

KRISHER PLAT
RESURVEY, LOT SPLIT AND CONSOLIDATION

Situated in The	Month:	Page:
Village of Lordstown County of Trumbull and State of Ohio and known as being part of Original Sections 27, 33 and 34 within said Township and Township 3N, Range 4W in the Connecticut Western Reserve	July	ONE
Survey for:	Year:	of TWO
	2023	
Checked on September 21st, 2023 by MBL, RLK		

Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)

OWNER'S ACCEPTANCE

Windsor Road Land, LLC and Krisher Farms, LLC, the owners of the land shown hereon do hereby accept this Krisher Plat resurvey, lot split and consolidation of the same.
The undersigned further agrees that any use of improvements made on this land shall be in conformity with all existing valid Zoning, Platting, Health and/or other lawful regulations, including the applicable off-street parking and loading requirements of Lordstown Village, Ohio, for the benefit of themselves and all other subsequent owners of assigns taking title from, under or through the undersigned.

Signed _____
Printed _____
Krisher Farms, LLC by
Ronald M. Krisher, Managing Member

and

Signed _____
Printed _____
Krisher Farms, LLC by
Karen A. Krisher, Managing Member

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed _____
Windsor Road Land, LLC by
Tibor C. Lakatos, Manager

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

CONDITION, EASEMENT,
RESTRICTION AND ENCUMBRANCE
DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record, shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law if any questions or concerns relating thereto arise.

COUNTY, TOWNSHIP, TRACT, SECTION
AND LOT LINE DISCLAIMER

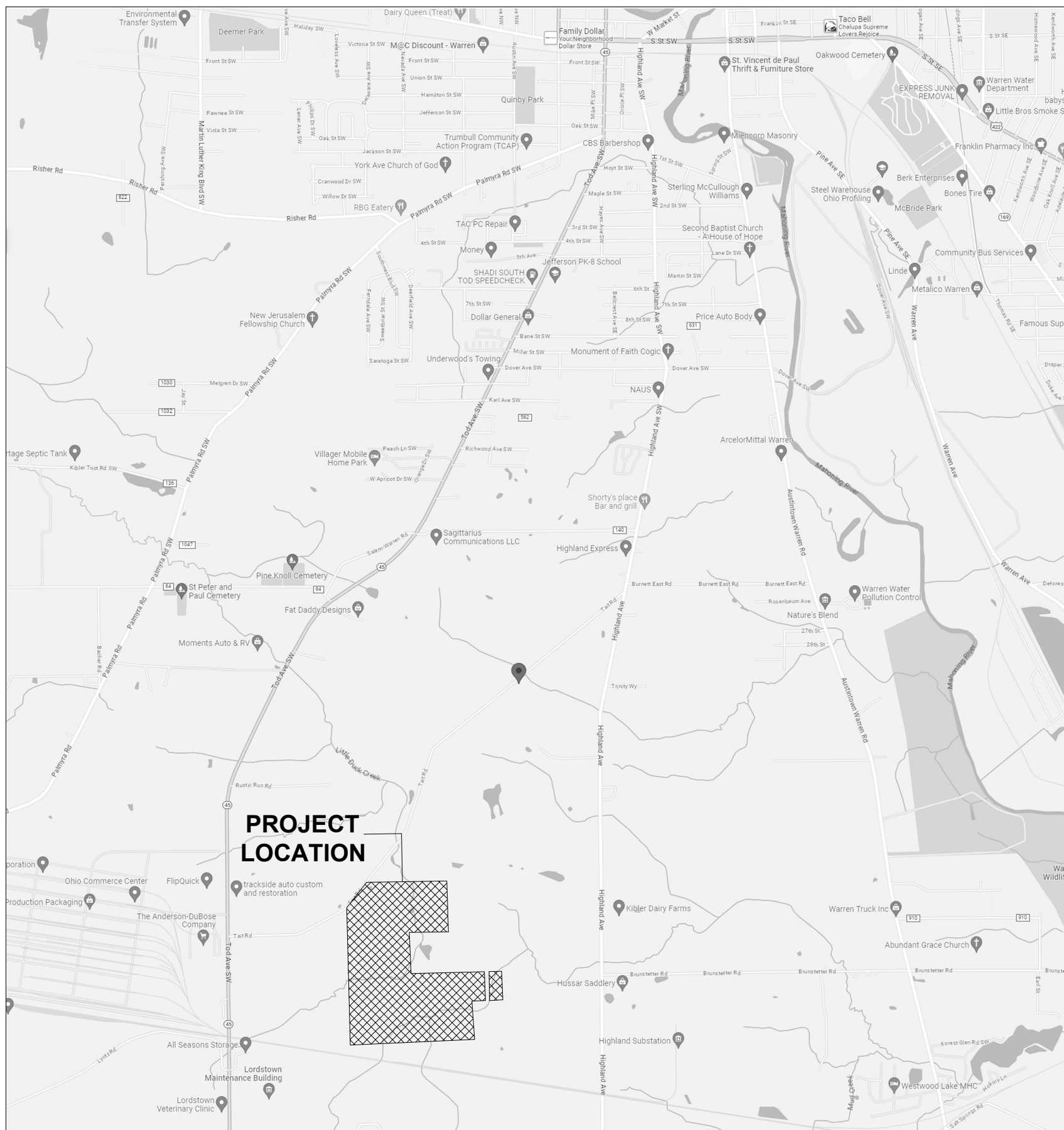
It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.

PAGE INDEX

Page One of Two (This Page): Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)
Page Two of Two: Boundary Re-survey, Parcel Design and Labeling



VICINITY MAP



GRAPHIC SCALE: 1 inch equals 2500 feet (+/-)

MUNICIPAL APPROVALS

Signed _____ Date _____
Printed _____

LORDSTOWN PLANNING
ADMINISTRATOR

Signed _____ Date _____
Printed _____

LORDSTOWN PLANNING
COMMISSION

Signed _____ Date _____
Printed _____

LORDSTOWN ROAD
COMMISSIONER

Signed _____ Date _____
Printed _____

LORDSTOWN FIRE
CHIEF

TRANSFER

Entered for transfer this _____ day of _____, 20____.

Signed _____
Printed _____

TRUMBULL COUNTY
AUDITOR

RECORD

Received for record this _____ day of _____, 20____ at _____ o'clock ____M

Recorded this _____ day of _____, 20____ in Trumbull County Record of Plats Volume _____ Page _____

Signed _____
Printed _____

TRUMBULL COUNTY
RECORDER

SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC and Krisher Farms, 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, GEOID12B). 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 September, 2023

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK PLAT 1203 2023

Title Page, Owner's Acceptances, Certifications, Approvals and Disclaimer(s)



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



KRISHER PLAT

RESURVEY, LOT SPLIT AND CONSOLIDATION

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



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 and used 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 B. -Denotes boundary 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"
-Denotes approximate edge of woodland

GRAPHIC SCALE: 1 inch equals 200 feet

Situated in The	Month:	Page:
Village of Lordstown County of Trumbull and State of Ohio and known as being part of Original Sections 27, 33 and 34 within said Township and Township 3N, Range 4W in the Connecticut Western Reserve	July	TWO
Survey for:	Year:	of
Windsor Road Land, LLC, Krisher Farms, LLC, Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees	2023	TWO

Checked on September 21st, 2023 by MBL, RLK

Boundary Re-survey, Parcel Design and Labeling

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.



HIGHLAND AVENUE

Occupied C.L. observed every 200 feet along roadway, averaged using and used as C.L. R/W

1" iron pin fd. and used

5/8" iron pin fd. @ 30.52' from C.L. (MP, not on R/W) and used for property line (e/w)

5/8" iron pin fd. @ 31.07' from C.L. (MP, not on R/W) and used for property line (e/w)

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PARCEL DATA

P1 PPN 45-048400 Rebecca B. Kunkel INST 20080570013278 Parcel 15
P2 PPN 45-07325 Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees INST 202208110016448 Parcel 2
P3 PPN 45-057922 Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees INST 202208110016448 Parcel 2
P4 PPN 45-044280 Windsor Road Land, LLC INST 202203150005213 Parcel 1
P5 PPN 45-07927 Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees INST 202208110016448 Parcel 4
P6 PPN 45-057926 Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees INST 202208110016448 Parcel 7
P7 PPN 45-057924 Robert W. Krisher, Jr. and Michelle L. Krisher, Trustees INST 202208110016448 Parcel 6
P8 PPN 45-193721 Windsor Road Land, LLC INST 202203150005213 Parcel 16
P9 PPN 45-193720 Windsor Road Land, LLC INST 202203150005213 Parcel 15
P10 PPN 45-192839 Lipscher Land Holdings, L.L.C. INST 200511300036699 Parcel C
P11 No PPN residual, remaining area Windsor Road Land, LLC no deed available
P12 PPN 45-113650 Windsor Road Land, LLC INST 202207220015110 Parcel F
P13 PPN 45-024450 George M. Ellis, Trustee and Margaret J. Ellis, Trustee OR Volume 885, Page 862, Parcel 9
P14 PPN 45-113658 Windsor Road Land, LLC INST 202207220015110 Parcel B
P15 PPN 45-042100 Krisher Farms, LLC INST 202112010027875 Parcel 11
P16 PPN 45-192838 Lipscher Land Holdings, L.L.C. INST 200511300036699 Parcel (31)
P17 PPN 45-029653 Krisher Farms, LLC INST 202112010027875 Parcel 9
P18 PPN 45-193448 Windsor Road Land, LLC INST 202203150005213 Parcel 7
P19 PPN 45-113657 Windsor Road Land, LLC INST 202207220015110 Parcel C
P20 Sublot 320 PPN 45-193621 Reban Realty, LLC INST 201005140008485 Parcel 9, Parcel 19, Lot 320
P21 Sublot 289 PPN 45-193819 Reban Realty, LLC INST 201005140008485 Parcel 9, Parcel 19, Lot 289
P22 Sublot 238 PPN 45-193818 Reban Realty, LLC INST 201005140008485 Parcel 9, Parcel 19, Lot 288
P23 Sublot 237 PPN 45-193806 Reban Realty, LLC INST 201005140008485 Parcel 9, Parcel 19, Lot 257
P24 Sublot 256 PPN 45-193805 Reban Realty, LLC INST 201005140008485 Parcel 9, Parcel 19, Lot 256

LINE DATA

L1 - N 36°27'20" E, 304.80' c.
L2 - S 88°38'24" W, 686.68' R/W c.
L3 - N 02°30'22" W, 240.84' c.
L4 - S 88°38'24" W, 678.38' R/W c.
L5 - N 02°30'22" W, 240.84' c.
L6 - N 88°38'25" E, 646.29' c.
L7 - S 02°30'22" E, 240.84' c.
L8 - S 88°38'25" E, 646.29' c.
L9 - N 02°28'41" E, 106.87' c.
L10 - N 02°28'41" E, 106.87' c.
L11 - N 88°38'24" E, 160.00' c.
L12 - S 02°47'03" E, 61.68' c.
L13 - S 88°38'24" W, 120.00' c.
L14 - S 02°47'03" E, 83.32' c.
L15 - N 88°38'24" E, 120.00' c.
L16 - S 02°47'03" E, 125.00' c.
L17 - S 88°38'24" W, 160.00' c.
L18 - S 01°31'27" E, 269.87' c.
L19 - N 01°39'02" W, 163.46' c.
L20 - N 88°22'24" E, 530.04' c.
L21 - N 02°30'22" W, 106.87' c.
L22 - S 02°28'41" E, 106.87' c.
L23 - S 88°22'24" W, 254.46' c.
L24 - S 02°28'41" E, 106.87' c.
L25 - S 88°22'24" W, 254.46' c.
L26 - N 01°11'09" E, 265.33' c.
L27 - N 88°14'28" E, 240.00' d.&u.
L28 - S 01°11'09" E, 265.33' c.
L29 - S 88°13'38" W, 240.00' c.
L30 - N 01°09'57" W, 265.34' c.
L31 - N 88°16'02" E, 79.40' c.
L32 - S 01°10'56" E, 135.16' c.
L33 - N 88°14'28" E, 80.60' c.
L34 - N 01°38'58" W, 135.15' c.
L35 - N 88°14'28" E, 79.49' c.
L36 - S 01°38'58" E, 265.24' c.
L37 - S 88°13'45" W, 240.60' c.

LATITUDE LONGITUDE DATA

LL1 - N. Lat. 41°11'07.6326" W. Long. 80°50'52.3100" c.
LL2 - N. Lat. 41°11'07.6764" W. Long. 80°50'40.1611" c.
LL3 - N. Lat. 41°11'07.7590" W. Long. 80°50'31.0493" c.
LL4 - N. Lat. 41°11'01.6871" W. Long. 80°50'42.7116" c.
LL5 - N. Lat. 41°10'58.5039" W. Long. 80°50'48.7946" c.
LL6 - N. Lat. 41°10'58.5379" W. Long. 80°50'39.8956" c.
LL7 - N. Lat. 41°11'00.2126" W. Long. 80°50'30.8097" c.
LL8 - N. Lat. 41°10'48.5918" W. Long. 80°50'39.7303" c.
LL9 - N. Lat. 41°10'48.6388" W. Long. 80°50'34.5087" c.

3.858 ACRE RESTRICTION NOTE

As of the date of this survey and per the Codified Ordinances of The Village of Lordstown, Ohio, this area of land does not conform to the current zoning requirements and shall not be conveyed separately from Parcel 2 unless consolidating with an adjoining neighbor with conforming legal frontage.

ZONING INFORMATION

R1 - Single Family Zoning District

Minimum Frontage: 100'
Minimum Sideyard: 10'
Minimum Rearyard: 50'
Minimum Frontyard Setback: 90'

REFERENCES

*The undated survey prepared by I. R. Gregg, Registered Surveyor, recorded in Volume 1040, Page 341 of TCRO.
*The undated survey prepared by Thomas Fok, Registered Surveyor 4896, recorded in INST 202112010027875 of TCRO.
*The undated survey prepared by Clifton M. Newhall, Registered Surveyor 2684, recorded in INST 202112010027875 of TCRO.
*The September 1932, survey prepared by H. S. McKibben's sons, recorded in INST 202208110016450 of TCRO.
*The June, 1974 survey prepared by M.M. Klupik, Registered Surveyor 4566 recorded in INST 20050610015516 of TCRO.
*The October, 1990 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 201312230030124 of TCRO.
*The February, 1995 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 202112010027875 of TCRO.
*The January 27, 2011 survey prepared by Haven R. Grover, Registered Surveyor 6971, WRCL, LLC, recorded in INST 202112010027875 of TCRO.

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



DBK PLAT 1203 2023

Boundary Re-survey, Parcel Design and Labeling