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 measurement
d. -Denotes deed measurement p. -Denotes plat measurement
fd. -Denotes found monument u. -Denotes used measurement
PPN -Denotes permanent parcel number

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"

100 75 50 25 0 100 200 300 400 GRAPHIC SCALE: 1 inch equals 100 feet

US ROUTE 6

(SH 475, Section M, 60 feet wide)

Due to a lack of information, the occupied centerline was observed

@ 200' intervals, averaged using least square (best fit line) method

and used as centerline as shown hereon.

Township of New Lyme, County of Ashtabula and State of Ohio, and known as being part of Original Lot 8 within said Township, and Township 9N, Range 3W in the Connecticut Western Reserve

Survey for:

Collective Management, LLC

Month:

Situated in The



ENOX

NEW

LYME

ROAD (CH 221, FB ction B, 60 fe

Checked on January 29th, 2025 by RLK

MAP OF SURVEY OF

PPN 36-008-00-031-00 and PPN 36-008-00-032-00 Gloria Hewitt

DEEDS OF RECORD: Volume 712, Page 947 and Volume 712, Page 978

Angle point

S 01°14'25" E
26.88' c.

S 89°28'22" W
714.39' c.

S 89°53'12" W
722.86' c.

1" iron pin in monument box fd. and used C.L. PI station 67+27.85 rar

S 89°20'35" W
643.28' c.

N 89°44'06" E 1128.14' total c. 209.52' c. 209.52' c. 209.52' c (207.00' d.) (207.00' d.) (207.00' d.) 209.50' c. 209.50' c. 209.50' c. 200.08' c. (200.00' d.) 5/8" iron pin 5/8" iron pin 1/2" iron pipe fd. with cap bearing d./c.&u. with cap bearing north 2.23, east 0.87' "CRABBS 7245" fd. "BENCHMARK 7094" fd. 5/8" iron pin set @ 28.94' from C.L @ 28.12' from C.L. (MP, not on R/W) POB 5.051 (not on R/W) and used for acre parcel - and used for property line (n/s) (709.10' to property line (n/s) angle point) 5/8" iron pin set R/W (30.00' from C.L.) POB 5.051 acre parcel (918.62' to angle point) Parcel 1 5.051 5.051 **ACRE ACRE PARCEL PARCEL** 0.144 acres R/W 0.144 acres R/W 5.051 ACRE PARCEL 4.907 acres 4.907 acres exclulsive exclulsive of R/W of R/W PPN 36-008-00-030-00 PPN 36-008-00-033-00 Frances Hodge, Aaron J. Kasunic Patrica DiGiacomo and Volume 450, Page 288 Rudy Verhas 310 U.S. Route 6 Volume 820, Page 948 PPN 36-008-00-031-00 372 U.S. Route 6 PPN 36-008-00-032-00 Gloria Hewitt Gloria Hewitt Volume 712, Page 978 Volume 712, Page 974 (207.00' d.) (207.00' d.) (207.00' d.)

208.73' c.

S 00°23'39" E

- 35.36' c.

(37.71' d./c.)

5/8" iron pin

fd. and used

N 89°40'09" E

S 89°44'07" W

PPN 36-008-00-006-00 Gloria Hewitt Volume 712, Page 982 5484 State Route 46

208.73' c.

626.19' total c.

(621.00' d.)

208.73' c.

499.58' c. 500.05' pin to pin c. 5/8" iron pin 5/8" iron pin with cap bearing with cap bearing "ATERRA 6634" fd. "ATERRA 6634" fd. @ 27.47' from C.L. @ 26.88' from C.L. (not on R/W) (not on R/W) and used for and used for property line (n/s) property line (n/s) PPN 36-008-00-029-00 Bradley Childs and Sandra L. Childs Voume 77, Page 3113 Original Original Lot 8 Lot 13 1/2" iron pipe fd. and used **ENGINEER'S APPROVAL**



REFERENCES

*The undated survey prepared by Crampton and Crampton, recorded in Volume 28, Page 8661 of ACRD.

*The August, 1993 survey prepared by Jerry Slay, Registered

Surveyor 5298, recorded in Volume 69, Page 2621 of ACRD.

*The Febuary, 2005 survey prepared by James A. Ziemba,
Professional Surveyor 7094, recorded in Volume 450,
Page 288 of ACRD, and filed as 36-008-00-033-00.pdf in the ACER.

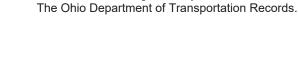
*The October and November, 2022 surveys prepared by Crabb's Surveying Service, Order 8946, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 832, Page 2550 of ACRD and filed as 36-008-00-034-00 11-2022.pdf in the ACER.

This map of survey prepared by

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

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





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



SURVEYOR'S CERTIFICATION

I certify to:

Collective Management 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

and Surveyors of

Signed and sealed on this 30th day of January, 2025. For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

Robert L. Kosie, P.S.

Registered Professional

Land Surveyor 8167



DBK MAP 1390 2025

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



(440) 286-2131

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



5.051 ACRE PARCEL

0.144 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 36-008-00-032-00, Gloria Hewitt, Volume 712, Page 978 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of New Lyme, County of Ashtabula and State of Ohio, and known as being part of Original Lot 8 within said Township, and Township 9N, Range 3W 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 US Route 6 (State Highway 475, Section M, 60 feet wide) and Lenox New Lyme Road (County Highways 21 and 221, FB 378, Sections B&J, 60 feet wide).

Thence South 89°20'35" West, along the centerline of said US Route 6, 643.28 feet to an angle point therein.

Thence South 89°53'12" West, continuing along said centerline, 722.86 feet to an angle point therein.

Thence South 89°28'22" West, continuing along said centerline, 714.39 feet to an angle point therein, witnessed by a 5/8" iron pin with cap bearing "ATERRA 6634" found South 01°14'25" East, 26.88 feet therefrom.

Thence South 89°44'06" West, continuing along said centerline, 918.62 feet to the northwesterly corner of PPN 36-008-00-031-00, now or formerly conveyed to Gloria Hewitt, recorded in Volume 712, Page 974 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 00°21'04" East, along the westerly line of said Hewitt's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1052.17 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 36-008-00-006-

5.051 ACRE PARCEL (continued)

00 as conveyed to Gloria Hewitt, recorded in Volume 712, Page 982 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°44'07" West, along said northerly line of Hewitt's land, 208.73 feet to a 5/8" iron pin set on the easterly line of PPN 36-008-00-033-00 as conveyed to Aaron J. Kasunic, recorded in Volume 450, Page 288 of ACRD, being the southwesterly corner of the parcel herein described, referenced by a 5/8" iron pin found South 00°23'39" East, 35.36 feet therefrom.

Thence North 00°23'39" West, along said easterly line of Kasunic's land, passing through a 5/8" iron pin set at 1022.17 feet, a 5/8" iron pin with cap bearing "BENCHMARK 7094" found at 1024.05 feet, a total distance of 1052.17 feet to the northeasterly corner thereof, on the centerline of the aforesaid US Route 6, being the northwesterly corner of the parcel herein described.

Thence North 89°44'06" East, along said centerline, a frontage distance of 209.52 feet to The Principal Place of Beginning of this Survey and containing 5.051 acres of land, of which, 0.144 acres are within the R/W of said US Route 6, leaving 4.907 acres of land exclusive of said R/W, surveyed in January 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.

The intent of this survey is to more accurately describe PPN 36-008-00-032-00 as conveyed to Gloria Hewitt, recorded in Volume 712, Page 978 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

January 29th, 2024



Page 2 of 2

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



(440) 286-2131

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



Parcel 2

5.051 ACRE PARCEL

0.144 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 36-008-00-031-00, Gloria Hewitt, Volume 712, Page 974 of Ashtabula County Records and Deeds (ACRD).

Situated in the Township of New Lyme, County of Ashtabula and State of Ohio, and known as being part of Original Lot 8 within said Township, and Township 9N, Range 3W 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 US Route 6 (State Highway 475, Section M, 60 feet wide) and Lenox New Lyme Road (County Highways 21 and 221, FB 378, Sections B&J, 60 feet wide).

Thence South 89°20'35" West, along the centerline of said US Route 6, 643.28 feet to an angle point therein.

Thence South 89°53'12" West, continuing along said centerline, 722.86 feet to an angle point therein.

Thence South 89°28'22" West, continuing along said centerline, 714.39 feet to an angle point therein, witnessed by a 5/8" iron pin with cap bearing "ATERRA 6634" found South 01°14'25" East, 26.88 feet therefrom.

Thence South 89°44'06" West, continuing along said centerline, 709.10 feet to the northwesterly corner of PPN 36-008-00-030-00 as conveyed to Frances Hodge, Patrica DiGiacomo and Rudy Verhas, recorded in Volume 820, Page 948 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 00°18'29" East, along the westerly line of the said Frances Hodge, Patrica DiGiacomo and Rudy Verhas parcel, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1052.17 feet to a 5/8" iron pin set at the southwesterly

5.051 ACRE PARCEL (continued)

corner thereof, on a northerly line of PPN 36-008-00-006-00 as conveyed to Gloria Hewitt, recorded in Volume 712, Page 982 of ACRD, being the southeasterly corner of the parcel herein described.

Thence South 89°44'07" West, along said northerly line of Hewitt's land, 208.73 feet to a 5/8" iron pin set at the southeasterly corner of PPN 36-008-00-032-00, now or formerly conveyed to Gloria Hewitt, recorded in Volume 712, Page 978 of ACRD, being the southwesterly corner of the parcel herein described.

Thence North 00°21'04" West, along the easterly line of said Hewitt's land, passing through a 5/8" iron pin set at 1022.17 feet, a total distance of 1052.17 feet to the northeasterly corner thereof, on the centerline of the aforesaid US Route 6, being the northwesterly corner of the parcel herein described.

Thence North 89°44'06" East, along said centerline, a frontage distance of 209.52 feet to The Principal Place of Beginning of this Survey and containing 5.051 acres of land, of which, 0.144 acres are within the R/W of said US Route 6, leaving 4.907 acres of land exclusive of said R/W, surveyed in January 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.

The intent of this survey is to more accurately describe PPN 36-008-00-031-00 as conveyed to Gloria Hewitt, recorded in Volume 712, Page 974 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

January 29th, 2024



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