

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD83, GRS80, Geoid18



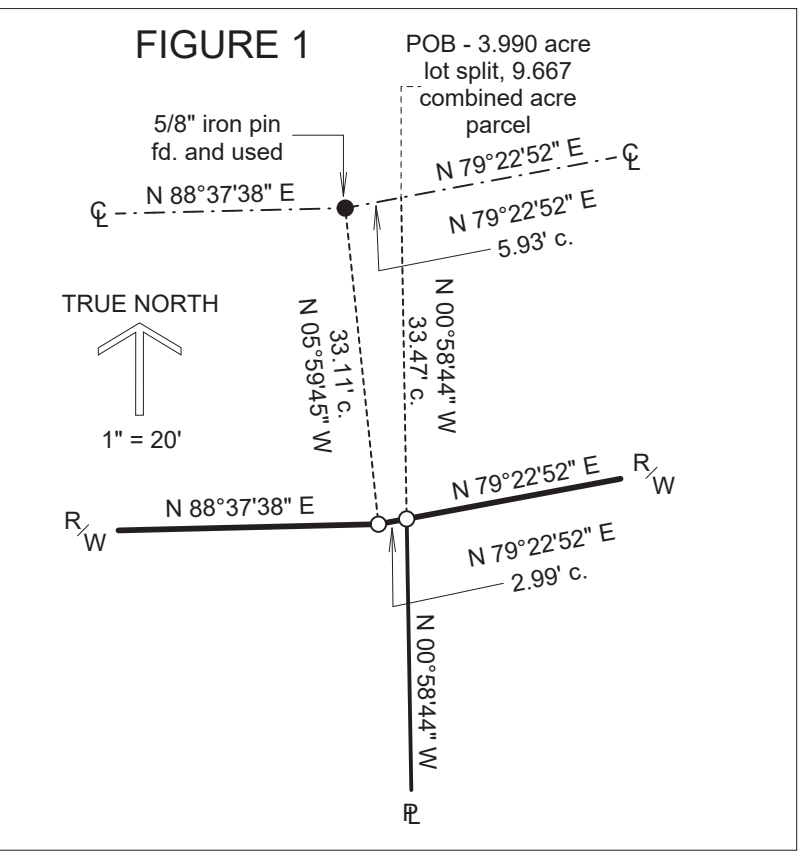
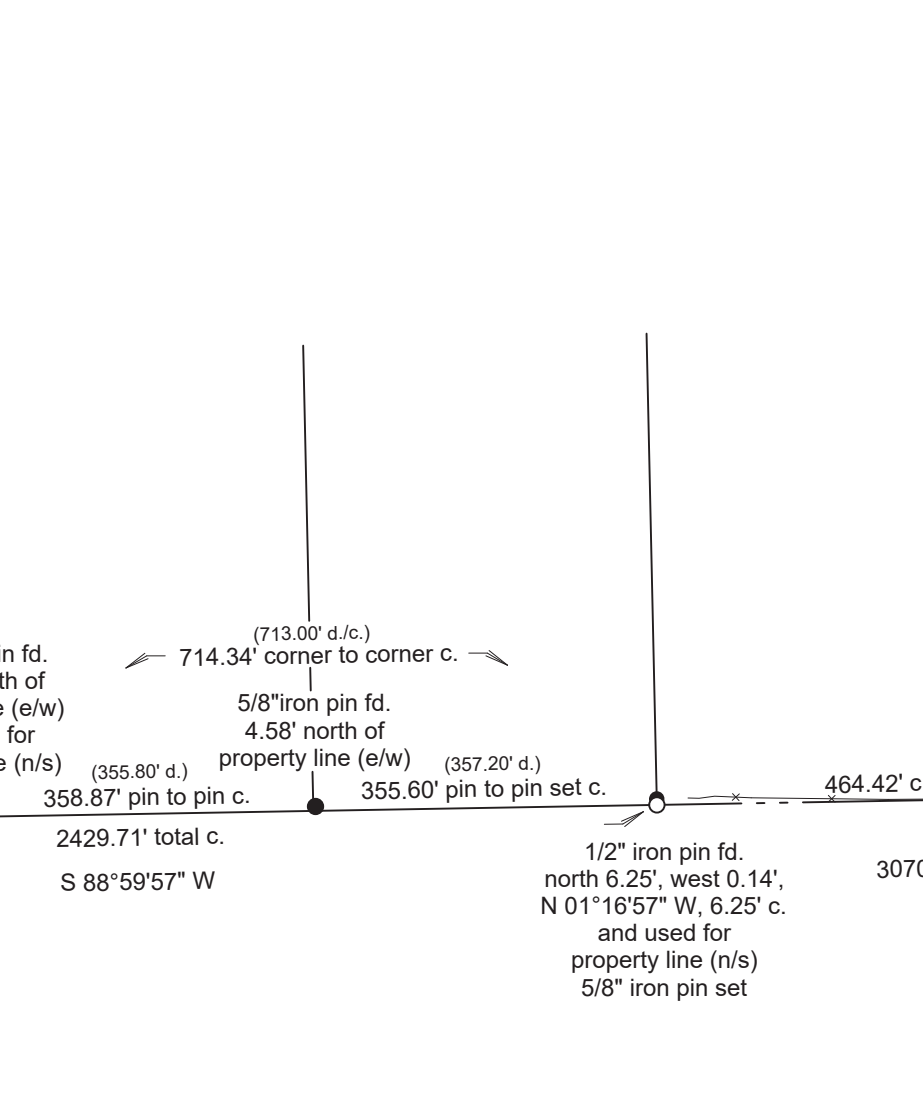
- O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2023 and 2024 surveys
- c - Denotes calculated and used measurement
- d - Denotes deed measurement
- p - Denotes plat measurement
- o - Denotes observed measurement
- u - Denotes 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 - 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 "Ashtabula County Road Alignment Record"
- CW - Denotes "Colpetzer - Woods Survey"
- CWR - Denotes "Connecticut Western Reserve"
- CT - Denotes "CT Consultants survey"
- JS - Denotes "Jerry Slay"
- ODOT - Denotes "Ohio Department of Transportation"

No effort was made in determining the C.L. R/W of Bogue Road in this survey

GRAPHIC SCALE: 1 inch equals 100 feet



- REFERENCES
- *The May, 1928 State of Ohio Department of Highways (ODOT) improvement plans for Cleveland - Meadville Road (US Route 322), S.H. (I.C.H.) 15, Section E, Ashtabula County, Orwell & Colebrook Townships, filed as ATB_322_8.08.pdf in the ODOT records.
 - *The November, 1934 Road Alignment Record for Fee Road, Road 21, FB 293, 60 feet wide, filed as 0021 (Sec E-F) Fee DVU in the ACER.
 - *The undated survey prepared by Colpetzer-Woods Consultants, Inc., recorded in Volume 682, Page 900 of ACRD.
 - *The undated survey prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 682, Page 902 of ACRD.
 - *The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, Field Book 477, 60 feet wide filed as 0557 (Sec A-B) Bogue DVU of ACER.
 - *The October, 1988 calculated from records legal description prepared by CT Consultants, Inc., Edward W. Herendeen, Professional Surveyor 6148, recorded in Volume 263, Page 1872, Parcel 2 of ACRD.
 - *The May 2002, plat prepared by Eric B. Westfall, Professional Land Surveyor 7677, filed as 38-015-00-014-00.pdf in ACRD.
 - *The May, 2005 Road Alignment Record for Hague Road, Road No. 555, Sections F and G, 60 feet wide, filed as 0555 (Sec. C-E) Hague 2011 DVU in the ACER.
 - *The December, 2017 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, P.S. 7245, recorded in Volume 651, Page 1131 of ACRD.
 - *The November 14, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 721, Page 1588 or ACRD, filed as 38-015-00-015-04 11-2018 in ACRD.
 - *The November 14th, 2018 survey prepared by Jerry Slay, Registered Professional Surveyor 5298, recorded in Volume 679, Page 387 of ACRD.



PARCEL DATA

- P1 - PPN 38-015-00-015-05 Raymond E. Miller and Martha Miller, Volume 675, Page 508, 1811 US Route 322
- P2 - PPN 38-015-00-015-02 Ray D. Benton, Sr. and Marquita Benton, Volume 652, Page 1470, 1771 US Route 322
- P3 - PPN 38-015-00-016-00 Andrew J. Holloman and Carol Cramer Holloman, Volume 51, Page 5897, 1715 US Route 322
- P4 - PPN 38-006-00-015-03 Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1
- P5 - PPN 38-006-00-015-00 Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 2

LINE DATA

- L1 - S 06°26'49" E, 198.44' C.L. - 168.44' R/W c. (200.00' C.L. JS p.)
- L2 - S 83°29'18" W, 57.52' c. (57.58' JS p.)
- L3 - N 06°28'14" W, 198.04' C.L. - 168.04' R/W c. (200.00' C.L. JS p.)
- L4 - N 79°22'52" E, 107.16' c.
- L5 - N 79°22'52" E 146.42' c.
- L6 - N 79°22'52" E, 107.09' c.
- L7 - N 79°22'52" E 146.49' c.

MONUMENT DATA

- M1 - 5/8" iron pin with cap bearing "SLAY 5298" fd. @ 28.93' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (30.14' from C.L.)
- M2 - 5/8" iron pin with cap bearing "SLAY 5298" fd. @ 28.51' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (30.00' from C.L.)
- M3 - 5/8" iron pin fd. @ 27.94' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (30.00' from C.L.)
- M4 - 5/8" iron pin with cap bearing "SLAY 5298" fd. @ 29.07' from C.L. (not on R/W) and used for property line (n/s) 5/8" iron pin set R/W (30.16' from C.L.)



This map of survey prepared by

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

(440) 286-2131

11040 Madison Road
 Montville, Ohio 44064

www.dbsurveys.com

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.

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 RESURVEY, LOT SPLITS, RESIDUALS AND CONSOLIDATIONS OF

- PPN 38-006-00-015-00 Raymond E. Miller and Martha D. Miller,
- PPN 38-006-00-015-03 Raymond E. Miller and Martha D. Miller,
- PPN 38-015-00-015-04 Robert R. Miller and Marsha J. Miller
- 1783 US Route 322 and PPN 38-015-00-015-06 Andrew R. Miller

DEED OF RECORD:
 Volume 810, Page 1650
 Volume 721, Page 1588
 Volume 679, Page 387

PPN 10-006-00-006-02
 Marvin M. Byler
 Volume 800, Page 1008

ORIGINAL LOT 40

ORIGINAL LOT 41

5/8" iron pin with cap bearing "SLAY 5298" fd. and used

PPN 10-011-00-015-00
 Benjamin H. Jones
 Volume 343, Page 2494
 1653 US Route 322

ENGINEERS APPROVAL



SURVEYOR'S CERTIFICATION

I certify to: Raymond E. Miller, Martha D. Miller, Robert R. Miller, Marsha J. Miller and Andrew R. 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), NAVD83, 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 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 13th day of May, 2024

DBK MAP 1343 2024



D.B. Kosie & Associates, LLC

Professional Land Surveying



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Montville, Ohio 44064

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3.990 ACRE LOT SPLIT

0.081 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03,
Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1 of
Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Bogue Road (Township Road 557, Field Book 477, 60 feet wide) and Hague Road (Township Road 555, Section F, Field Books 527/118, 66 feet wide).

Thence South 89°33'26" East, along the centerline of said Hague Road, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 89°33'46" East, continuing along said centerline, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIEL 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 737.92 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North 88°37'38" East, continuing along said centerline, 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North 79°22'52" East, continuing along said centerline, 5.93 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 79°22'52" East, continuing along said centerline, a frontage distance of 107.16 feet to the northwesterly corner of PPN 38-006-00-015-00, now or formerly

3.990 ACRE LOT SPLIT (continued)

conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD, being the northeasterly corner of the parcel herein described.

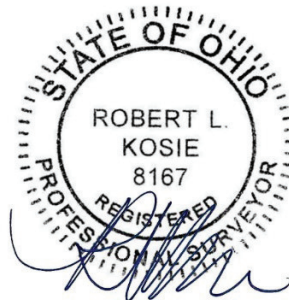
Thence South 00°51'56" East, along the westerly line of said Miller's land, passing through a 5/8" iron pin set at 33.48 feet, a total distance of 1680.92 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°16'24" West, along the southerly line of the parcel herein described, 102.33 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°58'44" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1629.05 feet, a total distance of 1662.52 feet to **The Principal Place of Beginning of this Survey** and containing 3.990 acres of land, of which, 0.081 acres are within the R/W of said Hague Road, leaving 3.909 acres of land exclusive of said R/W, surveyed in May 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.

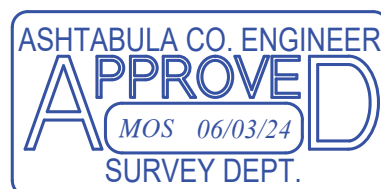
The intent of this survey is to divide 3.990 acres of land from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 of ACRD.

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" set in 2023 and 2024 surveys



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

May 18th, 2024



D.B. Kosie & Associates, LLC

Professional Land Surveying



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Montville, Ohio 44064

www.dbksurveys.com



5.629 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Fee Road (County Highway 21, Field Book 293, Section E, 60 feet wide) and US Route 322 (also known as Cleveland - Meadville Road, 60 feet wide).

Thence South 89°14'11" West, along the centerline of said US Route 322, 4529.40 feet to a railroad spike set at an angle point therein.

Thence South 83°24'11" West, continuing along said centerline, 829.77 feet to a railroad spike set at the centerline intersection of said US Route 322 and Fenton Road (Township Road 76, Section D, 60 feet wide), being the southeasterly corner of PPN 38-015-00-016-00 as conveyed to Andrew J. Holloman and Carol Cramer Holloman, recorded in Volume 51, Page 5897 of ACRD.

Thence North 00°40'13" West, along the easterly line of said Holloman's land and along an easterly line of PPN 38-015-00-015-04, now or formerly conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 376.58 feet, a total distance of 2420.65 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the southeasterly corner of PPN 38-006-00-015-00, now or formerly conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD.

Thence South 88°59'57" West, along the southerly line of said Miller's land, 400.00 feet to a 5/8" iron pin set at the southwesterly corner thereof, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°59'57" West, along the southerly line of the parcel herein described, 208.78 feet to the southwesterly corner of the parcel herein described, referenced by a 5/8"

5.629 ACRE LOT SPLIT (continued)

iron pin with cap bearing "SLAY 5298" found South 00°51'56" East, 0.16 feet therefrom.

Thence North 00°51'56" West, along the westerly line of the parcel herein described, 1175.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

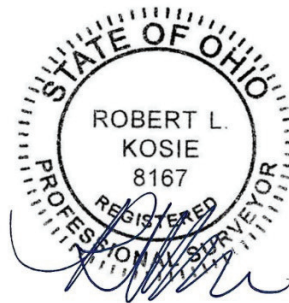
Thence North 89°16'24" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 106.45 feet, a total distance of 208.78 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°51'56" East, along the easterly line of the parcel herein described, 1174.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.629 acres of land, surveyed in May 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 5.629 acres of land from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 of ACRD.

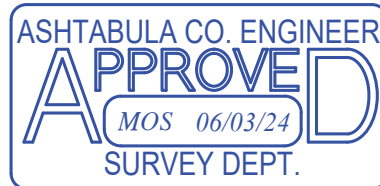
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2023 and 2024 surveys

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

May 18th, 2024



D.B. Kosie & Associates, LLC

Professional Land Surveying



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5.676 ACRE LOT SPLIT

0.111 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00,
Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 2 of
Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Bogue Road (Township Road 557, Field Book 477, 60 feet wide) and Hague Road (Township Road 555, Section F, Field Books 527/118, 66 feet wide).

Thence South 89°33'26" East, along the centerline of said Hague Road, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 89°33'46" East, continuing along said centerline, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIEL 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 737.92 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North 88°37'38" East, continuing along said centerline, 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North 79°22'52" East, continuing along said centerline, 113.09 feet to the northeasterly corner of PPN 38-006-00-015-03, now or formerly conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 of ACRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

5.676 ACRE LOT SPLIT (continued)

Thence North 79°22'52" East, continuing along said centerline, a frontage distance of 146.42 feet to the northeasterly corner of the parcel herein described.

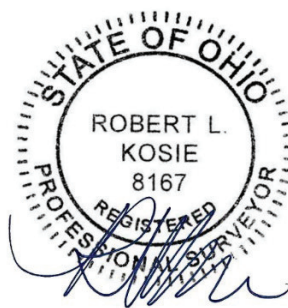
Thence South 00°58'44" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.47 feet, a total distance of 1706.09 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 89°16'24" West, along the southerly line of the parcel herein described, 147.67 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of the aforesaid Miller parcel (PPN 38-006-00-015-03).

Thence North 00°51'56" West, along said easterly line of Miller's land, passing through a 5/8" iron pin set at 1647.44 feet, a total distance of 1680.92 feet to **The Principal Place of Beginning of this Survey** and containing 5.676 acres of land, of which, 0.111 acres are within the R/W of said Hague Road, leaving 5.565 acres of land exclusive of said R/W, surveyed in May 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.

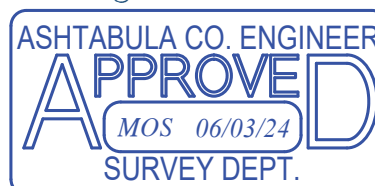
The intent of this survey is to divide 5.676 acres of land from PPN 38-006-00-015-00 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD.

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" set in 2023 and 2024 surveys



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

May 18th, 2024



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9.667 COMBINED ACRE PARCEL

0.192 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03 and PPN 38-006-00-015-00, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tracts 1 and 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Bogue Road (Township Road 557, Field Book 477, 60 feet wide) and Hague Road (Township Road 555, Section F, Field Books 527/118, 66 feet wide).

Thence South $89^{\circ}33'26''$ East, along the centerline of said Hague Road, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South $89^{\circ}33'46''$ East, continuing along said centerline, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIEL 6222" found at an angle point therein.

Thence North $58^{\circ}00'13''$ East, continuing along said centerline, 737.92 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North $88^{\circ}37'38''$ East, continuing along said centerline, 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North $79^{\circ}22'52''$ East, continuing along said centerline, 5.93 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $79^{\circ}22'52''$ East, continuing along said centerline, a frontage distance of 253.58 feet to the northeasterly corner of the parcel herein described.

9.667 COMBINED ACRE PARCEL (continued)

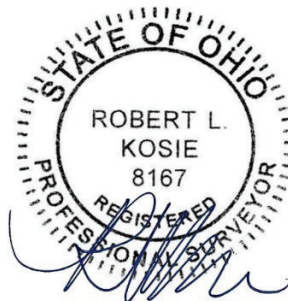
Thence South 00°58'44" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.47 feet, a total distance of 1706.09 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 89°16'24" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 147.67 feet, a total distance of 250.00 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°58'44" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1629.05 feet, a total distance of 1662.52 feet to **The Principal Place of Beginning of this Survey** and containing 9.667 acres of land, of which, 0.192 acres are within the R/W of said Hague Road, leaving 9.475 acres of land exclusive of said R/W, surveyed in May 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.

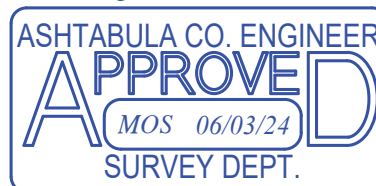
The intent of this survey is to combine 3.990 acres of land that was divided from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 together with 5.676 acres of land that was divided from PPN 38-006-00-015-00 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 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" set in 2023 and 2024 surveys



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

May 18th, 2024



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9.917 ACRE RESIDUAL PARCEL

0.192 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Bogue Road (Township Road 557, Field Book 477, 60 feet wide) and Hague Road (Township Road 555, Section F, Field Books 527/118, 66 feet wide).

Thence South 89°33'26" East, along the centerline of said Hague Road, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 89°33'46" East, continuing along said centerline, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIEL 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 737.92 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North 88°37'38" East, continuing along said centerline, 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North 79°22'52" East, continuing along said centerline, 259.51 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 79°22'52" East, continuing along said centerline, a frontage distance of 253.58 feet to the northwesterly corner of PPN 10-006-00-006-02 as conveyed to

9.917 ACRE RESIDUAL PARCEL (continued)

Marvin M. Byler, recorded in Volume 800, Page 1008 of ACRD, being the northeasterly corner of the parcel herein described.

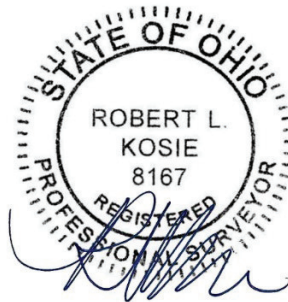
Thence South 00°58'44" East, along the westerly line of said Byler's land, passing through a 5/8" iron pin set at 33.47 feet, a total distance of 1749.65 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°16'24" West, along the southerly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°58'44" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1672.61 feet, a total distance of 1706.09 feet to **The Principal Place of Beginning of this Survey** and containing 9.917 acres of land, of which, 0.192 acres are within the R/W of said Hague Road, leaving 9.725 acres of land exclusive of said R/W, surveyed in May 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 9.917 acres of land remaining in PPN 38-006-00-015-00 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD after a 5.676 acre division and a 10.740 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" set in 2023 and 2024 surveys



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

May 18th, 2024



D.B. Kosie & Associates, LLC

Professional Land Surveying



(440) 286-2131

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



10.740 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-00, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 2 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Fee Road (County Highway 21, Field Book 293, Section E, 60 feet wide) and US Route 322 (also known as Cleveland - Meadville Road, 60 feet wide).

Thence South 89°14'11" West, along the centerline of said US Route 322, 4529.40 feet to a railroad spike set at an angle point therein.

Thence South 83°24'11" West, continuing along said centerline, 829.77 feet to a railroad spike set at the centerline intersection of said US Route 322 and Fenton Road (Township Road 76, Section D, 60 feet wide), being the southeasterly corner of PPN 38-015-00-016-00 as conveyed to Andrew J. Holloman and Carol Cramer Holloman, recorded in Volume 51, Page 5897 of ACRD.

Thence North 00°40'13" West, along the easterly line of said Holloman's land and along an easterly line of PPN 38-015-00-015-04, now or formerly conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 376.58 feet, a total distance of 2420.65 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°59'57" West, along the southerly line of the parcel herein described, 400.00 feet to a 5/8" iron pin set at the southeasterly corner of PPN 38-006-00-015-03, now or formerly conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°51'56" West, along the westerly line of the parcel herein described, 1174.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

10.740 ACRE LOT SPLIT (continued)

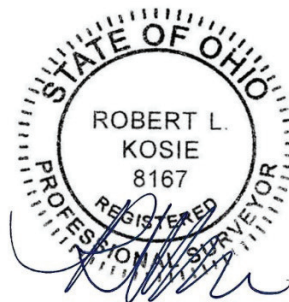
Thence North 89°16'24" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 147.67 feet, a total distance of 397.67 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 10-006-00-006-02 as conveyed to Marvin M. Byler, recorded in Volume 800, Page 1008 of ACRD.

Thence South 00°58'44" East, along the westerly line of said Byler's land and along the westerly line of PPN 10-011-00-015-00 as conveyed to Benjamin H. Jones, recorded in Volume 343, Page 2494 of ACRD, passing through a 5/8" iron pin set at 951.96 feet, a total distance of 1172.09 feet to **The Principal Place of Beginning of this Survey** and containing 10.740 acres of land, surveyed in May 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 10.740 acres of land from PPN 38-006-00-015-00 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD.

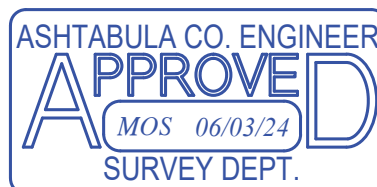
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2023 and 2024 surveys

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

May 18th, 2024



D.B. Kosie & Associates, LLC

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13.799 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Fee Road (County Highway 21, Field Book 293, Section E, 60 feet wide) and US Route 322 (also known as Cleveland - Meadville Road, 60 feet wide).

Thence South $89^{\circ}14'11''$ West, along the centerline of said US Route 322, 4529.40 feet to a railroad spike set at an angle point therein.

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, 829.77 feet to a railroad spike set at the centerline intersection of said US Route 322 and Fenton Road (Township Road 76, Section D, 60 feet wide), being the southeasterly corner of PPN 38-015-00-016-00 as conveyed to Andrew J. Holloman and Carol Cramer Holloman, recorded in Volume 51, Page 5897 of ACRD.

Thence North $00^{\circ}40'13''$ West, along the easterly line of said Holloman's land and along an easterly line of PPN 38-015-00-015-04, now or formerly conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 376.58 feet, a total distance of 2420.65 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the southeasterly corner of PPN 38-006-00-015-00, now or formerly conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 of ACRD.

Thence South $88^{\circ}59'57''$ West, along the northerly line of said Miller's land, passing through a 5/8" iron pin set at 400.00 feet, a total distance of 608.78 feet to the northeasterly corner of PPN 38-015-00-015-06, now or formerly conveyed to Andrew R. Miller, recorded in Volume 679, Page 391 of ACRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey** and referenced by a 5/8" iron pin with cap bearing "SLAY 5298" found South $00^{\circ}51'56''$ East, 0.16 feet therefrom.

13.799 ACRE LOT SPLIT (continued)

Thence South 88°59'57" West, along the northerly line of said Miller's land, 506.74 feet to a 5/8" iron pin set at a southeasterly corner of PPN 38-006-00-015-02 as conveyed to John L. Schrock and Mary A. Schrock, recorded in Volume 806, Page 1007 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 01°16'57" West, along an easterly line of said Schrock's land, 1177.48 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

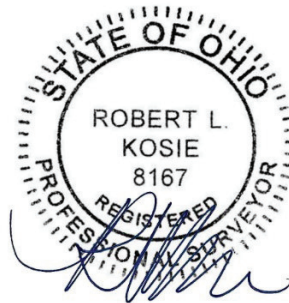
Thence North 89°16'24" East, along the northerly line of the parcel herein described, 515.32 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°51'56" East, along the easterly line of the parcel herein described, 1175.00 feet to **The Principal Place of Beginning of this Survey** and containing 13.799 acres of land, surveyed in May 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 13.799 acres of land from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 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" set in 2023 and 2024 surveys

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

May 18th, 2024



D.B. Kosie & Associates, LLC

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22.128 ACRE RESIDUAL PARCEL

0.374 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03,
Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1 of Ashtabula County
Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lots 3 and 4, in Section 6, within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin in a monument box found at the centerline intersection of Bogue Road (Township Road 557, Field Book 477, 60 feet wide) and Hague Road (Township Road 555, Section F, Field Books 527/118, 66 feet wide).

Thence South 89°33'26" East, along the centerline of said Hague Road, 3124.00 feet to a 5/8" iron pin with a damaged cap found at an angle point therein.

Thence South 89°33'46" East, continuing along said centerline, 737.56 feet to a 5/8" iron pin with cap bearing "JW DANIEL 6222" found at an angle point therein.

Thence North 58°00'13" East, continuing along said centerline, 641.29 feet to the northeasterly corner of PPN 38-006-00-015-02 as conveyed to John L. Schrock and Mary A. Schrock, recorded in Volume 806, Page 1007 of ACRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 58°00'13" East, continuing along said centerline, a frontage distance (in part) of 96.63 feet to a 5/8" iron pin with cap bearing "ASH CO. ENG" found at an angle point therein.

Thence North 88°37'38" East, continuing along said centerline, a frontage distance (of part) of 390.29 feet to a 5/8" iron pin found at an angle point therein.

Thence North 79°22'52" East, continuing along said centerline, a frontage distance (in part) of 5.93 feet to the northeasterly corner of the parcel herein described.

Thence South 00°58'44" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 33.47 feet, a total distance of 1662.52 feet to a 5/8" iron pin set at the southeasterly corner thereof.

22.128 ACRE RESIDUAL PARCEL (continued)

Thence South 89°16'24" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 106.45 feet, a total distance of 621.77 feet to a 5/8" iron pin set on an easterly line of the aforesaid Shrock parcel (PPN 38-006-00-015-02), being the southwesterly corner of the parcel herein described.

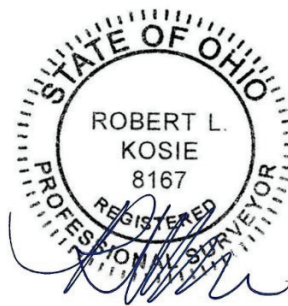
Thence North 01°16'57" West, along said easterly line of Schrock's land, 1093.69 feet to a 5/8" iron pin set at an angle point therein, being a northwesterly corner of the parcel herein described.

Thence North 41°38'11" East, along the southeasterly line of said Schrock's land, passing through a 5/8" iron pin corner reference set at 179.40 feet, a total distance of 219.40 feet to an angle point therein, at a southeasterly corner thereof.

Thence North 00°58'02" West, along an easterly line of said Schrock's land, passing through a 5/8" iron pin corner reference set at 40.00 feet, a total distance of 351.18 feet to **The Principal Place of Beginning of this Survey** and containing 22.128 acres of land, of which, 0.374 acres are within the R/W of said Hague Road, leaving 21.754 acres of land exclusive of said R/W, surveyed in May 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 22.128 acres of land remaining in PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 of ACRD after a 3.990 acre division and a 13.799 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" set in 2023 and 2024 surveys.



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

May 18th, 2024



D.B. Kosie & Associates, LLC

Professional Land Surveying



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48.535 COMBINED ACRE PARCEL

0.136 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 38-006-00-015-03, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tract 1 and PPN 38-015-00-015-06, Andrew R. Miller, Volume 679, Page 391 of Ashtabula County Records and Deeds (ACRD).
1743 US Route 322.

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot 4, in Section 6 and part of Section 15 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Fee Road (County Highway 21, Field Book 293, Section E, 60 feet wide) and US Route 322 (also known as Cleveland - Meadville Road, 60 feet wide).

Thence South $89^{\circ}14'11''$ West, along the centerline of said US Route 322, 4529.40 feet to a railroad spike set at an angle point therein.

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, 829.77 feet to a railroad spike set at the centerline intersection of said US Route 322 and Fenton Road (Township Road 76, Section D, 60 feet wide).

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, 782.39 feet to the southwesterly corner of PPN 38-015-00-015-02 as conveyed to Ray D. Benton, Sr. and Marquita Benton, recorded in Volume 652, Page 1470 of ACRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, a frontage distance of 199.60 feet to the southeasterly corner of PPN 38-015-00-015-05 as conveyed to Raymond E. Miller and Martha Miller, recorded in Volume 675, Page 508 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North $01^{\circ}03'25''$ West, along the easterly line of said Miller's land, passing through A 5/8" iron pin with cap bearing "SLAY 5298" found at 28.93 feet (not on R/W) and a 5/8" iron

48.535 COMBINED ACRE PARCEL (continued)

pin set at 30.14 feet, a total distance of 330.92 feet to a 5/8" iron pin found bent, coned and observed at the northeasterly corner thereof.

Thence South 87°32'16" West, along the northerly line of said Miller's land, 345.03 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northwesterly corner thereof, on the easterly line of PPN 38-015-00-014-00 as conveyed to Ray Leonard Carlson and Glen Edward Carlson, et al., recorded in Volume 560, Page 1040 and Volume 560, Page 1043 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 01°03'46" West, along said easterly line of the Carlson et al. parcel, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 2193.91 feet, a total distance of 2194.26 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 38-006-00-015-02 as conveyed to John L. Schrock and Mary A. Schrock, recorded in Volume 806, Page 1007 of ACRD, being a northwesterly corner of the parcel herein described.

Thence North 88°59'57" East, along said southerly line of Schrock's land, 223.36 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence North 01°16'57" West, along an easterly line of Schrock's land, 1177.48 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North 89°16'24" East, along a northerly line of the parcel herein described, 515.32 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°51'56" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 1175.16 feet, a total distance of 2331.37 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 89°53'37" West, along a southerly line of the parcel herein described, 136.25 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found.

Thence South 00°40'35" East, along an easterly line of the parcel herein described, 1139.62 feet to a 5/8" iron pin found at a southeasterly corner thereof, on the northerly line of the aforesaid Benton Parcel (PPN 38-015-00-015-02).

Thence South 83°29'18" West, along said northerly line of Benton's land, 57.52 feet to a 5/8" iron pin found at the northwesterly corner thereof.

Thence South 06°26'49" East, along the westerly line of said Benton's land, passing through a 5/8" iron pin set at 168.44 feet and a 5/8" iron pin with cap bearing "SLAY 5298" found at 169.93 feet, a total distance of 198.44 feet to **The Principal Place of Beginning of this Survey** and containing 48.535 acres of land, of which, 0.136 acres are within the R/W of said US Route 322, leaving 48.399 acres of land exclusive of said R/W, surveyed in May of

48.534 COMBINED ACRE PARCEL (continued)

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 combine 13.799 acres of land that was divided from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 together with PPN 38-015-00-015-06 as conveyed to Andrew R. Miller, recorded in Volume 679, Page 391 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" set in 2023 and 2024 surveys

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

May 18th, 2024



D.B. Kosie & Associates, LLC

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51.060 COMBINED ACRE PARCEL

0.153 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 38-006-00-015-03 and PPN 38-006-00-015-00, Raymond E. Miller and Martha D. Miller, Volume 810, Page 1650, Tracts 1 and 2 and PPN 38-015-00-015-04, as conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of Orwell, County of Ashtabula and State of Ohio and known as being part of Original Lot 4, in Section 6 and part of Section 15 within said Township and Township 8N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Fee Road (County Highway 21, Field Book 293, Section E, 60 feet wide) and US Route 322 (also known as Cleveland - Meadville Road, 60 feet wide).

Thence South $89^{\circ}14'11''$ West, along the centerline of said US Route 322, 4529.40 feet to a railroad spike set at an angle point therein.

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, 829.77 feet to a railroad spike set at the centerline intersection of said US Route 322 and Fenton Road (Township Road 76, Section D, 60 feet wide), being the southeasterly corner of PPN 38-015-00-016-00 as conveyed to Andrew J. Holloman and Carol Cramer Holloman, recorded in Volume 51, Page 5897 of ACRD.

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, 297.05 feet to the southwesterly corner of said Holloman's land being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $83^{\circ}24'11''$ West, continuing along said centerline, a frontage distance of 220.31 feet to the southeasterly corner of PPN 38-015-00-015-02 as conveyed to Ray D. Benton, Sr. and Marquita Benton, recorded in Volume 652, Page 1470 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North $06^{\circ}29'14''$ West, along the easterly line of said Benton's land, passing through a 5/8" iron pin found at 27.94 feet (not on R/W) and a 5/8" iron pin set at 30.00 feet, a total

51.060 COMBINED ACRE PARCEL (continued)

distance of 198.04 feet to a 5/8" iron pin with cap bearing "Slay 5298" found at the northeasterly corner thereof.

Thence South $83^{\circ}29'18''$ West, along the northerly line of said Benton's land, 207.37 feet to a 5/8" iron pin found at a southeasterly corner of PPN 38-015-00-015-06, now or formerly conveyed to Andrew R. Miller, recorded in Volume 679, Page 391 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North $00^{\circ}40'35''$ West, along an easterly line of said Miller's land, 1139.62 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at a northwesterly corner of the parcel herein described.

Thence North $89^{\circ}53'37''$ East, along a southerly line of said Miller's land, 136.25 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence North $00^{\circ}51'56''$ West, along an easterly line of said Miller's land and a continuation thereof, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 1156.21 feet, a total distance of 2331.37 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North $89^{\circ}16'24''$ East, along the northerly line of the parcel herein described, passing through 5/8" iron pins set at 106.45 feet, 208.78 feet and 356.45 feet, a total distance of 606.46 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 10-006-00-006-02 as conveyed to Marvin M. Byler, recorded in Volume 800, Page 1008 of ACRD.

Thence South $00^{\circ}58'44''$ East, along the westerly line of said Byler's land and along a westerly line of PPN 10-011-00-015-00 as conveyed to Benjamin H. Jones, recorded in Volume 343, Page 2494 of ACRD, passing through a 5/8" iron pin set at 951.96 feet a total distance of 1172.09 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at an angle point therein.

Thence South $00^{\circ}40'13''$ East, along a westerly line of said Jones' land, 2044.07 feet to a 5/8" iron pin with cap bearing "Slay 5298" found at the northeasterly corner of the aforesaid Holloman parcel (PPN 38-015-00-016-00), being a southeasterly corner of the parcel herein described.

Thence South $83^{\circ}31'05''$ West, along a northerly line of said Holloman's land, 297.09 feet to a 5/8" iron pin with cap bearing "Slay 5298" found bent, coned and observed at the northwesterly corner thereof.

Thence South $00^{\circ}41'08''$ East, along the westerly line of said Holloman's land, passing through a 5/8" iron pin set at 347.01 feet and a 5/8" iron pin with cap bearing

51.060 COMBINED ACRE PARCEL (continued)

"SLAY 5298" found at 348.10 feet, a total distance of 377.17 feet to **The Principal Place of Beginning of this Survey** and containing 51.060 acres of land, of which, 0.153 acres are within the R/W of said US Route 322, leaving 50.907 acres of land exclusive of said R/W, surveyed in May 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 combine 5.629 acres of land that was divided from PPN 38-006-00-015-03 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 1 together with 10.740 acres of land that was divided from PPN 38-006-00-015-00 as conveyed to Raymond E. Miller and Martha D. Miller, recorded in Volume 810, Page 1650, Tract 2 and PPN 38-015-00-015-04, as conveyed to Robert R. Miller and Marsha J. Miller, recorded in Volume 721, Page 1588 of ACRD. Known as being 1743 US Route 322.

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" set in 2023 and 2024 surveys

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

May 18th, 2024

