

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



○ -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
Q / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
S -Denotes section 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 perpendicularly"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
TCRD -Denotes "Trumbull County Records and Deeds"
TCER -Denotes "Trumbull County Engineer's Records"
TCTD -Denotes "Trumbull County Tax Map Department"
ORR -Denotes "Original Road Record"

× -Denote barbed wire fencing found ● -Denotes locust post found
● -Denotes wooden fence post found ○ -Denotes steel t-post found

Denotes edge of water
Denotes edge of woodland
Denotes ancient barbed wire found in tree

GRAPHIC SCALE: 1 inch equals 200 feet

PLAT OF SURVEY OF
PPN 09-026925
David W. Duerden and Margaret Joan Duerden
8658 Delin Thomas Road
DEED OF RECORD:
INST 200808190020247

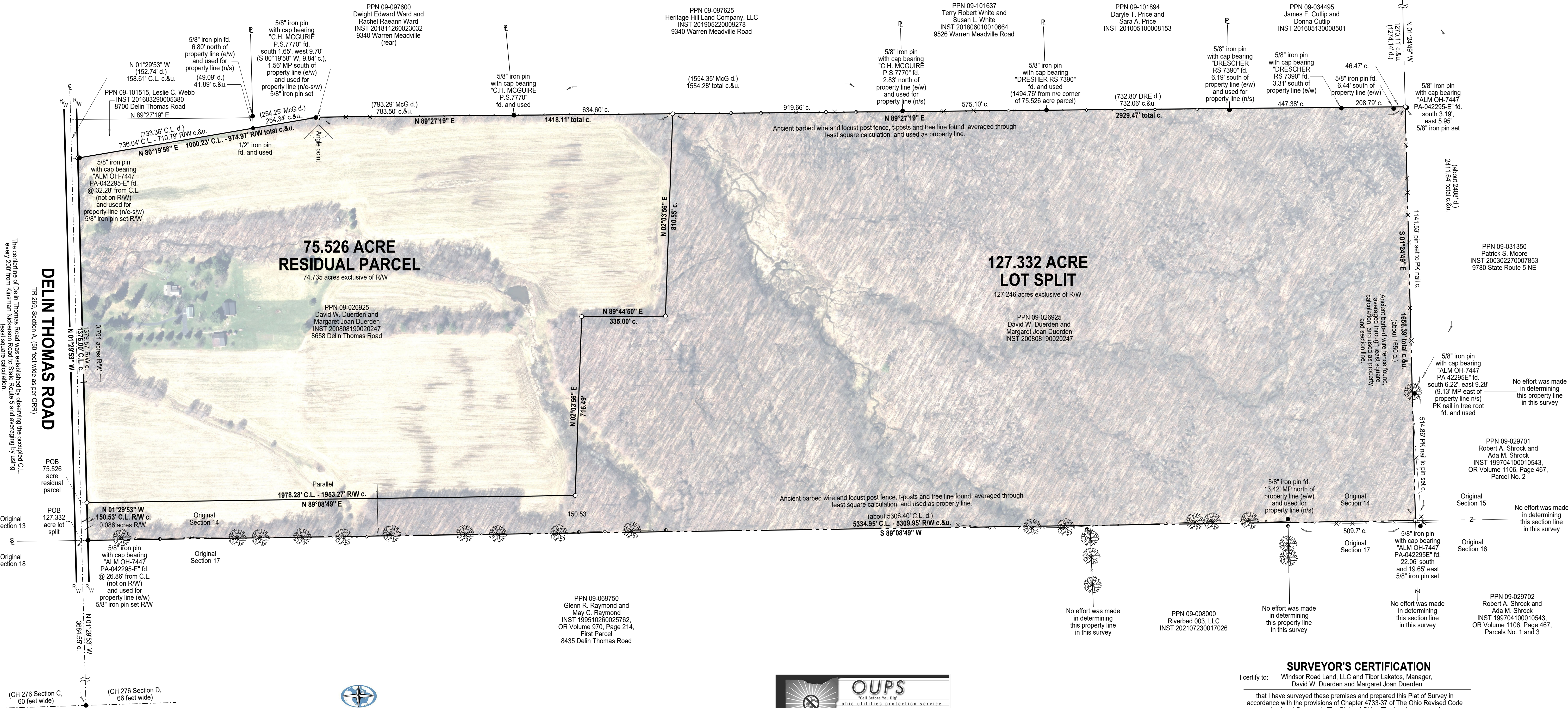
Situated in The	Month:	Page:
Township of Kinsman, County of Trumbull and State of Ohio and known as being part of Original Section 14 within said Township and Township 7N Range 1W in the Connecticut Western Reserve.	November	ONE
Survey for:	Year:	of ONE
Windsor Road Land, LLC and Tibor Lakatos, Manager, David W. Duerden and Margaret Joan Duerden	2021	
Checked on November 20th, 2021 by RLK		

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.

No effort was made in determining the C.L. R/W of State Route 5 in this survey

STATE ROUTE 5
(aka Warren Meadville Road, 66' Wide)



SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC and Tibor Lakatos, Manager, David W. Duerden and Margaret Joan Duerden

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 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 19th day of November, 2021



REFERENCES

*The May, 2018 surveys prepared by C.H. McGuire, P.S. 7770 (McG), recorded in INST 201811260023032 and INST 201905220009278 of TCRD.
*The February, 2010 surveys prepared by Warren F. Drescher, IV, Registered Surveyor 7390 (DRE), recorded in INST 201005100008153 and INST 201605130008501 of TCRD.

FIELD WORK

Field work provided by Mathew B. Lucas, SCC, Rose G. McWilliams, ST2
Robert L. Kosie, Jr., ST2 and Michael Sokolowski, ST1



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