

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



MAP OF RESURVEY OF
PPN 32-074057
Windsor Road Land, LLC
DEED OF RECORD:
Volume 2151, Page 2613

Situated in the	Month: August	Page: ONE
Township of Troy, County of Geauga and State of Ohio and known as being part of Section 17 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve	Year: 2022	of ONE
Survey for:	Windsor Road Land, LLC	

22-111

Checked on September 5th, 2022 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.

- 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.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"
- GCRD - Denotes "Geauga County Records and Deeds"
- GCER - Denotes "Geauga County Engineer's Records"
- Denotes swampy area
- Denotes woodline

ZONING INFORMATION

R-5 Residential Zoning District
350' frontage
100' Setback edge of road/grass
30' sideyard
50' rearyard
Joseph McDouglas 440-567-4218

1" iron pin with 2" aluminum cap bearing "8108" fd. and used
C.L. POT station 84+81.10 GCER p.

1" iron pin with 2" aluminum cap bearing "8108" fd. and used
C.L. angle point (POT GCER p.) station 68+99.00 GCER p.

1" iron pin with 2" aluminum cap bearing "8108" fd. and used
C.L. station 58+05.75 GCER p.

1" iron pin with 2" aluminum cap bearing "8108" fd. and used
C.L. station 58+05.75 GCER p.

1" iron pin with 2" aluminum cap bearing "8108" fd. and used
C.L. station 58+05.75 GCER p.

No effort was made in determining the C.L. RW of Rapids Road south of this intersection



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

46.296 ACRE PARCEL
45.838 acres exclusive of R/W

CUYAHOGA RIVER

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.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.A.C. 315.251
Geauga County Engineer
Resealed under the supervision of
Steven H. Rossiter, P.S., Ohio #7070
By: SJM Date: 09/05/2022
22-111

SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC
that I have prepared this preliminary proposed plat of survey concurrent with the information as available on the existing deed of record to the best of my ability. Approximate Distances are based on US Survey Foot Conversion (feet with decimal parts). All information shown hereon is approximate and does not constitute an accurate boundary survey. The undersigned has not been provided a Title Examination and this plat is based only on the deed of record 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 8167
Signed and sealed on this 2nd day of August, 2022



DBK MAP
1217 2022

REFERENCES

- *The August 19th, 1929 improvement plans for Pope's Corners Road, CH 1, Rapids Road, Section A-E (part), surveyed by E.A. Fiedler, filed as CH-0001-A-E-RAPIDS ROAD 1929 PLANS.pdf in the GCER.
- *The July, 1975 survey prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in Volume 2146, Page 1897 of GCRD.
- *The December, 2020 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in Volume 2139, Page 3423 (exception) of GCRD.



D.B. Kosie & Associates, LLC
Professional Land Surveying



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 Montville, Ohio 44064

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46.296 ACRE PARCEL

0.458 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-074057, Windsor Road Land, LLC, Volume 2151, Page 2613 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 17 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "8108" found at the centerline intersection of Rapids Road (also known as Pope's Corners Road, Hiram Rapids Road, County Highway 1, Section B, 60 feet wide) and Winagle Road (Township Road 204, 60 feet wide), located South 00°42'26" East, 1092.68 feet from a 1" iron pin with a 2" aluminum cap bearing "8108" found at an angle point on the centerline of said Rapids Road.

Thence North 00°42'26" West, along the centerline of said Rapids Road, 175.24 feet to the northwesterly corner of PPN 32-052800 as conveyed to Eddy D. Laws, recorded in Volume 1905, Page 2369 of GCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°42'26" West, continuing along said centerline, a frontage distance of 665.38 feet to a southwesterly corner of PPN 32-031671 as conveyed to Dennis M. Chrustic, Jr. and Rose Chrustic, recorded in Volume 2146, Page 1897 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°25'29" East, along a southerly line of said Chrustic's land and a southerly line of PPN 32-048650 as conveyed to Judy P. Molnar, recorded in Volume 2139, Page 3423 of GCRD, passing through a 3/4" iron pipe found at 30.00 feet and a 5/8" iron pin set as a corner reference at 1727.84 feet, a total distance of 2552.84 feet to a point near the westerly bank of the Cuyahoga River as located in August, 2022, being the northwesterly corner of PPN 32-702526 as conveyed to The City of Akron, Summit County, Ohio, recorded in Volume 178, Page 428 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°58'02" East, along the westerly line of the said City of Akron, Summit County, Ohio parcel, 840.64 feet to the southwesterly corner thereof, near the easterly bank

46.296 ACRE PARCEL (continued)

of the said Cuyahoga River as located in August, 2022, on the northerly line of PPN 32-702553 as conveyed to The City of Akron, Ohio, recorded in Volume 182, Page 96, second parcel of GCRD, being the southeasterly corner of the parcel herein described, referenced by a 5/8" iron pin set South 89°25'29" West, 500.00 feet therefrom.

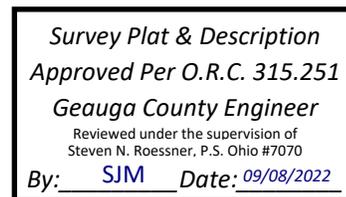
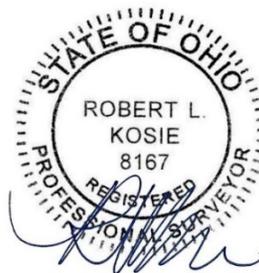
Thence South 89°25'29" West, along said northerly line of The City of Akron, Ohio parcel, along a northerly line of PPN 32-702579 as conveyed to The City of Akron, Municipal Building, Akron, Ohio, recorded in Volume 611, Page 159, and along the northerly line of PPN 32-074216 as conveyed to Daniel J. Benewiat and Sandra Benewiat, recorded in Volume 873, Page 650, Parcel 2 of GCRD, passing through said corner reference at 500.00 feet, a total distance of 1809.66 feet to 5/8" iron pin set at the southeasterly corner of the aforesaid Eddy D. Laws parcel (PPN 32-052800), being a southwesterly corner of the parcel herein described.

Thence North 00°42'30" West, along the easterly line of said Laws' land, 175.24 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 89°25'29" West, along the northerly line of said Laws' land, passing through a 5/8" iron pin set at 717.00 feet, a 5/8" iron pin found at 717.13 feet, a total distance of 747.00 feet to **The Principal Place of Beginning of this Survey** and containing 46.296 acres of land, of which, 0.458 acres are within the R/W of said Rapids Road, leaving 45.838 acres of land exclusive of said R/W, surveyed in September 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 32-074057 as conveyed to Windsor Road Land, LLC, recorded in Volume 2151, Page 2613 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".



22-111

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on September 5th, 2022