

TRUE NORTH (Geoidic)  
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 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/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 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"  
rar -Denotes "Road Alignment Record"  
PC -Denotes point of curve PT -Denotes point of tangency  
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve  
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency  
Δ -Denotes delta angle R -Denotes radius distance  
T -Denotes tangent distance L -Denotes length distance  
LC -Denotes chord distance LOB -Denotes chord bearing

MAP OF RESURVEY OF

# PPN 46-015-00-016-00 and PPN 38-004-00-018-00 Windsor Road Land, LLC

DEED OF RECORD:  
Volume 764, Page 2327

## 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.

Situated in The	Month: March	Page: ONE
County of Ashtabula and State of Ohio and known as being part of Original Lot 30 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the Connecticut Western Reserve	Year: 2022	of ONE
Survey for:	Windsor Road Land, LLC	

Checked on March 22nd, 2022 by R.L.K.

No effort was made in establishing the C.L. R/W of S.R. 45 north of the intersection in this survey

Empty monument box fd. centered and used  
C.L. PI station  
149+96.00 ODOT p.

No effort was made in establishing the C.L. R/W of Fillingham Road west of the intersection in this survey

STATE ROUTE 45  
(aka Turnpike Road, 60 feet wide)

No effort was made in establishing the C.L. R/W of S.R. 45 south of this point in this survey

STATE ROUTE 45  
(aka Turnpike Road, 60 feet wide)



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)

## REFERENCES

\*The November, 1934 Road Alignment Record for Windsor Road, Road No. 6, FB 293, 66 feet wide, filed as 0006 (Sec. C-H) Windsor.D/Vu in the ACER.  
\*The August, 1977 Road Alignment Record for Fillingham Road, Road No. 541, FB 477, 50 feet wide filed as 0541 (Sec.C-E) Fillingham.D/Vu in the ACER.  
\*The January, 1979 Road Alignment Record for Bogue Road, Road No. 557, FB 477, 60 feet wide, filed as 0557 (Sec.A-B) Bogue.D/Vu in the ACER.  
\*The January, 1979 Road Alignment Record for Price Road, Road No. 574, FB 477, 40' wide, filed as 0574 Price.D/Vu in the ACER.  
\*The August 14, 1981 survey prepared by Stults and Associates, Inc., H. Edward Snodgrass, Registered Surveyor No. 5555, recorded in Volume 23, Page 3399 of ACRD.  
\*The August, 1989 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 319, Page 1042 of ACRD.  
\*The May and July, 1998 survey prepared by Timothy E. Stocker, P.S. 7245, recorded in DN 2010-00010862, Volume 485, Page 1766 and DN 2011-00003918, Volume 494, Page 1450 of ACRD.  
\*The August, 1999 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 593, Page 2658 of ACRD.  
\*The August, 1999 Road Alignment Record for Fillingham Road, Road No. 541, Fieldbook 477, 50 feet wide, Filed as 0541 (Sec. C - E) Fillingham.D/Vu in the ACER.  
\*The April, 2001 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 625, Page 1015 of ACRD.  
\*The December 2nd, 2004 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 705, Page 286 of ACRD.  
\*The January 12th, 2005 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 657, Page 1204 of ACRD.  
\*The February, 2008 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 648, Page 2856 of ACRD.  
\*The May, 2011 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 495, Page 2286 of ACRD.

## 56.154 ACRE PARCEL

55.451 acres exclusive of R/W  
PPN 46-015-00-016-00  
Windsor Road Land, LLC  
Volume 764, Page 2327

47.754 acres in Rome Township  
PPN 46-015-00-016-00  
Windsor Road Land, LLC  
Volume 764, Page 2327

5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" fd. south 5.20', east 0.30', S 03°16'00" E, 5.21' c. and used for property line (n/s) 5/8" iron pin set

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## TOWNSHIP, SECTION AND LOT LINES

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

## 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, 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, R.S.  
Registered Professional  
Land Surveyor No. 8167

Signed and sealed on this 21th day of March, 2022



# DBK MAP 1202 2022





## **56.154 ACRE PARCEL**

0.703 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-015-00-016-00 and PPN 38-004-00-018-00, Windsor Road Land, LLC, Volume 764, Page 2327 of Ashtabula County Records and Deeds (ACRD).

Situated in the County of Ashtabula and State of Ohio and known as being part of Original Lot 30 in Rome Township, Original Section 4 in Orwell Township and Townships 8N and 9N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Price Road (Township Road 574, 40 feet wide) and Fillingham Road (Township Road 541, Section C, FB 477, 50 feet wide), located South  $01^{\circ}14'25''$  East, 1509.03 feet from a  $\frac{3}{4}''$  iron pin found at an angle point on the centerline of said Price Road and North  $01^{\circ}14'25''$  West, 25.00 feet from a bent  $\frac{3}{4}''$  iron pin found inside a broken R/W monument.

Thence South  $88^{\circ}48'41''$  West, along the centerline of Fillingham Road, 86.00 feet to a westerly line of PPN 46-011-00-999-00 as conveyed to Western Reserve Greenway Trail (WRGT), formerly the Pittsburg, Youngstown and Ashtabula Railroad, Ohio Rail Transportation Authority, recorded in Volume 23, Page 3399 of ACRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $01^{\circ}14'25''$  East, along said westerly line of the WRG T parcel, passing through a  $\frac{5}{8}''$  iron pin set at 25.00 feet, a total distance of 162.34 to a  $\frac{5}{8}''$  iron pin set at a point of curve therein.

Thence along a westerly line of the said WRG T parcel, along said curve, deflecting to the right, having a chord bearing of South  $05^{\circ}17'50''$  West, a delta angle of  $12^{\circ}22'19''$ , a radius of 5696.65 feet, and a chord distance of 1227.68 feet, a total length distance

56.154 ACRE PARCEL (continued)

of 1230.07 feet to a 5/8" iron pin set at a point of tangency therein, referenced by a 3/4" iron pipe found south 0.21 feet and west 0.39 feet therefrom.

Thence South 11°19'18" West, along a westerly line of the said WRGT parcel, passing through a 5/8" iron pin set at 430.32 feet, a total distance of 1317.64 feet to a 5/8" iron pin set at the northeasterly corner of PPN 38-003-00-011-00 as conveyed to The Stackhouse Family Limited Partnership (SFLP), recorded in Volume 648, Page 2656 of ACRD, being the southeasterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found north 0.09 feet and east 4.69 feet (North 88°53'22" East, 4.69 feet) therefrom.

Thence South 88°53'23" West, along the northerly line of the said SFLP parcel, 309.77 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the southeasterly corner of PPN 38-003-00-009-00 as conveyed to Joseph F. Karpowicz, Judith Karpowicz, Anthony J. Konieczka and Lori A. Konieczka (KARPKONI), recorded in Volume 400, Page 393 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 03°16'00" West, along the easterly line of the said KARPKONI parcel, passing through a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at 864.10 feet, a total distance of 869.31 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 89°07'24" West, along the northerly line of the said KARPKONI parcel, 472.14 feet to a 5/8" iron pin set at the southeasterly corner of PPN 46-015-00-019-02 as conveyed to Gregory P. Petrella and Kathleen M. Petrella, recorded in Volume 495, Page 2286 of ACRD, being a southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with a damaged cap found north 1.30 feet and west 0.02 feet (North 00°45'24" West, 1.30 feet) therefrom.

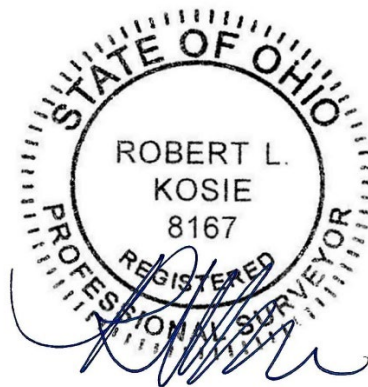
Thence North 00°45'24" West, along an easterly line of said Petrella's land, and also along the easterly line of PPN 46-015-00-018-01 as conveyed to Mark Frecka, recorded in Volume 593, Page 2658 of ACRD, passing through said 5/8" iron reference pin found at 1.30 feet, a 5/8" iron pin with a damaged cap found at 1771.84 feet, a total distance of 1796.84 feet to the northeasterly corner thereof, on the centerline of the aforesaid Fillingham Road, being the northwesterly corner of the parcel herein described.

56.154 ACRE PARCEL (continued)

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Thence North 88°48'41" East, along said centerline, a frontage distance of 1223.82 feet to **The Principal Place of Beginning of this Survey** and containing 56.154 acres of land, of which, 47.754 acres are in Rome Township, 8.400 acres are in Orwell Township, 0.703 acres are within the R/W of said Fillingham Road, leaving 55.451 acres of land exclusive of said R/W, surveyed in March 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 more accurately describe PPN 46-015-00-016-00 and PPN 38-004-00-018-00 as conveyed to Windsor Road Land, LLC, recorded in Volume 764, Page 2327 ACRD.

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 March 22st, 2022