

PLAT OF RE-SURVEY AND LOT SPLITS OF  
**PPN 31-031616, Windsor Road Land LLC**  
**3541 Hoagland Blackstub Road**  
DEED OF RECORD:  
INST 202107210016806

Situated In The	Month:	Page:
Township of Bazetta, County of Trumbull and State of Ohio and known as being part of Original Lots 38, 42 and 43 within said Township and Township 5N, Range 3W in the Connecticut Western Reserve.	October	ONE
Year:	2021	ONE
Survey for:	Windsor Road Land LLC	

Checked on  
October 29th, 2021  
by RLK  
Revised on  
November 17th, 2021

**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 31-000800  
Andrew Davis  
INST 202008270016386  
3595 Hoagland Blackstub Road

PPN 31-000403  
Sandra L. Shorts  
INST 201508040014326  
3571 Hoagland Blackstub Road

PPN 31-031616  
Windsor Road Land LLC  
INST 202107210016806

PPN 31-031616  
Windsor Road Land LLC  
INST 202107210016806

PPN 31-051400  
Gary M. Zuga, Jr. and  
Lauren M. Zuga  
INST 201710170028526  
3367 Hoagland Blackstub Road

**SURVEYOR'S CERTIFICATION**

I certify to: Windsor Road Land 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), NAVD83, GRS80, 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 27th day of October, 2021



**DBK PLAT 1180 2021**

**TRUE NORTH** (Geoidic)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD83, GRS80, GEOID18



GRAPHIC SCALE: 1 inch equals 200 feet

○ -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 APN -Denotes automatic file number  
C/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 perpendicularity"  
aka -Denotes "also known as" fka -Denotes "formerly known as" nna -Denotes "now known as"  
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"

**REFERENCES**

\*The Trumbull County Engineer's Interactive Road Map Viewer found at [http://engineer.co.trumbull.oh.us/eng\\_map\\_front.html](http://engineer.co.trumbull.oh.us/eng_map_front.html)  
\*The undated survey prepared by J.R. Gregg, Registered Surveyor, recorded in INST 201906200011217 of TCRD.  
\*The November, 2008 survey prepared by Lynn Kittinger & Noble, Inc., Carroll L. Hermann, P.S. 5663 (LKN), recorded in INST 201711070030307 of TCRD.  
\*The December, 2015 survey prepared by Warren F. Drescher, IV, recorded in INST 201601120000626 of TCRD.  
\*The September, 2017 survey prepared by Clifford H. McGuire, Professional Surveyor 7770 (McGUIRE), recorded in INST 201710170028526 of TCRD.  
\*The March, 2019 survey prepared by Warren F. Drescher, IV, recorded in INST 201907290013832 and INST 202008270016386 of TCRD.

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

**WILSON SHARPSVILLE ROAD**  
aka State Route 305, 60 feet wide

No effort was made in establishing the C.L. R/W of Wilson Sharpsville Road in this survey

**HOAGLAND BLACKSTUB ROAD**  
(aka Bazetta Road, CH 203, Section D, 60 feet wide)

**NOTE**  
Although not shown on this drawing, multiple corner monuments, on both sides of the road, were uncovered and used in determining the centerline of Hoagland Blackstub Road through least square adjustment.

**WILSON SHARPSVILLE ROAD**  
(aka State Route 305, 60 feet wide)

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