

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



GRAPHIC SCALE: 1 inch equals 100 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 AFN - Denotes automatic file number
C/L - Denotes centerline R/W - Denotes right-of-way (margin)
L. - Denotes lot line R. - Denotes right-of-way 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"
ACRD - Denotes "Ashtabula County Records and Deeds"
ACER - Denotes "Ashtabula County Engineer's Records"
BHA - Denotes the Bienko, Hart and Associates survey (See References)
ODOT - Denotes the "Ohio Department of Transportation"
- Denotes 6" concrete monument with brass cap bearing
"STATE OF OHIO RIGHT OF WAY" monument fd. and used
- - - - - Denotes edge of water (mean) as located on December 28th, 2021
o. - Denotes locust post fd. CSS - Denotes the Crabbs Surveying Service survey (See References)
CWR - Denotes the "Connecticut Western Reserve"

PLAT OF RESURVEY OF

PPN 03-003-00-020-00 Windsor Road Land, LLC 3738 South Ridge Road (East)

DEED OF RECORD:
DN 2021-00015435
Volume 758, Page 2542

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

(aka R.R. 406, 60 feet wide)

No effort was made in determining
the C.L. R/W of South Ridge Road
east of Blake Road

N 24°45'22" W
29.925' c.&u.
C.L. PI station
63+62.20 ODOT p.
S 24°45'22" E
29.925' c.&u.
S 65°11'46" W
495.37' c.&u.
(495' ODOT p.)
1" iron pin in
monument box
fd. and used
C.L. PI station
58+66.20 ODOT p.

Situated in The	Month:	Page:
Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Original Lot 2, Old Survey within said Township and Township 13N, Range 3W in the Connecticut Western Reserve	December	ONE
Survey for:	Year:	of
Windsor Road Land, LLC	2021	ONE

Checked on December 31st, 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.



REFERENCES

- *The June, 1911 Resurvey of South Ridge Road (Survey 651), Ashtabula Twp., East of City Limits plat prepared by J.S. Sill, County Surveyor, August, 1897, filed as ATB-84-(14-13-17-69) Ashtabula Twp. (1911) Book 4 Pg. 32.1ff in the ACRD.
- *The February, 1933 Road Alignment Record for Blake Road, Road No. 406, FB 344, 60 feet wide, filed as 0406 Blake.2011.DVU in the ACRD.
- *The undated survey prepared by J.M. Peter, Ohio Registration Number 6420, recorded in DN 2015-00004207, Volume 587, Page 272 of ACRD.
- *The September, 1981 survey prepared by Bienko, Hart and Associates, recorded in Volume 83, Page 3543 of ACRD.
- *The September 9th, 1999 unrecorded survey (December 30th, 2021 consultation) with Crabbs Surveying Service, Timothy E. Stocker, Professional Survey 7245, filed as 03-003-00-021-00.pdf in the ACRD.
- *The January 4th, 2017 surveys prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 639, Page 367 and Volume 639, Page 370 of ACRD.

28.071 ACRE PARCEL

27.898 acres exclusive of R/W

PPN 03-003-00-021-00
Scott Warren and
Amy Warren
DN 1999-00022124
Volume 116, Page 8712
3708 South Ridge Road East

PPN 03-003-00-020-00
Windsor Road Land, LLC
DN 2021-00015435
Volume 758, Page 2542
3738 South Ridge Road East

PPN 03-003-00-012-00
Bonnie J. Pocza and
Thomas M. Pocza
DN 1996-00011163
Volume 89, Page 9545
4022 South Ridge Road East

Original Lot 5

Original Lot 2
Old Survey

846.00' from
property corner
south
90°
N 88°10'75" E
208.00' d.
CSS & used
5/8" iron pin fd.
near top of bank
and used for
property line (n/s)

(970.24 CSS p.)
970.24' c.&u.
N 00°32'08" W

2231.47' c.L. - 2198.77' R/W total c.&u.
1086.55' c.
N 00°52'08" W

NOTE:
The meandering centerline of the Ashtabula River was
established by determining the mean edge of water
line on both sides and dividing them equally, in
combination with using GIS and OGRIP orthophoto
imagery and calculation. Field location information
observed on December 28th, 2021.

CWR Township 13N, Range 3W
ASHTABULA TOWNSHIP
Original Lot 2, Old Survey

ASHTABULA

RIVER

(aka Ashtabula Creek)

PLYMOUTH TOWNSHIP
Original Lot 6
CWR Township 12N, Range 3W

PPN 42-003-00-039-00
James W. Munger
DN 1994-00013760
Volume 76, Page 9551
1294 Plymouth Ridge Road

Note: This deed calls
for ownership to the
"South Line of the
Ashtabula River",
although this is
assumed to be
a mistake as all
other deeds cited
call for the C.L.

5/8" iron pin
set as
corner reference
1764.87' from
property corner,
pin set north

N 78°52'37" E
195.00' c.
S 88°11'46" W
195.00' c.
S 83°24'28" W
165.00' c.
S 62°38'10" W
90.00' c.
155.84' c.
265.00' c.
109.16' c.
N 62°30'17" E

PPN 42-003-00-038-00
Kathleen Ann Brockway
DN 2017-00006398
Volume 639, Page 370
1379 Plymouth Ridge Road

No effort was made in determining
this property line in this survey

No effort was made in determining
this property line in this survey

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



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), NAVD88, GRS80, GEOD18). 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
3rd day of January, 2021



DBK PLAT 1191 2021



28.071 ACRE PARCEL

0.173 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 03-003-00-020-00, Windsor Road Land, LLC, Document Number (DN) 2021-00015435, Volume 758, Page 2542 of Ashtabula County Records and Deeds (ACRD). 3738 South Ridge Road (East).

Situated in the Township of Ashtabula, County of Ashtabula and State of Ohio and known as being part of Original Lot 2, Old Survey, within said Township and Township 13N, 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 Blake Road (also known as Township Road 406, 60 feet wide) and South Ridge Road (also known as South Ridge Road East, Ohio State Route 84, 60 feet wide).

Thence South 65°11'46" West, along the centerline of said South Ridge Road, 495.37 feet to an angle point therein, referenced by 6" concrete monuments with brass caps bearing "STATE OF OHIO RIGHT OF WAY" found South 24°45'22" East, 29.925 feet and North 24°45'22" West, 29.925 feet therefrom.

Thence South 65°22'12" West, continuing along said centerline, 1099.50 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South 65°40'53" West, continuing along said centerline, 1590.82 feet to the northwesterly corner of PPN 03-003-00-018-00 as conveyed to Timothy J. Pallutch, recorded in DN 2012-00005370, Volume 517, Page 1314, Tract One of ACRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 24°16'14" East, along a westerly line of said Pallutch's land, passing through a 1/2" iron pin in concrete found bent, coned and observed at 30.09 feet (not

28.071 ACRE PARCEL (continued)

on R/W), a total distance of 204.11 feet to a 1/2" iron pin in concrete found at an angle point therein, being a northeasterly corner of the parcel herein described.

Thence South 02°03'15" East, along a westerly line of said Pallutch's land, and also along the westerly line of PPN 03-003-00-019-00 as conveyed to Timothy J. Pallutch, recorded in DN 2012-00005370, Volume 517, Page 1314, Tract Two of ACRD, 250.08 feet to a 1/2" iron pin in concrete found at the southwesterly corner thereof.

Thence North 87°58'42" East, along the southerly line of said Pallutch's land, passing through a 1/2" iron pin in concrete found at 264.75 feet, a total distance of 265.54 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 03-003-00-016-01 as conveyed to Norma I. Rivera, recorded in DN 2015-00004207, Volume 587, Page 272 of ACRD, being a northeasterly corner of the parcel herein described.

Thence South 02°04'32" East, along said westerly line of Rivera's land and also along a westerly line of PPN 03-003-00-012-00 as conveyed to Bonnie J. Pocza and Thomas M. Pocza, recorded in DN 1996-00011163, Volume 89, Page 9545 of ACRD, passing through a 1 1/2" iron pipe found near the top of the northerly bank of the Ashtabula River (also known as Ashtabula Creek) at 1006.23 feet, a 5/8" iron pin set as a corner reference at 1764.87 feet, a total distance of 1834.87 feet to the center of the Ashtabula River, being the southeasterly corner of the parcel herein described.

Thence westerly, downstream, along the center of said River, being the southerly line of said Ashtabula Township, along the northerly line of PPN 42-003-00-038-00 as conveyed to Kathleen Ann Brockway, recorded in DN 2017-00006398, Volume 639, Page 370, PPN 42-003-00-039-00 as conveyed to James W. Munger, recorded in DN 1994-00013760, Volume 76, Page 9551 and PPN 42-003-00-040-00 as conveyed to Christopher B. Brockway, recorded in DN 2017-00006397, Volume 639, Page 367 of ACRD, the following four(4) courses:

- 1.) South 88°11'46" West, 195.00 feet to an angle point therein.
- 2.) South 83°24'28" West, 185.00 feet to an angle point therein.
- 3.) South 62°38'10" West, 90.00 feet to an angle point therein.
- 4.) South 88°48'53" West, 155.84 feet to the southeasterly corner of PPN 03-003-00-021-00 as conveyed to Scott Warren and Amy Warren, recorded in DN 1999-00022124, Volume 116, Page 8712 of ACRD, being the southwesterly corner of the parcel herein described.

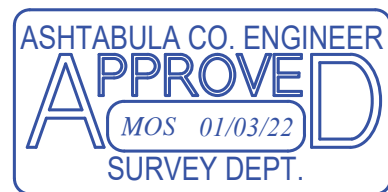
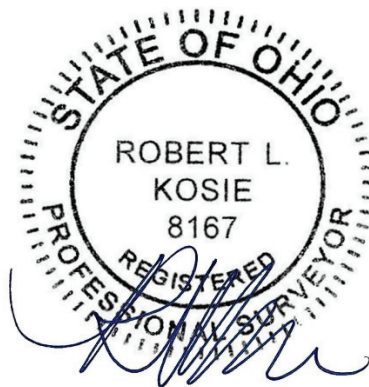
28.071 ACRE PARCEL (continued)

Thence North 00°52'08" West, along the easterly line of said Warren's land, passing through a 5/8" iron pin set as a corner reference at 95.00 feet, a 5/8" iron pin set near the top of the northerly bank of the aforesaid Ashtabula River at 846.00 feet and a 5/8" iron pin set at 2198.77 feet, a total distance of 2231.47 feet to the northeasterly corner thereof, on the centerline of the aforesaid South Ridge Road, being the northwesterly corner of the parcel herein described.

Thence North 65°40'53" East, along said centerline, a frontage distance of 245.33 feet to **The Principal Place of Beginning of this Survey** and containing 28.071 acres of land, of which, 0.173 acres are within the R/W of said South Ridge Road, leaving 27.898 acres exclusive of said 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.

The intent of this survey is to more accurately define and resurvey PPN 03-003-00-020-00 as conveyed to Windsor Road Land, LLC, recorded in DN 2021-00015435, Volume 758, Page 2542 of ACRD. Known as 3738 South Ridge Road East.

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 3rd, 2021.*