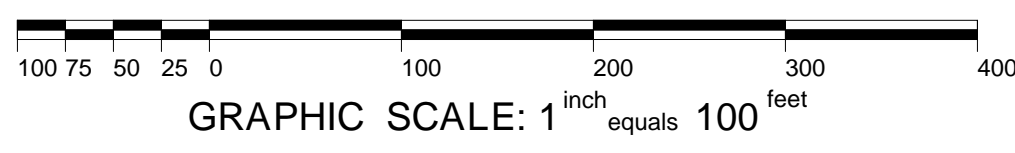


TRUE NORTH (Geoid) North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



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 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 R/W - Denotes right-of-way (margin)  
L - Denotes lot line E - 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"  
PK nail - Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail  
JCRD - Denotes "Jefferson County Records and Deeds"  
JCER - Denotes "Jefferson County Engineer's Records"

MAP OF SURVEY OF  
**PPN 27-00502-000**  
**R.R.W. Properties, L.P.**  
DEED OF RECORD:  
Volume 948, Page 514, First Tract

|  |                 |                  |
|--|-----------------|------------------|
| Situated in The Township of Saline, County of Jefferson and State of Ohio and known as being part of Original Section 19 within said Township and Township 9N, Range 2W in the Public Land Survey System | Month: February | Page: One of Two |
| Survey for: R.R.W. Properties, L.P.  | Year: 2025      |                  |

Checked on February 21st, 2025 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.

PPN 27-00501-000  
WTS15 LLC  
Volume 1512, Page 4115,  
Tract One

**SECTION 20**

PPN 27-00509-000  
WTS15 LLC  
Volume 1512, Page 4115,  
Tract Two

N 89°45'08" E  
1269.07' C.L. - 1248.24' R/W c.

**SECTION 19**



**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.

**52.845 RESIDUAL ACRE PARCEL**

0.858 acres RAW  
51.987 acres exclusive of R/W

PPN 27-00502-000  
R.R.W. Properties, L.P.  
Volume 948, Page 514,  
First Tract

**SECTION 19**

PPN 27-00296-000  
Cullman, LLC, et al  
Volume 985, Page 585,  
Tract One

**SECTION 13**

**REFERENCES**

- \*The March 15th, 1822 survey prepared by William Lowry, recorded in Volume 1033, Page 366, Tract One of JCRD.
- \*The August, 1882 survey prepared by Delta Engineering, Bert Dawson, Registered Surveyor 5480 (Drawing No. L-16-82), filed as s2509r02-sur map - 003.pdf in the JCER.
- \*The September, 1999 surveys prepared by Vincent D. Dowdle, P.S. 7396, recorded in Volume 1512, Page 4112 of JCRD.
- \*The April 11th, 2000 survey prepared by Bonar Surveying, William Bonar, Registered Surveyor 7134, recorded in Volume 526, Page 268 of JCRD.
- \*The November 2nd, 2002 survey prepared by Michael P. Dorsch, P.S. 6478, filed as s2609r02-sur map - 013 - 5.pdf in the JCER.
- \*The July 21st, 2017 survey prepared by Vincent D. Dowdle, P.S. 7396, filed as s1909r02-sur map - 034.pdf in the JCER.
- \*The June 30th, 2022 survey prepared by Donald C. Baker, P.S. 6938, recorded in Volume 1512, Page 4112 of JCRD.
- \*The October 24th, 2022 survey prepared by Bonar Surveying, William Bonar, Registered Surveyor 7134, recorded in Volume 1518, Page 5269, Tract 1 of JCRD.
- \*The September 26th, 2023 plat of survey prepared and provided by Bonar Surveying, William Bonar, Registered Surveyor 7134.

**SURVEYOR'S CERTIFICATION**

I certify to: R.R.W. Properties, L.P.

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 February, 2025.  
For any conflict resulting from electronic certifications please refer to ORC Section 1305.06. Electronic record or signature satisfies legal requirements.  
Under no circumstances shall the limits of liability exceed the cost of this survey



**DBK MAP**  
**1382 2024**

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



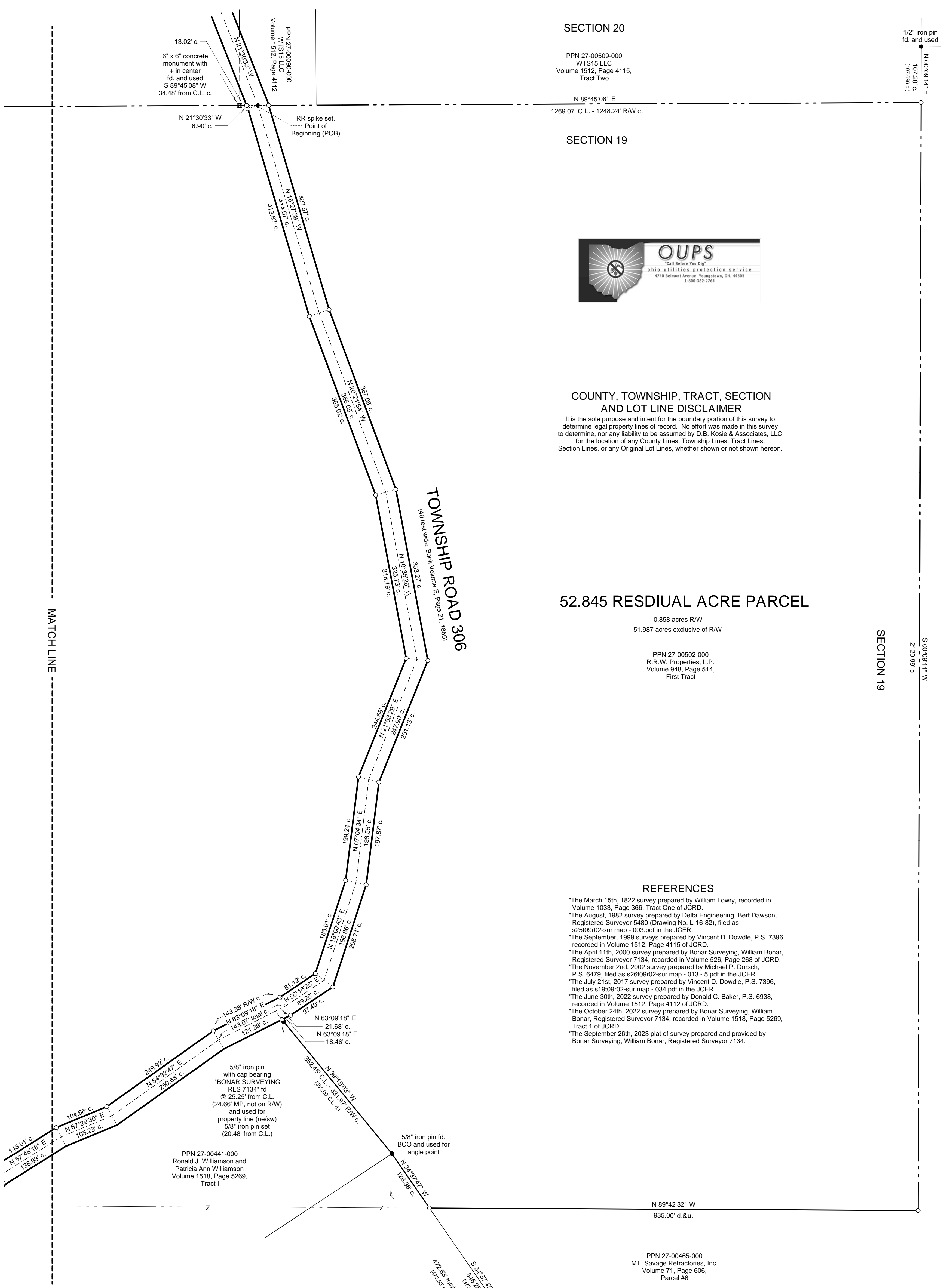
PPN 27-01442-000  
Michael D. Bailey and  
Patricia A. Bailey  
Volume 526, Page 268  
15904 SR 213

PPN 27-00465-000  
MT. Savage Refractories, Inc.  
Volume 71, Page 606,  
Parcel #6

2" iron pipe  
fd. and used

MATCH LINE

**TOWNSHIP ROAD 306**  
(40' total wide Road Volume E, Page 21, 1858)

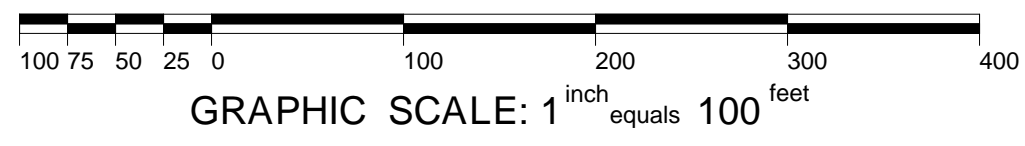




TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
(#6 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set  
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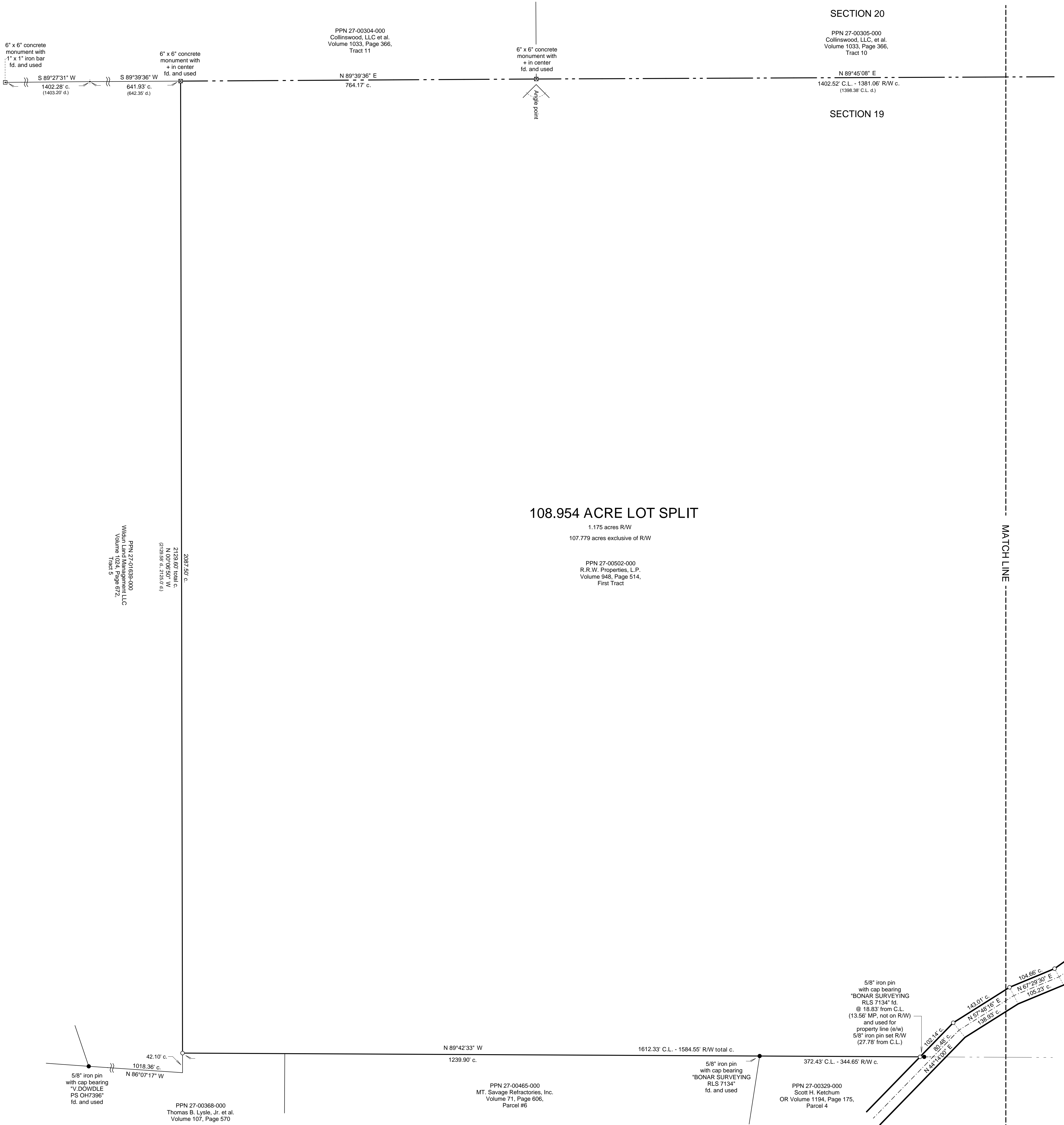


|  |          |       |
|--|----------|-------|
| Situated in The  | Month:   | Page: |
| Township of Saline, County of Jefferson and State of Ohio and known as being part of Original Section 19 within said Township and Township 9N, Range 2W in the Public Land Survey System | February | Two   |
| Survey for:  | Year:    | of    |
| R.R.W. Properties, L.P.  | 2025     | Two   |

Checked on February 21st, 2025 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.



MATCH LINE



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](http://www.dbksurveys.com)



**DBK MAP**  
**1382 2024**

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



(440) 286-2131

11040 Madison Road  
Montville, Ohio 44064

[www.dbksurveys.com](http://www.dbksurveys.com)



## **52.845 RESIDUAL ACRE PARCEL**

0.858 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 27-00502-000, R.R.W. Properties, L.P., Volume 948, Page 514, First Tract of Jefferson County Records and Deeds (JCRD).

Situated in the Township of Saline, County of Jefferson and State of Ohio and known as being part of Original Section 19 within said Township and Township 9N, Range 2W in the Public Land Survey System and bounded and described as follows:

Commencing at a railroad spike set on the centerline of Township Road 306 (40 feet wide as shown in Book Volume E, Page 21 of JCRD) at its intersection with the southerly line of PPN 27-00090-000 as conveyed to WTS15 LLC, recorded in Volume 1512, Page 4112 of JCRD, being the most northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**

Thence North 89°45'08" East, along said southerly line of the WTS15 LLC parcel and along a southerly line of PPN 27-00509-000 as conveyed to WTS15 LLC, recorded in Volume 1512, Page 4115, Tract Two of JCRD, passing through a 5/8" iron pin set at 20.83 feet, a total distance of 1269.07 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 27-00296-000 as conveyed to Collinswood, LLC, et al., recorded in Volume 1033, Page 366, Tract One of JCRD, being the northeasterly corner of the parcel herein described and referenced by a 1/2" iron pin found North 00°09'14" East, 107.20 feet therefrom.

Thence South 00°09'14" West, along said westerly line of the Collinswood, LLC, et al. parcel, 2120.99 feet to a 5/8" iron pin set at a northeasterly corner of PPN 27-00465-000 as conveyed to MT. Savage Refractories, Inc., recorded in Volume 71, Page 606, Parcel #6 of JCRD, being the southeasterly corner of the parcel herein described.

52.845 RESIDUAL ACRE PARCEL (continued)

Thence North 89°42'32" West, along a northerly line of the said MT. Savage Refractories, Inc. parcel, 935.00 feet to a 5/8" iron pin set at a northwesterly corner thereof at an angle point therein, on the northeasterly line of PPN 27-01442-000 as conveyed to Michael D. Bailey and Patricia A. Bailey, recorded in Volume 526, Page 268 of JCRD.

Thence North 34°37'47" West, along said northeasterly line of Bailey's land, 126.38 feet to a 5/8" iron pin found bent, coned and observed at a northwesterly corner thereof, at the northeasterly corner of PPN 27-00441-000 as conveyed to Ronald J. Williamson and Patricia Ann Williamson, recorded in Volume 1518, Page 5269, Tract I of JCRD, at an angle point therein.

Thence North 39°19'03" West, along the northeasterly line of said Williamson's land, passing through a 5/8" iron pin with cap bearing "BONAR SURVEYING RLS 7134" found at 327.20 feet and a 5/8" iron pin set at 331.97 feet, a total distance of 352.45 feet to a northwesterly corner thereof, on the centerline of the aforesaid Township Road 306, being a northwesterly corner of the parcel herein described.

Thence continuing along the centerline of said Township Road 306, the following eight (8) courses:

- 1.) North 63°09'18" East, 21.68 feet to an angle point therein;
- 2.) North 56°16'28" East, 89.26 feet to an angle point therein;
- 3.) North 18°00'43" East, 196.86 feet to an angle point therein;
- 4.) North 07°04'34" East, 198.55 feet to an angle point therein;
- 5.) North 21°53'29" East, 247.90 feet to an angle point therein;
- 6.) North 10°35'26" West, 325.73 feet to an angle point therein;
- 7.) North 20°21'54" West, 366.05 feet to an angle point therein and
- 8.) North 16°27'39" West, 414.07 feet to **The Principal Place of Beginning of this Survey** and containing 52.845 acres of land, of which, 0.858 acres are within the R/W of said Township Road 306, leaving 51.987 acres of land exclusive of said R/W, surveyed in February of 2025 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.

52.845 RESIDUAL ACRE PARCEL (continued)

The intent of this survey is to describe the 52.845 acres of land remaining in PPN 27-00502-000 as conveyed to R.R.W. Properties, L.P., recorded in Volume 948, Page 514, First Tract of JCRD, after a 108.954 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

*February 19th, 2025*

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



(440) 286-2131

11040 Madison Road  
Montville, Ohio 44064

[www.dbksurveys.com](http://www.dbksurveys.com)



### **108.954 ACRE LOT SPLIT**

1.175 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 27-00502-000, R.R.W. Properties, L.P., Volume 948, Page 514, First Tract of Jefferson County Records and Deeds (JCRD).

Situated in the Township of Saline, County of Jefferson and State of Ohio and known as being part of Original Section 19 within said Township and Township 9N, Range 2W in the Public Land Survey System and bounded and described as follows:

Commencing at a railroad spike set on the centerline of Township Road 306 (40 feet wide as shown in Book Volume E, Page 21 of JCRD) at its intersection with the southerly line of PPN 27-00090-000 as conveyed to WTS15 LLC, recorded in Volume 1512, Page 4112 of JCRD, being the most northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**

Thence along the centerline of said Township Road 306, the following eleven (12) courses:

- 1.) South 16°27'39" East, 414.07 feet to an angle point therein;
- 2.) South 20°21'54" East, 366.05 feet to an angle point therein;
- 3.) South 10°35'26" East, 325.73 feet to an angle point therein;
- 4.) South 21°53'29" West, 247.90 feet to an angle point therein;
- 5.) South 07°04'34" West, 198.55 feet to an angle point therein;
- 6.) South 18°00'43" West, 196.86 feet to an angle point therein;
- 7.) South 56°16'28" West, 89.26 feet to an angle point therein;
- 8.) South 63°09'18" West, 143.07 feet to an angle point therein;
- 9.) South 54°32'47" West, 250.68 feet to an angle point therein;
- 10.) South 67°29'30" West, 105.23 feet to an angle point therein;
- 11.) South 57°48'16" West, 138.93 feet to an angle point therein and
- 12.) South 44°14'00" West, 80.48 feet to the northeasterly corner of PPN 27-00329-000 as conveyed to Scott H. Ketchum, recorded in Volume 1194,



108.954 ACRE LOT SPLIT (continued)

Page 175, Parcel 4 of JCRD, being the most southeasterly corner of the parcel herein described.

Thence North 89°42'33" West, along the northerly line of said Ketchum's land, along a northerly line of PPN 27-00465-000 as conveyed to MT. Savage Refractories, Inc., recorded in Volume 71, Page 606, Parcel #6, and along a northerly line of PPN 27-00368-000 as conveyed to Thomas B. Lysle, Jr. et al., recorded in Volume 107, Page 570 of JCRD, passing through a 5/8" iron pin with cap bearing "BONAR SURVEYING RLS 7134" found at 18.83 feet, a 5/8" iron pin set at 27.78 feet and a 5/8" iron pin with cap bearing "BONAR SURVEYING RLS 7134" found at 372.43 feet, a total distance of 1612.33 feet to a 5/8" iron pin set on an easterly line of PPN 27-01639-000 as conveyed to Wildun Land Management LLC, recorded in Volume 1024, Page 672, Tract 5 of JCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°06'50" West, along said easterly line of the said Wildun Land Management LLC parcel, 2087.50 feet to a 6" x 6" concrete monument with + in center found at a northeasterly corner thereof, on a southerly line of PPN 27-00304-000 as conveyed to Collinswood, LLC et al., recorded in Volume 1033, Page 366, Tract 11 of JCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°39'36" East, along said southerly line of the Collinswood, LLC et al. parcel, 764.17 feet to a 6" x 6" concrete monument with + in center found at a southeasterly corner thereof, at an angle point therein, being the southwesterly corner of PPN 27-00305-000 as conveyed to Collinswood, LLC, et al., recorded in Volume 1033, Page 366, Tract 10 of JCRD.

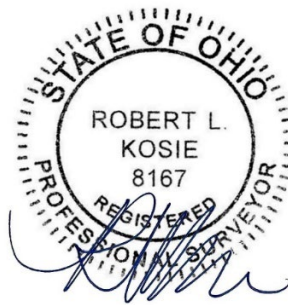
Thence North 89°45'08" East, along the southerly line of the said Collinswood, LLC, et al. parcel and along the southerly line of the aforesaid WTS15 LLC parcel (PPN 27-00090-000), passing through a 6" x 6" concrete monument with + in center found at 1368.04 feet and a 5/8" iron pin set at 1381.06 feet, a total distance of 1402.52 feet to **The Principal Place of Beginning of this Survey** and containing 108.954 acres of land, of which, 1.175 acres are within the R/W of said Township Road 306, leaving 107.779 acres of land exclusive of said R/W, surveyed in February of 2025 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.

108.954 ACRE LOT SPLIT (continued)

The intent of this survey is to describe 108.954 acres of land that was divided from PPN 27-00502-000 as conveyed to R.R.W. Properties, L.P., recorded in Volume 948, Page 514, First Tract of JCRD.

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

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

*February 19th, 2025*