

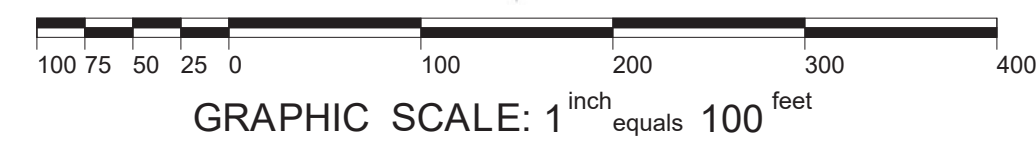
Checked on January 22nd, 2022 by RLK
 Revised on June 3rd, 2024
 Checked on June 5th, 2024 by RLK, MBL

BASIS OF RESEARCH AND RECORDS

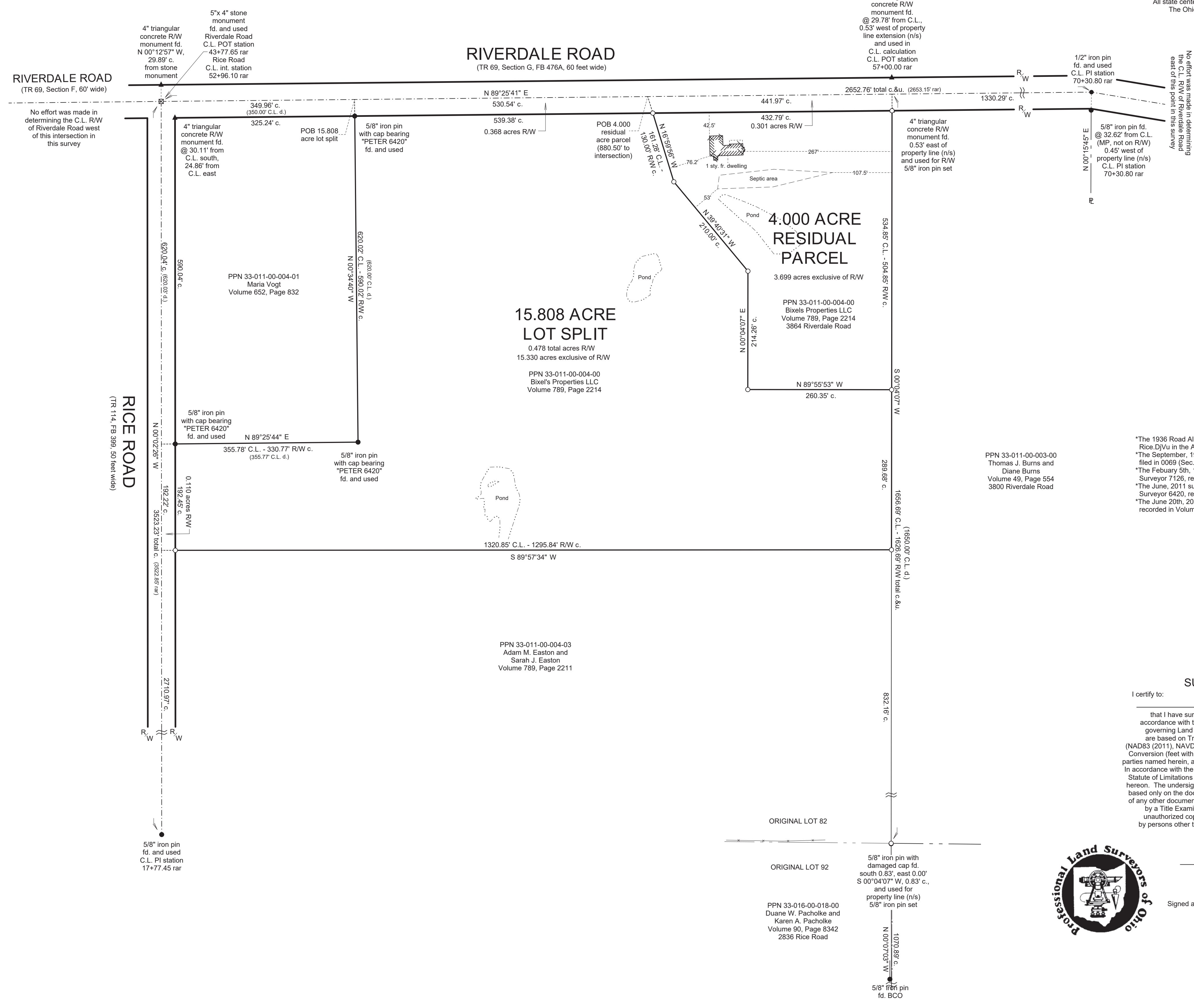
All county ownership research data and previous survey records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from The Ohio Department of Transportation Records.

MAP OF SURVEY OF
PPN 33-011-00-004-00
Bixel's Properties LLC
3864 Riverdale Road
 DEED OF RECORD:
 Volume 789, Page 2214

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 and used 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 (C.L. -Denotes centerline RW -Denotes right-of-way (margin)
- l -Denotes lot line R -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"
- rar -Denotes "Road Alignment Record"



REFERENCES

- *The 1936 Road Alignment Record for Rice Road, FB 399 and FB 114, filed in Rice.DjVu in the ACER.
- *The September, 1975 Road Alignment Record for Riverdale Road, FB 476-A, filed in 0069 (Sec-F-G) Riverdale.DjVu in the ACER.
- *The February 5th, 1988 survey prepared by John M. Zaranec, Jr., Professional Surveyor 7126, recorded in Volume 537, Page 2299 of ACRD.
- *The June, 2011 survey prepared by James M. Peter, Ohio Registered Surveyor 6420, recorded in Volume 652, Page 832 of ACRD.
- *The June 20th, 2022 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 783, Page 2515 of ACRD.

ENGINEER'S APPROVAL



SURVEYOR'S CERTIFICATION

I certify to:
 Bixel's Properties 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, 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 12th day of December, 2022 and
 resigned on the 3rd day of June, 2024



ZONING INFORMATION

- Minimum Acreage: 4 acres
- Minimum Setback (R/W): 100.00'
- Minimum Frontage: 300.00'
- Minimum Sidesyard: 20.00'
- Minimum Rearyard: 20.00'

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

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4.000 ACRE RESIDUAL PARCEL

0.301 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-011-00-004-00
Bixel's Properties LLC, Volume 789, Page 2214 of Ashtabula County Records
and Deeds (ACRD). 3864 Riverdale Road.

Situated in the Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lot 82 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5"x 4" stone monument found at the centerline intersection of Riverdale Road (Township Road 69, Section G, Field Book 476A, 60 feet wide) and Rice Road (Township Road 114, Field Book 399, 50 feet wide), referenced by a 4" triangular concrete R/W monument found North 00°12'57" West, 29.89 feet therefrom.

Thence North 89°25'41" East, along the centerline of said Riverdale Road, 880.50 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°25'41" East, continuing along said centerline, a frontage distance of 441.97 feet to the northwesterly corner of PPN 33-011-00-003-00 as conveyed to Thomas J. Burns and Diane Burns, recorded in Volume 49, Page 554 of ACRD, being the northeasterly corner of the parcel herein described.

Thence South 00°04'07" West, along the westerly line of said Burn's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 534.85 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence North 89°55'53" West, along the southerly line of the parcel herein described, 260.35 feet to a 5/8" iron pin set at a southwesterly corner thereof.

4.000 ACRE RESIDUAL PARCEL (continued)

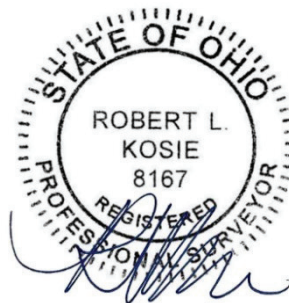
Thence North 00°04'07" East, along a westerly line of the parcel herein described, 214.26 feet to a 5/8" iron pin set at an angle point therein.

Thence North 39°40'31" West, along a southwesterly line of the parcel herein described, 210.00 feet to a 5/8" iron pin set at an angle point therein, at a southwesterly corner thereof.

Thence North 16°59'56" West, along a southwesterly line of the parcel herein described, passing through a 5/8" iron pin set at 130.00 feet, a total distance of 161.28 feet to **The Principal Place of Beginning of this Survey** and containing 4.000 acres of land, of which, 0.301 acres are within the R/W of said Riverdale Road, leaving 3.699 acres of land exclusive of said R/W, surveyed in June of 2024 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.

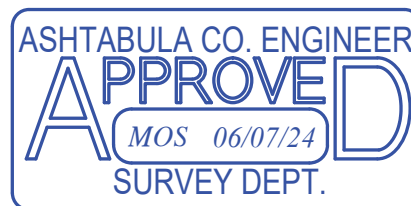
The intent of this survey is to describe the 4.000 acres of land remaining in PPN 33-011-00-004-00 as conveyed to Bixel's Properties LLC, recorded in Volume 789, Page 2214 of ACRD, after a 15.808 acre division therefrom.

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".



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

June 6th, 2024



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



(440) **286-2131**

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



15.808 ACRE LOT SPLIT

0.478 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 33-011-00-004-00
Bixel's Properties LLC, Volume 789, Page 2214 of Ashtabula County Records
and Deeds (ACRD).

Situated in the Township of Morgan, County of Ashtabula and State of Ohio and known as being part of Original Lot 82 within said Township and Township 10N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5"x 4" stone monument found at the centerline intersection of Riverdale Road (Township Road 69, Section G, Field Book 476A, 60 feet wide) and Rice Road (Township Road 114, Field Book 399, 50 feet wide), referenced by a 4" triangular concrete R/W monument found North 00°12'57" West, 29.89 feet therefrom.

Thence North 89°25'41" East, along the centerline of said Riverdale Road, 349.96 feet to the northeasterly corner of PPN 33-011-00-004-01 as conveyed to Maria Vogt, recorded in Volume 652, Page 832 of ACRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°25'41" East, continuing along said centerline, 530.54 feet to a northeasterly corner of the parcel herein described.

Thence South 16°59'56" East, along a northeasterly line of the parcel herein described, passing through a 5/8" iron pin set at 31.28 feet, a total distance of 161.28 feet to a 5/8" iron pin set at an angle point therein.

Thence South 39°40'31" East, along a northeasterly line of the parcel herein described, 210.00 feet to a 5/8" iron pin set at an angle point therein, being a northeasterly corner of the parcel herein described.

Thence South 00°04'07" West, along an easterly line of the parcel herein described, 214.26 feet to a 5/8" iron pin set.

Thence South 89°55'53" East, along a northerly line of the parcel herein described, 260.35 feet to a 5/8" iron pin set on the westerly line of PPN 33-011-00-003-00 as conveyed to Thomas J. Burns and Diane Burns, recorded in Volume 49, Page 554 of ACRD, being a northeasterly corner of the parcel herein described.

15.808 ACRE LOT SPLIT (continued)

Thence South 00°04'07" West, along said westerly line of said Burns' land, 289.68 feet to a 5/8" iron pin set at the northeasterly corner of PPN 33-011-00-004-03 as conveyed to Adam M. Easton and Sarah J. Easton, recorded in Volume 789, Page 2211 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°57'34" West, along the northerly line of said Easton's land, passing through a 5/8" iron pin set at 1295.84 feet, a total distance of 1320.85 feet to the northwesterly corner thereof, on the centerline of the aforesaid Rice Road.

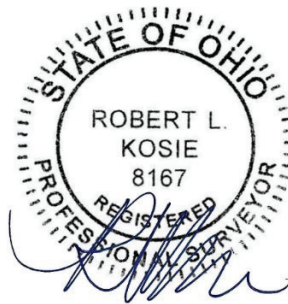
Thence North 00°02'26" West, along said centerline, 192.22 feet to the southwesterly corner of the aforesaid Maria Vogt parcel (PPN 33-011-00-004-01), being a northwesterly corner of the parcel herein described.

Thence North 89°25'44" East, along the southerly line of said Vogt's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 25.00 feet, a total distance of 355.78 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at the southeasterly corner thereof.

Thence North 00°34'40" West, along the easterly line of said Vogt's land, passing through a 5/8" iron pin with cap bearing "PETER 6420" found at 590.02 feet, a total distance of 620.02 feet to **The Principal Place of Beginning of this Survey** and containing 15.808 acres of land, of which, 0.368 acres are within the R/W of said Riverdale Road and 0.110 acres are within the R/W of said Rice Road leaving 19.028 acres of land exclusive all R/W, surveyed in June of 2024 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 15.808 acres of land from PPN 33-011-00-004-00 as conveyed to Bixel's Properties LLC, recorded in Volume 789, Page 2214 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

June 6th, 2024

