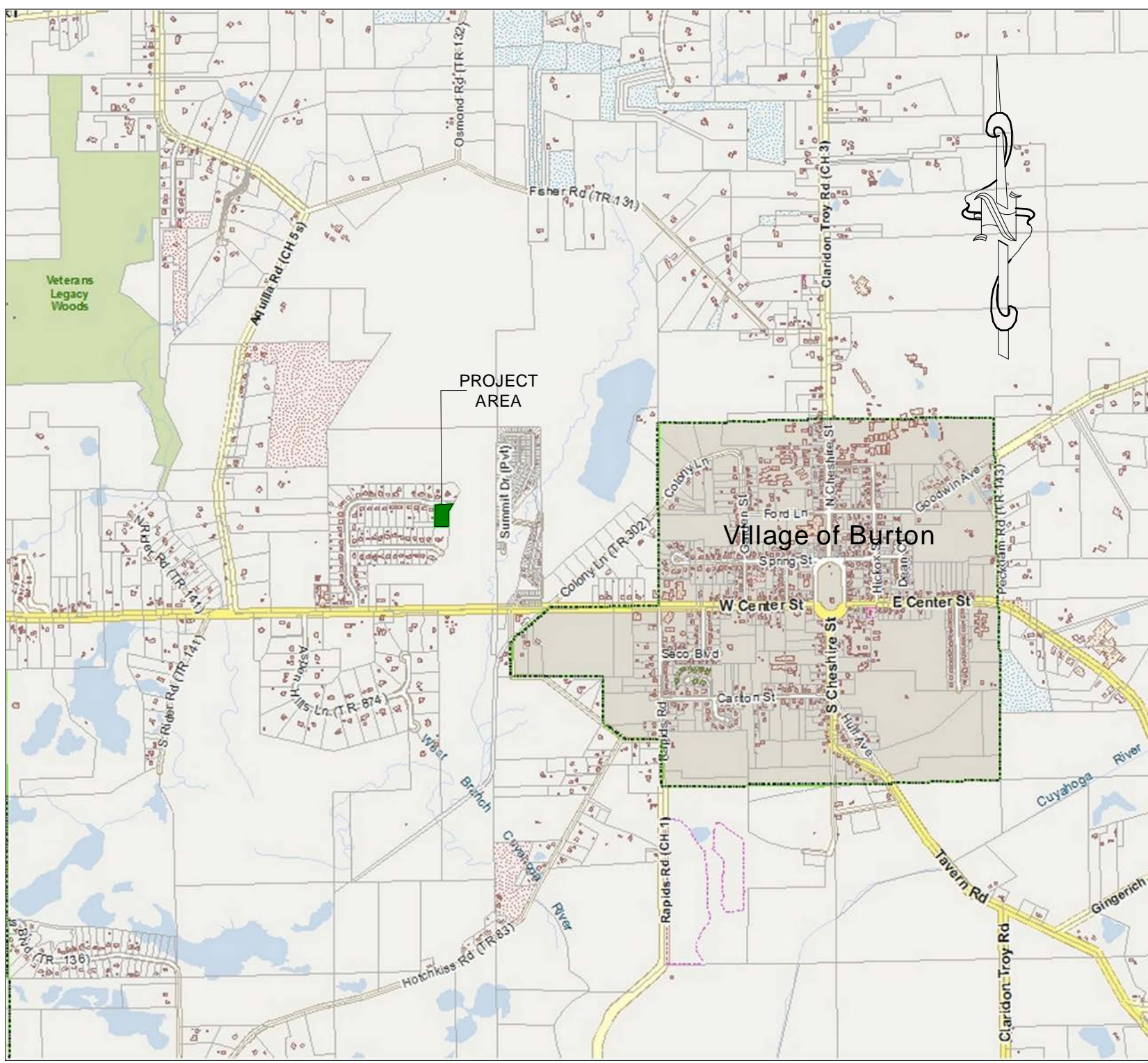


THE
BROADWOOD HILL SUBDIVISION NO. 2
SUBLOT RFD 1

A Replat of a portion of the 4.98 Ac. Reserved for Future Development area as shown in Broadwood Hill Subdivision No. 2, recorded in plat Volume 9, Page 72, together with all of Permanent Parcel Number (PPN) 04-151028 as conveyed to Windsor Road, LLC, recorded in Instrument 20210095742, Volume 2129 page 1283 and all of PPN 04-088150 as conveyed to Timothy H. Snyder and Carolyn V. Snyder, recorded in Volume 880 Page 62 of Geauga County Records and Deeds.

VICINITY MAP



GRAPHIC SCALE: 1 inch equals 2000 feet

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.

ENCROACHMENT

The existing asphalt pavement meanders east of the R/W and temporary turnaround limits as shown hereon.

TEMPORARY TURNAROUND
RIGHT OF WAY

The area located within R/W 1 and R/W 2 as shown hereon was originally established to provide a temporary turnaround area until further development was made and Broadwood Drive was extended east, at which time these areas were to revert back to the adjacent property owners, however, since this road was never extended and until it is, these areas are to be considered public R/W to be used as a temporary turnaround area as per original design.

TRUE NORTH (Geodetic)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GR80, Geoid18



GRAPHIC SCALE: 1 inch equals 50 feet

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/L - Denotes centerline R/W - Denotes right-of-way (margin)
L - Denotes lot line RL - 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"
GCRD - Denotes "Gauga County Records and Deeds"
GGER - Denotes "Gauga County Engineer's Records"
WELCHECK - Denotes the William W. Welch survey (see References)
BENCHMARK - Denotes the Benchmark survey (see References)
X - Denotes 3/4" (diameter) x 3/4" (deep) drill hole (circular boring), in concrete



APPROVALS

OWNER'S ACCEPTANCE:

Be it known that Windsor Road Land, LLC, Tibor C. Lakatos, Manager, Timothy H. Snyder and Carolyn V. Snyder, the owners of the land shown herein, hereby certify that this plat correctly represents our Broadwood Hill Subdivision No. 2 Sub Lot RFD 1 Replat and hereby accept this plat of same. Undersigned further agrees that any use or improvements made on this land shall be made in accordance with all existing valid zoning, platting, health and all other lawful rules and regulations for the benefit of themselves and all other subsequent owners or assigns taking title from, under, or through the undersigned. In witness whereof the undersigned hereunto set their hands this

day of 202

Signed Printed Tibor C. Lakatos, Manager

Signed Printed Timothy H. Snyder

Signed Printed Carolyn V. Snyder

WITNESS Signed Printed

WITNESS Signed Printed

NOTARY PUBLIC

Before me, a Notary Public in the County of and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness whereof, I have set my hand and official seal at this day of 20

Notary Public: Signed Printed

NOTARY PUBLIC

Before me, a Notary Public in the County of and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness whereof, I have set my hand and official seal at this day of 20

Notary Public: Signed Printed

LEGAL APPROVAL

Approved as to legal form this day of 202

Signed Printed Susan T. Wieland, APA
Gauga County Assistant Prosecutor

ENGINEER'S APPROVAL

This Replat has been reviewed and meets the minimum standards for Boundary Surveys Codified in Chapter 4733-37 of the Ohio Administrative Code this day of 202

Signed Printed Andrew W. Haupt, Special Project Manager
For Joe Cattell, P.E., P.S., Gauga County Engineer

COMMISSIONER'S APPROVAL

Approved this day of 202

Signed Printed James W. Dvorak, Gauga County Commissioner

Signed Printed Timothy C. Lennon, Gauga County Commissioner

Signed Printed Ralph Spidaleri, Gauga County Commissioner

PLANNING COMMISSION APPROVAL

Approved this day of 202

Signed Printed Chairman, Gauga County Planning Commission

ZONING APPROVAL

This Replat complies with the applicable Burton Township Zoning Resolution this day of 202

and is accepted by:

Signed Printed Rick Gruber, Burton Township Zoning Inspector

AUDITOR

Transferred this day of 202

Signed Printed Charles E. Walder, Gauga County Auditor

RECORDER

Filed for record this day of 202 at M.
Recorded this day of 202 in plat Volume Page

Signed Printed Celesta Mullins, Gauga County Recorder

ZONING INFORMATION

R-5 Low Density Residential District
Amended August 14th, 2019

402.5 Minimum Lot Area 5 acres
402.6 Minimum Lot Width 300 feet
B. Minimum Lot Width for lots located on a permanent cul-de-sac road turnaround
Lots located on a permanent cul-de-sac road turnaround shall have sixty (60) feet minimum lot width at the front lot line and shall have 300 feet at the building front yard setback line.
402.7 Minimum Yard Setbacks
B. For lots of record less than three (3) acres in area, the minimum yard setbacks for all buildings, accessory building, structures, and uses shall be
1. Front yard: 120 feet
2. Each side yard: 15 feet
3. Rear yard: 15 feet
402.8 Maximum Height
A. The maximum height of all buildings, structures, and uses except those listed in paragraph B (not shown hereon) shall be 35 feet or 2.5 stories, whichever is lesser.

ZONING DEPARTMENT

Burton Township Administration Building
14821 Rapids Rd.
Burton, OH 44021
Burton Township Telephone Number 834-1500
Burton Township Fax Number 834-0422
Mailing Address: P.O. Box 355, Burton, OH 44021

Zoning Inspector: Rick Gruber
Zoning Assistant: Joanne George
Phone: 440-834-4236

PLANNING COMMISSION

470 Center Street, Building #1-C
Chardon, Ohio 44024
(440) 285-2222, Extension 1740
Newbury and Burton Residents:
1-888-714-0006, Extension 1740
Direct Line: (440) 279-1740
Fax: (440) 285-7069
E-Mail: Planning@co.geauga.oh.us

REFERENCES

*The December 19th, 1959 survey of Broadwood Hill Subdivision No. 1 prepared by L.F. Converse, Registered Surveyor 1199, recorded March 17th, 1961 in plat Volume 8, Page 67 of GCRD.
*The June 1st, 1969 survey of Broadwood Hill Subdivision No. 2 prepared by T.R. Root, Registered Surveyor 2888, recorded in plat Volume 9, Page 72 of GCRD.
*The undated calculated survey prepared by William W. Welch, PS 5463, recorded in Volume 880, Page 62 of GCRD.
*The August 22nd, 2014 survey prepared by James A. Ziemba, Professional Surveyor 7094 (Benchmark), recorded in INST 201400881749, Volume 1979, Page 169 of GCRD.



This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com



ENGINEER'S APPROVAL

Survey Plot & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven H. Roessler, P.S., Ohio #7070
By: SNR Date: 02/18/2022
21-183

SURVEYOR'S CERTIFICATION

Windsor Road Land, LLC, Tibor C. Lakatos, Manager,
Timothy H. Snyder and Carolyn V. Snyder

I certify to: 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 and all of which are correct to the best of my knowledge and belief. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GR80, GEOID18). Distances are based on U.S. 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 No. 8167

Signed and sealed on this 21st day of December, 2021



DBK PLAT 1173 2021



0.081 ACRE PARCEL

Permanent Parcel Number (PPN) 04-151028, Windsor Road Land, LLC, Instrument Number (INST) 202100985742, Volume 2129, Page 1283 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being a portion of the 4.98 Ac. Reserved for Future Development area as shown in Broadwood Hill Subdivision No. 2, recorded in plat Volume 9, Page 72 of GCRD, of part of Original Lot 33, within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin set at the temporary turnaround radius point of Broadwood Hill Drive (also known as being Township Road 415, 60 feet wide, 67.50' radius).

Thence North 62°44'48" East, 67.50 feet to a drill hole set in concrete on the southerly line of PPN 04-129950 as conveyed to Jack D. Arnold and Jacqueline K. Arnold, recorded in Volume 1184, Page 109 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°08'04" East, along said southerly line of Arnold's land, 78.66 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 04-149300 as conveyed to Homer H. Yoder and Martha L. Yoder, recorded in INST 202100983512, Volume 2125, Page 2755 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 26°20'38" West, along said westerly line of Yoder's land, 67.47 feet to a 5/8" iron pin set at the northeasterly corner of PPN 04-088150 as conveyed to Timothy H. Snyder and Carolyn V. Snyder, recorded in Volume 880, Page 62 of GCRD, being the southeasterly corner of the parcel herein described.

0.081 ACRE PARCEL (continued)

Thence South 89°08'04" West, along the northerly line of said Snyder's land, 47.81 feet to a 5/8" iron pin set at a point of curve on the easterly Right of Way (R/W) of the aforesaid Broadwood Drive, being the southwesterly corner of the parcel herein described.

Thence along said curve, deflecting to the left, having a chord bearing of North 00°51'56" West, a delta angle of 52°46'32", a radius of 67.50 feet, and a chord distance of 60.00 feet, a total length distance of 62.17 feet to **The Principal Place of Beginning of this Survey**, containing 0.081 acres of land, surveyed in January of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

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 drill holes set shown herein noted as being 3/4" diameter x 3/4" deep drill holes (circular borings).

The intent of this survey is to more accurately describe PPN 04-151028 as conveyed to Windsor Road Land, LLC, recorded in INST 202100985742, Volume 2129, Page 1283 of GCRD.



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed: *Friday, January 14th, 2022*

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 01/18/2022

21-183



Sublot RFD 1 – 1.687 ACRE PARCEL

0.074 acres temporary turnaround Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) _____

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being Sublot RFD 1 in the Broadwood Hill Subdivision No. 2 Sublot RFD 1, recorded in plat Volume _____, Page _____ of Geauga County Records and Deeds (GCRD), being a Replat of a portion of the 4.98 Ac. Reserved for Future Development area as shown in Broadwood Hill Subdivision No. 2, recorded in plat Volume 9, Page 72, together with all of PPN 04-151028 as conveyed to Windsor Road, LLC, recorded in Instrument 202100985742, Volume 2129 page 1283 and all of PPN 04-088150 as conveyed to Timothy H. Snyder and Carolyn V. Snyder, recorded in Volume 880 Page 62 of GCRD, of part of Original Lot 33, within said Township and Township 7N, Range 7W in the Connecticut Western Reserve, containing 1.687 acres of land, of which 0.074 acres are within a temporary turnaround R/W of Broadwood Drive, leaving 1.613 acres exclusive of said turnaround R/W, surveyed in January of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed: *Friday, January 14th, 2022*