







## **8.122 ACRE LOT SPLIT**

**0.262 acres Right of Way (R/W)**

Deed of Record: Permanent Parcel Number (PPN) 21-131300  
Windsor Road Land, LLC, Volume 2144, Page 2368, Parcel No. 3 of Geauga County  
Records and Deeds (GCRD).

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 3, in Phelps Tract, within said Township and Township 8N, Range 8W 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 Fowlers Mill Road (fka Norwalk Road, TR 108, 60 feet wide) and Wilson Mills Road (CH 8, 60 feet wide).

Thence South 01°31'57" East, along the centerline of said Fowlers Mill Road, 3077.06 feet to the southeasterly corner of PPN 21-122900 as conveyed to Robert K. Trebec, recorded in Volume 2030, Page 331 of GCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°31'57" East, continuing along said centerline, a frontage distance of 381.31 feet to the southeasterly corner of the parcel herein described.

Thence South 89°01'29" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1114.99 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°52'46" West, along the westerly line of the parcel herein described, 294.01 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the southerly line of PPN 21-176715 as conveyed to Thomas S. Haas, Trustee, recorded in Volume 1828, Page 1533, being the southerly line of Sublot 14 in Mill Creek Subdivision, recorded in plat Volume 23, Pages 11 to 12 of GCRD.

Thence North 89°07'14" East, along the southerly line of said Haas' land, along the southerly line of said Sublot 14, and along the southerly line of PPN 21-176714 as conveyed to Michael G. Hougan and Catherine S. Hougan, recorded in Volume 1792, Page 1923, being

### 8.122 ACRE LOT SPLIT (continued)

the southerly line of Sublot 13 in said Mill Creek Subdivision, 775.18 feet to a 5/8" iron pin set at the southeasterly corner thereof, being the southeasterly corner of PPN 21-176713 as conveyed to Richard S. Butch and Jayne L. Butch, recorded in Volume 1107, Page 1302, being the southeasterly corner of Sublot 12 in said Mill Creek Subdivision and referenced by a 1" iron pipe found bent, coned and observed north 0.02 feet and east 1.48 feet (North 89°07'14" East, 1.48 feet) therefrom.

Thence North 01°31'43" West, along the easterly line of said Butch's land, along the easterly line of said Sublot 12, 74.45 feet to a 3/4" iron pipe found at the southwesterly corner of the aforesaid Trebec parcel (PPN 21-122900), being a northwesterly corner of the parcel herein described.

Thence North 86°37'04" East, along the southerly line of said Trebec's land, passing through a 3/4" iron pipe found at 305.49 feet, a 5/8" iron pin set at 306.61 feet, a total distance of 336.62 feet to **The Principal Place of Beginning of this Survey** and containing 8.122 acres of land, of which, 0.262 acres are within the R/W of said Fowlers Mill Road Road, leaving 7.860 acres of land exclusive of said R/W, surveyed in April of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). 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 divide 8.122 acres of land from the northerly side of PPN 21-131300 as conveyed to Windsor Road Land, LLC, recorded in Volume 2144, Page 2368, Parcel No. 3 of GCRD.

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 April 26th, 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: 04/26/2022  
22-062



## **26.900 ACRE RESIDUAL PARCEL**

0.171 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 21-131300

Windsor Road Land, LLC, Volume 2144, Page 2368, Parcel No. 3 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 3, in Phelps Tract, and Original Lot 19, in Tract Two, within said Township and Township 8N, Range 8W 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 Fowlers Mill Road (fka Norwalk Road, TR 108, 60 feet wide) and Wilson Mills Road (CH 8, 60 feet wide).

Thence South 01°31'57" East, along the centerline of said Fowlers Mill Road, 3077.06 feet to the southeasterly corner of PPN 21-122900 as conveyed to Robert K. Trebec, recorded in Volume 2030, Page 331 of GCRD.

Thence South 01°31'57" East, continuing along said centerline, 381.31 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°31'57" East, continuing along said centerline, a frontage distance of 249.00 feet to a 3/4" iron pin in a monument box found at an angle point therein at the northeasterly corner of PPN 21-176701 as conveyed to Windsor Road Land, LLC, recorded in Volume 2144, Page 2368, Parcel No. 2 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°01'29" West, along a northerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin found at 30.00 feet, a total distance of 476.58 feet to a 5/8" iron found bent, coned an observed at an angle point therein.

Thence South 88°49'30" West, along a northerly line of the said Windsor Road Land, LLC parcel, 432.55 feet to a 5/8" iron pin set at the northwesterly corner thereof.

## 26.900 ACRE RESIDUAL PARCEL (continued)

Thence South 00°58'11" East, along the westerly line of the said Windsor Road Land, LLC parcel, and along the westerly line of PPN 21-176700 as conveyed to Jude D. Kundla and Kelly F. Kundla, recorded in Volume 2147, Page 343 of GCRD, passing through a 5/8" iron pin found at 215.95 feet, a 3/4" iron pipe found at 387.65 feet, a total distance of 388.21 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 21-100840 as conveyed to Robert S. Leiken, recorded in Volume 863, Page 285 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°44'43" West, along said northerly line of Leiken's land, 1305.74 feet to a 3/4" iron pipe found at the northwesterly corner thereof, on an easterly line of PPN 21-177124 as conveyed to Bradley Camposo and Rebecca Camposo, Trustees, recorded in Volume 2069, Page 1854, being the easterly line of Sublot 7 in Arborwood Subdivision, recorded in plat Volume 37, Pages 106 to 108 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°07'51" West, along said easterly line of Camposo's land, being the easterly line of said Sublot 7, 390.02 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 21-165700 as conveyed to Deidra Galhotra, recorded in Volume 2118, Page 3063 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°49'30" East, along said southerly line of Galhotra's land, 386.52 feet to a 5/8" iron pin set at the southeasterly corner thereof, referenced by a 1" iron pipe found south 0.87 and west 0.02 feet (South 00°50'02" West, 0.87 feet) therefrom.

Thence North 00°50'02" East, along an easterly line of said Galhotra's land, 549.15 feet to a 1" iron pipe found at the southwesterly corner of PPN 21-176717 as conveyed to Biagio Conti, Jr. and Betty Conti, recorded in Volume 1971, Page 3341, being the southwesterly corner of Sublot 16 in Mill Creek Subdivision, recorded in plat Volume 23, Pages 11 to 12 of GCRD.

Thence North 89°07'14" East, along the southerly line of said Conti's land, and along the southerly line of said Sublot 16, along the southerly line of PPN 21-176716 as conveyed to Franz X. Seebauer and Elisabeth Seebauer, recorded in Volume 1973, Page 3070, being the southerly line of Sublot 15 in said Mill Creek Subdivision, and along the southerly line of PPN 21-176715 as conveyed to Thomas S. Haas, Trustee, recorded in Volume 1828, Page 1533, being the southerly line of Sublot 14 in said Mill Creek Subdivision, passing through a 5/8" iron pin with cap bearing "LDC INC. 5368" found at 80.34 feet, passing by a 5/8" iron pin with cap bearing "LDC INC. 5368" found 0.16' south of the property line at 478.06 feet, a total distance of 695.18 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

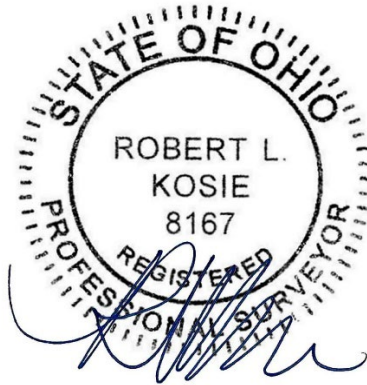
Thence South 00°52'46" East along an easterly line of the parcel herein described, 294.01 feet to a 5/8" iron pin set.

26.900 ACRE RESIDUAL PARCEL (continued)

Thence North 89°01'29" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1084.99 feet , a total distance of 1114.99 feet to **The Principal Place of Beginning of this Survey** and containing 26.900 acres of land, of which, 0.171 acres are within the R/W of said Fowlers Mill Road Road, leaving 26.729 acres of land exclusive of said R/W, surveyed in April of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). 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 describe the residual of land remaining in PPN 21-131300 as conveyed to Windsor Road Land, LLC, recorded in Volume 2144, Page 2368, Parcel No. 3 of GCRD, after an 8.122 acre division of land from the northerly side thereof.

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".



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: 04/26/2022

22-062

Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167  
Signed and Sealed on April 26th, 2022