

TRUE NORTH (Geodetic)  
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/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, LOT SPLIT AND RESIDUAL OF

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

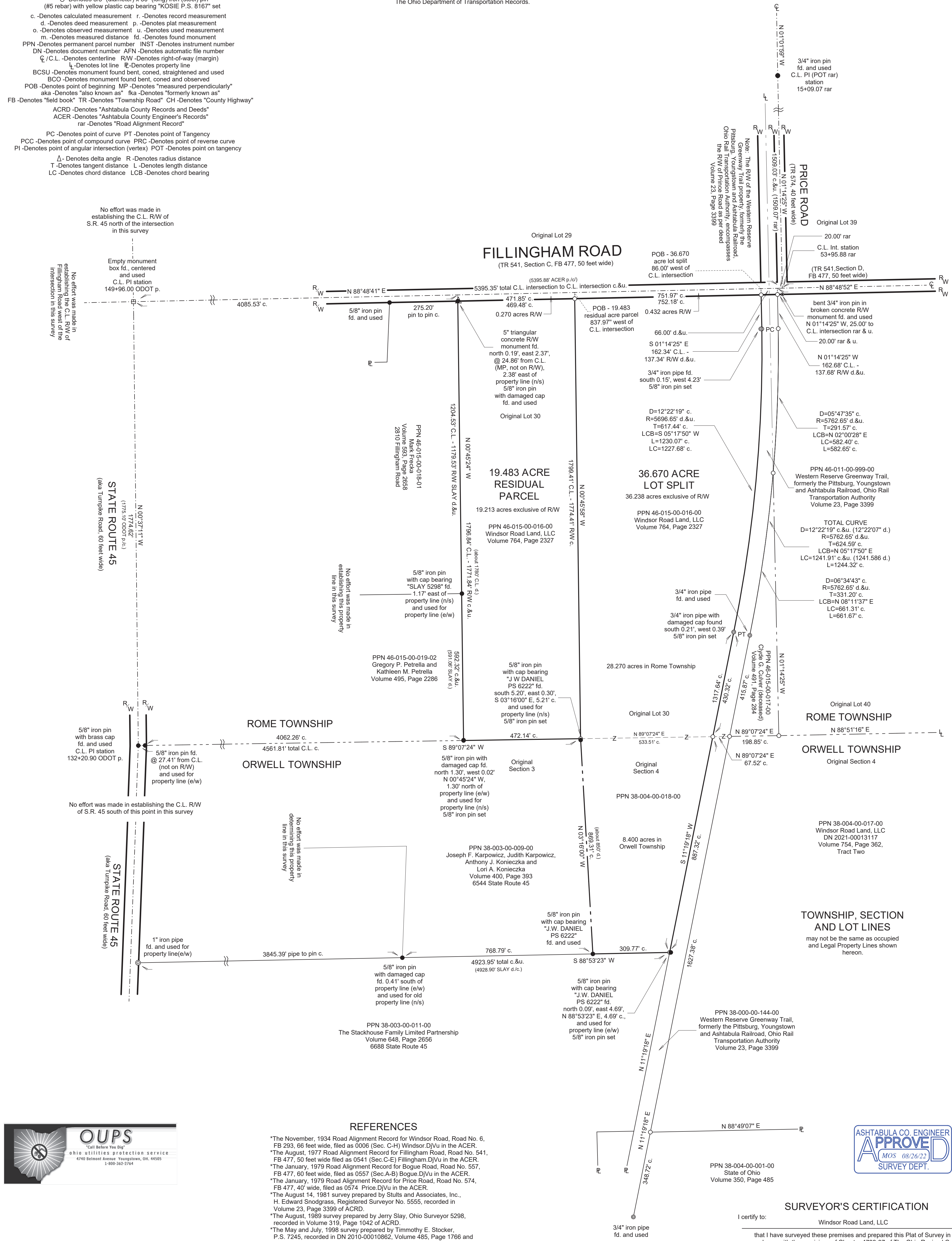
DEED OF RECORD:  
Volume 764, Page 2327

### 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.

Surveyed in The	Month:	Page:
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	March	ONE
Survey for:	Year:	of ONE
Windsor Road Land, LLC	2022	

Checked on March 22nd, 2022 by RLK  
Revised on August 18th, 2022  
Checked on August 20th, 2022



### 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 2011-00003916, 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 2656 of ACRD.  
\*The May, 2011 survey prepared by Jerry Slay, Ohio Surveyor 5298, recorded in Volume 495, Page 2286 of ACRD.

### ZONING INFORMATION

Minimum Frontage: 200.00' single family, 400.00' multi-family  
Minimum Acreage: 2.00 acres exclusive of R/W  
Minimum Setback: 50.00' from R/W  
Minimum Sideyard and Rearyard: 20.00'

### 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 18th day  
of August, 2022



# DBK MAP 1233 2022





## **19.483 ACRE RESIDUAL PARCEL**

0.270 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 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°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence South 88°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.

Thence South 88°48'41" West, continuing along said centerline, 751.97 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located South 88°48'41" West, 837.97 feet from said centerline intersection.

Thence South 00°45'58" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 1799.41 feet to a 5/8" iron pin set at the northeasterly 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 the southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found South 03°16'00" East, 5.21 feet therefrom

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

19.483 ACRE RESIDUAL PARCEL (continued)

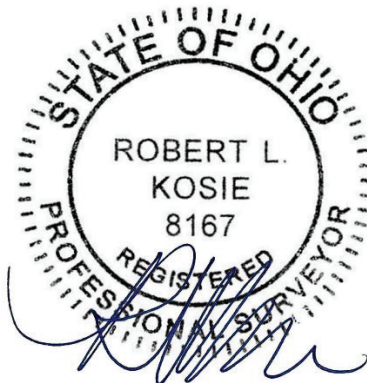
to Gregory P. Petrella and Kathleen M. Petrella, recorded in Volume 495, Page 2286 of ACRD, being the southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with a damaged cap found north 1.30 feet and west 0.02 feet (North 00°45'24" West, 1.30 feet) therefrom.

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.

Thence North 88°48'41" East, along said centerline, a frontage distance of 471.85 feet to **The Principal Place of Beginning of this Survey** and containing 19.483 acres of land, of which, 0.270 acres are within the R/W of said Fillingham Road, leaving 19.213 acres of land exclusive of said R/W, surveyed in August 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 land remaining in 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, after a 36.670 acre division from the easterly 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".



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167  
Signed and Sealed on August 20<sup>th</sup>, 2022



## **36.670 ACRE LOT SPLIT**

0.432 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°14'25" East, 1509.03 feet from a 3/4" iron pin found at an angle point on the centerline of said Price Road and North 01°14'25" West, 25.00 feet from a bent 3/4" iron pin found inside a broken R/W monument.

Thence South 88°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°14'25" East, along said westerly line of the WRGT parcel, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 162.34 to a 5/8" iron pin set at a point of curve therein.

Thence along a westerly line of the said WRGT parcel, along said curve, deflecting to the right, having a chord bearing of South 05°17'50" West, a delta angle of 12°22'19", a radius of 5696.65 feet, and a chord distance of 1227.68 feet, a total length distance

### 36.670 ACRE LOT SPLIT (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 with a damaged cap 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 at an angle point therein.

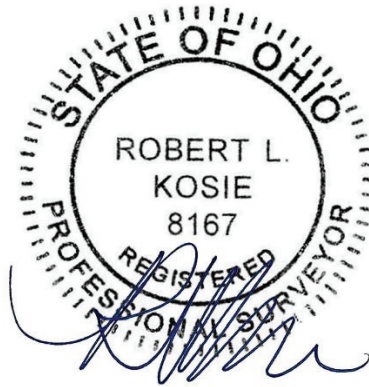
Thence North 00°45'58" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 1774.41 feet, a total distance of 1799.41 feet to the northwesterly corner thereof, on the centerline of the aforesaid Fillingham Road.

Thence North 88°48'41" East, along said centerline, a frontage distance of 751.97 feet to **The Principal Place of Beginning of this Survey** and containing 36.670 acres of land, of which, 28.270 acres are in Rome Township, 8.400 acres are in Orwell Township, 0.432 acres are within the R/W of said Fillingham Road, leaving 36.238 acres of land exclusive of said R/W, surveyed in August 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.

### 36.670 ACRE LOT SPLIT (continued)

The intent of this survey is to divide 36.670 acres of land from the easterly side of 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 *August 20th, 2022*