

Situated in The	Month:	Page:
Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lots 31 and 32 within said Township, Township 10N, Range 7W in the Connecticut Western Reserve	April	ONE
Year:	2023	ONE
Survey for:	Windsor Road Land LLC.	

Checked on April 15th, 2023 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.

LAKE COUNTY

GEAUGA COUNTY



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

ENGINEER'S APPROVAL

Approval on record at the
Lake County Engineer's
Office, as approved on
4/24/23 by Christopher
Bernard

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), NAVD83, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (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 8167

Signed and sealed on this 15th day of March, 2023



DBK MAP 1271 2023

PPN 07-A-008-E-00-009-0 and 07-A-008-E-00-010-0 Windsor Road Land LLC. DEED OF RECORD: INST 2023R002066

MAP OF SURVEY OF

TRUE NORTH (Geoidic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, GEOID18



- MB - Denotes 4" (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.
- 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)
- ℄ - Denotes lot line ℄ - 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"
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"



60.870 COMBINED ACRE PARCEL

59.795 acres exclusive of R/W

PPN 07-A-008-E-00-010-0
Windsor Road Land LLC
DN 2023R002066,
Parcel 1 (in part)

PPN 07-A-008-E-00-011-0
Edward W. Tagg
Volume 749, Page 783
7130 Leroy Thompson Road

PPN 07-A-008-E-00-015-0
Raymond L. Tagg and
Virginia S. Tagg
DN 2018R025590
7130 Leroy Thompson Road

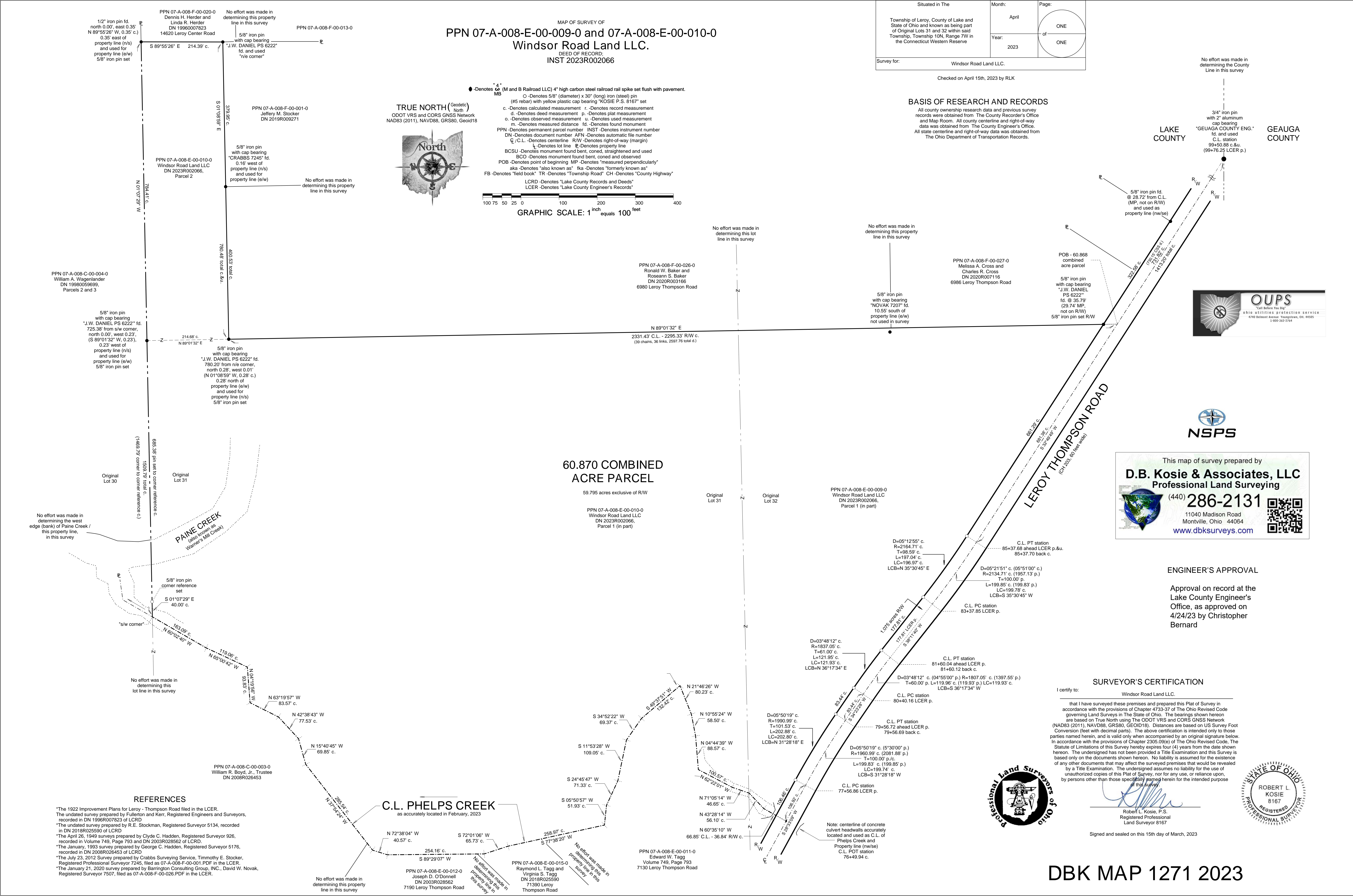
PPN 07-A-008-E-00-012-0
Joseph D. O'Donnell
DN 2003R028562
7190 Leroy Thompson Road

REFERENCES

- *The 1922 Improvement Plans for Leroy - Thompson Road filed in the LCER.
- *The undated survey prepared by Fullerton and Kerr, Registered Engineers and Surveyors, recorded in DN 1996R007823 of LCERD.
- *The undated survey prepared by R.E. Stockman, Registered Surveyor 5134, recorded in DN 2018R025590 of LCERD.
- *The April 26, 1949 surveys prepared by Clyde C. Hadden, Registered Surveyor 926, recorded in Volume 749, Page 783 and DN 2003R028562 of LCERD.
- *The January, 1993 survey prepared by George C. Hadden, Registered Surveyor 5176, recorded in DN 2008R026453 of LCERD.
- *The July 23, 2012 Survey prepared by Crabbs Surveying Service, Timmothy E. Stocker, Registered Professional Surveyor 7245, filed as 07-A-008-F-00-001.PDF in the LCER.
- *The January 21, 2020 survey prepared by Barrington Consulting Group, INC., David W. Novak, Registered Surveyor 7507, filed as 07-A-008-F-00-026.PDF in the LCER.

C.L. PHELPS CREEK

as accurately located in February, 2023





60.870 COMBINED ACRE PARCEL

1.075 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-008-E-00-009-0 and PPN 07-A-008-E-00-010-0, Windsor Road Land LLC, Document Number (DN) 2023R002066, Parcels 1 and 2 of Lake County Records and Deeds (LCRD).

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lots 31 and 32 within said Township, Township 10N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin with a 2" aluminum cap bearing "GEUAGA COUNTY ENG." found on the centerline of Leroy Thompson Road (County Highway 203, 60 feet wide) at its intersection with the Lake and Geauga County line.

Thence South 32°49'49" West, along the centerline of said Leroy Thompson Road, 731.82 feet to the southeasterly corner of PPN 07-A-008-F-00-027-0 as conveyed to Melissa A. Cross and Charles R. Cross, recorded in DN 2020R007116 of LCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 32°49'49" West, continuing along said centerline, 681.38 feet to a point of curve therein.

Thence continuing along said centerline and curve, deflecting to the right, having a chord bearing of South 35°30'45" West, a delta angle of 05°21'51", a radius of 2134.71 feet, and a chord distance of 199.78 feet, a total length distance of 199.85 feet to a point of tangency therein.

Thence South 38°11'40" West, continuing along said centerline, 177.81 feet to a point of curve therein.

Thence continuing along said centerline and curve, deflecting to the left, having a

60.870 COMBINED ACRE PARCEL (continued)

chord bearing of South 36°17'34" West, a delta angle of 03°48'12", a radius of 1807.05 feet, and a chord distance of 119.93 feet, a total length distance of 119.96 feet to a point of tangency therein.

Thence South 34°23'28" West, continuing along said centerline, 83.44 feet to a point of curve therein.

Thence continuing along said centerline and curve, deflecting to the left, having a chord bearing of South 31°28'18" West, a delta angle of 05°50'19", a radius of 1960.99 feet, and a chord distance of 199.74 feet, a total length distance of 199.83 feet to a point of tangency therein.

Thence South 28°33'09" West, continuing along said centerline, 106.92 feet to a railroad spike set at its intersection with the centerline of Phelp's Creek, being a northeasterly corner of PPN 07-A-008-E-00-011-0 as conveyed to Edward W. Tagg, recorded in Volume 749, Page 793 of LCRD.

Thence meandering downstream, along the centerline of said Phelp's Creek, along the northerly side of said Tagg's land and along the northerly side of PPN 07-A-008-E-00-015-0 as conveyed to Raymond L. Tagg and Virginia S. Tagg, recorded in DN 2018R025590, PPN 07-A-008-E-00-012-0 as conveyed to Joseph D. O'Donnell, recorded in DN 2003R028562 and PPN 07-A-008-C-00-003-0 as conveyed to William R. Boyd, Jr., Trustee, recorded in DN 2008R026453 of LCRD, the following twenty three (23) courses:

- 1.) North 60°35'10" West, 66.85 feet to an angle point therein;
- 2.) North 43°28'14" West, 56.10 feet to an angle point therein;
- 3.) North 71°05'14" West, 46.65 feet to an angle point therein;
- 4.) North 62°22'01" West, 100.57 feet to an angle point therein;
- 5.) North 04°44'39" West, 88.57 feet to an angle point therein;
- 6.) North 10°55'24" West, 58.50 feet to an angle point therein;
- 7.) North 21°46'26" West, 80.23 feet to an angle point therein;
- 8.) South 49°37'51" West, 132.42 feet to an angle point therein;
- 9.) South 34°52'22" West, 69.37 feet to an angle point therein;
- 10.) South 11°53'28" West, 109.05 feet to an angle point therein;
- 11.) South 24°45'47" West, 71.33 feet to an angle point therein;
- 12.) South 05°50'57" West, 51.93 feet to an angle point therein;
- 13.) South 77°38'20" West, 258.97 feet to an angle point therein;
- 14.) South 72°01'06" West, 65.73 feet to an angle point therein;
- 15.) South 89°29'07" West, 254.16 feet to an angle point therein;
- 16.) North 72°38'04" West, 40.57 feet to an angle point therein;

60.870 COMBINED ACRE PARCEL (continued)

- 17.) North 37°54'24" West, 285.54 feet to an angle point therein;
- 18.) North 15°40'45" West, 69.85 feet to an angle point therein;
- 19.) North 42°38'43" West, 77.53 feet to an angle point therein;
- 20.) North 63°19'57" West, 83.57 feet to an angle point therein;
- 21.) North 04°19'56" West, 93.83 feet to an angle point therein;
- 22.) North 65°00'42" West, 119.06 feet to an angle point therein;
- 23.) North 60°02'40" West, 163.09 feet to the most southwesterly corner of the parcel herein described.

Thence North 01°07'29" West, along an easterly line of said Boyd's land, along the easterly line of PPN 07-A-008-C-00-004-0 as conveyed to William A. Wagenlander, recorded in DN 19980059699, Parcels 2 and 3 of LCRD, twice crossing Paine Creek, passing through a 5/8" iron pin corner reference set at 40.00 feet, passing through a 5/8" iron pin set and by a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found 0.23 feet west of the property line at 725.38 feet, a total distance of 1509.79 feet to a 5/8" iron pin set at a southwesterly corner of PPN 07-A-008-F-00-020-0 as conveyed to Dennis H. Herder and Linda R. Herder, recorded in DN 19960007823 of LCRD, being the northwesterly corner of the parcel herein described, witnessed by a 1/2" iron pin found North 89°55'26" West, 0.35 feet therefrom.

Thence South 89°55'26" East, along a southerly line of said Herder's land, 214.39 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the northwesterly corner of PPN 07-A-008-F-00-001-0 as conveyed to Jeffery M. Stocker, recorded in DN 2019R009271 of LCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°08'59" East, along a westerly line of said Stocker's land, along a westerly line of PPN 07-A-008-F-00-026-0 as conveyed to Ronald W. Baker and Roseann S. Baker, recorded in DN 2020R003166 of LCRD, passing by a 5/8" iron pin with cap bearing "CRABBS 7245" found 0.16 feet west of the property line at 379.95 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 780.20 feet, a total distance of 780.48 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 89°01'32" East, along a southerly line of said Baker's land, along the southerly line of the aforesaid Melissa A. Cross and Charles R. Cross parcel (PPN 07-A-008-F-00-027-0), passing through a 5/8" iron pin set at 2295.33 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 2295.64 feet, a total distance of 2331.43 feet to **The Principal Place of Beginning of this Survey** and

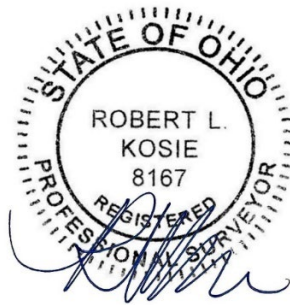
60.870 COMBINED ACRE PARCEL (continued)

containing 60.870 acres of land, of which, 1.075 acres are within the R/W of said Leroy Thompson Road, leaving 59.795 acres of land exclusive of said R/W, surveyed in April of 2023 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 and combine PPN 07-A-008-E-00-009-0 and PPN 07-A-008-E-00-010-0 as conveyed to Windsor Road Land LLC, recorded in DN 2023R002066, Parcels 1 and 2 of LCRD.

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".

All railroad spikes set shown herein noted as being typical "4/MB" (M and B Railroad LLC), 4" high carbon steel railroad rail spike set flush with pavement.



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

April 17th, 2023

Legal Description Approved for Transfer

Lake County Engineer – Tax Map Dept.

By: *Christopher Bernard* Date: 04/24/2023