said Township and Township 13N, Range 1W of the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe found at the centerline intersection of Center Road (Old SR 7, 60 feet wide) and Daniels Avenue (CH 443, Section I, 60 feet wide).

Thence South 89°27'37" West, along the centerline of said Daniels Avenue, 3686.38 feet to a southeasterly corner of PPN 12-314-00-019-00 as conveyed to Ryan Anderson, recorded in Volume 758, Page 697 of ACRD.

Thence North 00°39'02" West, along an easterly line of said Anderson's land, passing through a 4" square concrete monument with a + found at 30.14 feet and a 5/8" iron pin with cap bearing "...BBS 7245" found 0.30' east of the property line at 174.17 feet, a total distance of 374.20 feet to a 4" square concrete monument found at an angle point therein.

Thence North 84°00'07" East, along a southerly line of said Anderson's land, 206.68 feet to a 5/8" iron pin set at a southeasterly corner thereof, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, referenced by a 5/8" iron pin with cap bearing "CRABBS 7245" found south 0.32 feet and east 0.00 feet, South 00°39'52" East, 0.32 feet therefrom.

Thence North 00°39'52" West, along an easterly line of said Anderson's land, 837.81 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the northeasterly corner thereof, on a southerly line of PPN 12-323-00-014-00 as conveyed to Mary Ann Medrick, recorded in Volume 29, Page 6564 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 89°21'24" East, along said southerly line of Medrick's land and along a southerly line of PPN 12-314-00-020-00, now or formerly conveyed to Dawsey Land, LLC,

7.230 ACRE PARCEL (continued)

recorded in Volume 874, Page 483 of ACRD, passing through a 5/8" iron pin set at 122.28 feet and a 5/8" iron pin (easement) set at 142.28 feet, a total distance of 388.66 feet to a 5/8" iron pin set at the northwesterly corner of PPN 12-314-00-037-01 as conveyed to Steven D. Sanford and Amy D. Sanford, recorded in Volume 250, Page 925, Tract 3 of ACRD, being the northeasterly corner of the parcel herein described.

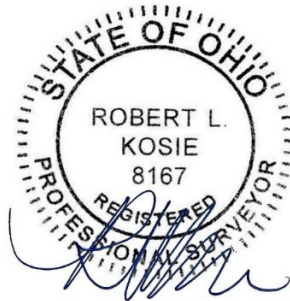
Thence South 00°01'16" East, along the westerly line of said Sanford's land and along a westerly line of PPN 12-314-00-029-00 as conveyed to Steven D. Sanford and Amy D. Sanford, recorded in Volume 250, Page 925, Tract 1 of ACRD, passing through a 4" concrete monument with a + found at 620.39 feet, a total distance of 802.27 feet to a 5/8" iron pin with cap bearing "R.L. RABELL OH S-7306" found at the southeasterly corner of the parcel herein described.

Thence South 84°00'07" West, along a northerly line of said Sanford's land and along the northerly line of PPN 12-314-00-022-00 as conveyed to Ryan Anderson, recorded in Volume 758, Page 711, Second Parcel of ACRD, passing through a 3/4" iron pipe found at 306.86 feet, a total distance of 381.30 feet to **The Principal Place of Beginning of this Survey** and containing 7.230 acres of land, surveyed in September 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, restrictions, encumbrances and easements of record, including but not limited to, an Ingress and Egress Easement recorded in Volume 674, Page 415 of ACRD.

The intent of this survey is to more accurately describe PPN 12-314-00-019-01 as conveyed to Dawsey Land, LLC, recorded in Volume 874, Page 480 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 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".



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

August 28, 2026

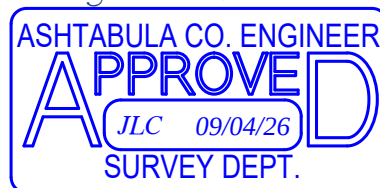


Exhibit "A"

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11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

21.138 ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 12-314-00-020-00

Dawsey Land, LLC

Volume 874, Page 483 of Ashtabula County Records and Deeds (ACRD).

Situated in the City of Conneaut, County of Ashtabula and State of Ohio being known as part of Original Lot 62 within said Township and Township 13N, Range 1W of the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pipe found at the centerline intersection of Center Road (Old SR 7, 60 feet wide) and Daniels Avenue (CH 443, Section I, 60 feet wide).

Thence South 89°27'37" West, along the centerline of said Daniels Avenue, 3686.38 feet to a southeasterly corner of PPN 12-314-00-019-00 as conveyed to Ryan Anderson, recorded in Volume 758, Page 697 of ACRD.

Thence North 00°39'02" West, along an easterly line of said Anderson's land, passing through a 4" square concrete monument with a + found at 30.14 feet and a 5/8" iron pin with cap bearing "...BBS 7245" found 0.30' east of the property line at 174.17 feet, a total distance of 374.20 feet to a 4" square concrete monument found at an angle point therein.

Thence North 84°00'07" East, along a southerly line of said Anderson's land, 206.68 feet to a 5/8" iron pin set at a southeasterly corner thereof, referenced by a 5/8" iron pin with cap bearing "CRABBS 7245" found south 0.32 feet and east 0.00 feet, South 00°39'52" East, 0.32 feet therefrom.

Thence North 00°39'52" West, along an easterly line of said Anderson's land, 837.81 feet to a 5/8" iron pin with cap bearing "CRABBS 7245" found at the northeasterly corner thereof, on a southerly line of PPN 12-323-00-014-00 as conveyed to Mary Ann Medrick, recorded in Volume 29, Page 6564 of ACRD.

21.138 ACRE PARCEL (continued)

Thence North 89°21'24" East, along said southerly line of Medrick's land, 122.28 feet to a 5/8" iron pin set at a southeasterly corner thereof, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°40'28" West, along an easterly line of said Medrick's land, passing through a 4" square concrete monument corner reference with a + found at 342.82 feet, a total distance of 512.63 feet to the center of Conneaut Creek, as observed in August, 2026, being the northwesterly corner of the parcel herein described.

Thence along the center of said Conneaut Creek, along the southerly side of PPN 12-127-00-039-00 as conveyed to Steven W. Marrison, recorded in Volume 641, Page 2280 of ACRD the following 5 courses:

- 1.) North 60°02'00" East, 367.19 feet to an angle point therein;
- 2.) North 72°15'03" East, 98.48 feet to an angle point therein;
- 3.) North 58°26'40" East, 163.62 feet to an angle point therein;
- 4.) North 54°19'10" East, 136.49 feet an angle point therein and
- 5.) North 59°26'13" East, 495.91 feet to the northwesterly corner of PPN 12-314-00-065-00 as conveyed to the State of Ohio Department of Natural Resources, recorded in Volume 396, Page 578 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 03°43'58" East, along the westerly line of the said State of Ohio Department of Natural Resources parcel, passing through a 5/8" iron pin with cap bearing "HOWELLS & BAIRD 6953-7308" found at 130.60 feet, a total distance of 1115.46 feet to a 5/8" iron pin with cap bearing "HOWELLS & BAIRD 6953-7308" found at the southwesterly corner thereof, on the northerly line of PPN 12-314-00-037-01 as conveyed to Steven D. Sanford and Amy D. Sanford, recorded in Volume 250, Page 925, Tract 3 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 88°14'23" West, along said northerly line of Sanford's land, 889.85 feet to a 5/8" iron pin set at the northwesterly corner thereof, at an angle point therein, being the northeasterly corner of PPN 12-314-00-019-01, now or formerly conveyed to Dawsey Land, LLC, recorded in Volume 874, Page 480 of ACRD.

Thence South 89°21'24" West, along the northerly line of the said Dawsey Land, LLC parcel, passing through a 5/8" iron pin (easement) set at 246.38 feet, a total distance of 266.38 feet to **The Principal Place of Beginning of this Survey** and containing

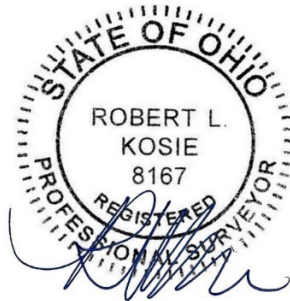
21.138 ACRE PARCEL (continued)

21.138 acres of land, surveyed in September 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, restrictions, encumbrances and easements of record, including but not limited to, an Ingress and Egress Easement recorded in Volume 674, Page 415 of ACRD.

The intent of this survey is to more accurately describe PPN 12-314-00-020-00 as conveyed to Dawsey Land, LLC, recorded in Volume 874, Page 483 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 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".



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

August 28, 2026

