

PLAT OF RE-SURVEY OF
516, Windsor Road
Bagland Blackstone
 DEED OF RECORD:
 INST 202107210016806

DEED OF RECORD:
INST 202107210016806

PPN 31-900940
James A. Tackett and
Fran M. Allen, nka
Fran M. Wolf, Trustees
INST 201711070030307
3690 Durst Clagg Road

178°-54'-30" c.&u.
(178°-54'-38" LKN d./c.)

PPN 31-101600
Joshua R. Peachey
INST 202010070019723
Parcel No. 1

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

(120.231 acres exclusive of R/W)

PPN 31-031616
Windsor Road Land LLC
INST 202107210016806
3541 Hoagland Blackstub Road

S 88°39'04" W

I certify to: Windsor Road Land LLC

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 herein were obtained by the use of a surveying instrument of the type known as a total station (GTS-90, GSD18). Distances are based on U.S. feet with decimal parts. The above certification is intended only for those parties named herein, and is valid only when accompanied by an original signature hereon. In the event of any dispute, the original signature hereon shall be the controlling evidence. 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 any errors or omissions in the survey or in the documents shown hereon. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey. This Survey is not to be used, in whole or in part, for any purpose, or for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose.



Robert L. Kosie, P.S.
Registered Professional
Land Surveyor No. 8167

Signed and sealed on this 23rd day of October, 2021



DBK PLAT 1180 2021

<p>Situated in The</p> <p>Township of Bazetta, County of Trumbull and State of Ohio and known as being part of Original Lots 39, 42 and 43 within said Township and Township 5N, Range 3W in the Connecticut Western Reserve.</p>	<p>Month:</p> <p>October</p>	<p>Page:</p> <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <p>ONE</p> </div> <p>of</p> <div style="border: 1px solid black; border-radius: 50%; width: 100px; height: 100px; display: flex; align-items: center; justify-content: center; margin: 0 auto;"> <p>ONE</p> </div>
	<p>Year:</p> <p>2021</p>	
<p>Survey for: Windsor Road Land LLC</p>		

Checked on
October 25th, 2021
by RLK

Revised on
November 17th, 2021

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.

DURST CLAGG ROAD
(TR 199, Section B, 60 feet wide)
urf was made in establishing the C.L. R/W
of Durst Clagg Road in this survey.

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



GRAPHIC SCALE: 1^{inch} equals 200^{feet}

o -Denotes 5/8" (diameter) x 30" long iron (steel) pin
 (#5 bar) with yellow plastic cap bearing "KOSPIE 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

PPN -Denotes permanent parcel number INST -Denotes instrument number
 QN -Denotes document number AFW -Denotes automatic file number
 Q/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
 l -Denotes lot line F -Denotes property line
 BCS -Denotes monument found bent, coned, straightened and used
 BCO -Denotes monument found bent, coned and observed

PBSU -Denotes point of beginning P -Denotes "measured perpendicularity"
 aka -Denotes "also known as" or "formerly known as" (now known as)
 FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"

The Trumbull County Engineer's Interactive Road Map Viewer found at http://engineer.com.trumbull.oh.us/eng_map_front.html.

The undated survey prepared by J. R. Gregg, Registered Surveyor, recorded in INST 2019062001121 of TCRD.

The November 2019 survey prepared by Lynn, Kittinger & Noble, Inc., Carroll L. Hermann, P.S. 5663 (LKN), recorded in INST 20171070030307 of TCRD.

The December, 2015 survey prepared by Warren F. Drescher, Jr., recorded in INST 20160120000626 of TCRD.

The September, 2017 survey prepared by Clifford H. McGuire, Professional Surveyor 7770 (McGuire), recorded in INST 2017010026526 of TCRD.

The March, 2019 survey prepared by Warren F. Drescher, Jr., recorded in INST 20190729013832 and INST 20200827016386 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

**TOWNSHIP, SECTION
AND LOT LINES**

may not be the same as occupied
and Legal Property Lines shown

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