

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



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



Parcel 1

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.

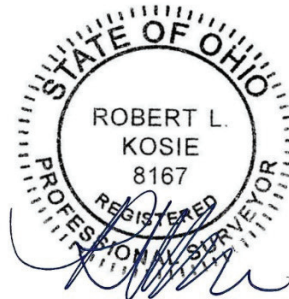
Thence South 89°44'07" West, along said northerly line of Hewitt's land, 208.73 feet to a 5/8" iron pin set on the easterly line of PPN 36-008-00-033-00 as conveyed to Aaron J. Kasunic, recorded in Volume 450, Page 288 of ACRD, being the southwesterly corner of the parcel herein described, referenced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

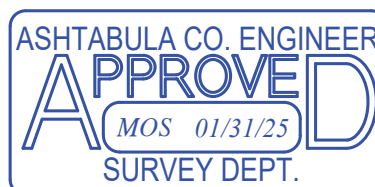
The intent of this survey is to more accurately describe PPN 36-008-00-032-00 as conveyed to Gloria Hewitt, recorded in Volume 712, Page 978 of ACRD.

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



D.B. Kosie & Associates, LLC
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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.

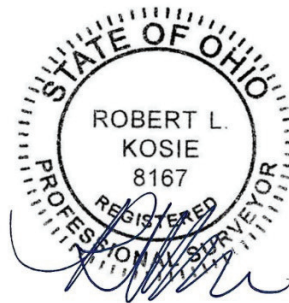
Thence South 89°44'07" West, along said northerly line of Hewitt's land, 208.73 feet to a 5/8" iron pin set at the southeasterly corner of PPN 36-008-00-032-00, now or formerly conveyed to Gloria Hewitt, recorded in Volume 712, Page 978 of ACRD, being the southwesterly corner of the parcel herein described.

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.,
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