

**GRAPHIC SCALE:** 1 inch equals 100 feet

DEED OF RECORD:  
Volume 713, Page 340

Checked on 9-31-2023 by MBL, RLK

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.

No effort was made in determining this

1" iron pin in monument box fd. and used

[illegible]

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.

PPN 02-A-002-A-00-009-0  
R.W.Sidley, Inc.  
Volume 713, Page 340

PPN 02-A-002-A-00-009-0  
R.W.Sidley, Inc.  
Volume 713, Page 340

(aka State Route 528, RMV vanes)

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](http://www.dbksurveys.com)



\*The undated survey prepared by Crabbs Surveying Service, R.C. Dillworth Registered Surveyor 4215, recorded in D.N 1993R026178 of LCRD.

\*The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in D.N 2020R015665 of LCRD.

\*The January 8, and 10, 1819, Road Record prepared by Asahel North, Surveyor, filed as Rdnrc. 1958 345 and Pages 346 in the LPCR.

\*The January, 1958 BEIGHTLEY SUBDIVISION plat prepared by Crabbs Surveying Service, R.C. Dillworth, Registered Surveyor 4215, recorded in plat Volume M, Page 20 of LCRD.

\*The May 1960, 1960, 1961, 1962, 1963, 1964, 1965, 1966, 1967, 1968, 1969, 1970, 1971, 1972, 1973, 1974, 1975, 1976, 1977, 1978, 1979, 1980, 1981, 1982, 1983, 1984, 1985, 1986, 1987, 1988, 1989, 1990, 1991, 1992, 1993, 1994, 1995, 1996, 1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2

Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor 8167  
Signed and sealed on this 10th 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 MAP 1314 2023







## **7.317 ACRE LOT SPLIT**

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-002-A-00-009-0, R.W.Sidley, Inc., recorded in Volume 713, Page 340 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, Tract 9 within said Township, and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of South Madison Road (aka State Route 528, R/W varies) and Warner Road (aka State Route 307, 60 feet wide).

Thence South 02°06'01" East, along the centerline of said South Madison Road, 257.88 feet to the southwesterly corner of PPN 02-A-002-A-00-011-0 as conveyed to Sines, Inc., recorded in Document Number (DN) 2005R048643 of LCRD.

Thence South 02°06'01" East, continuing along said centerline, 1008.81 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 02°06'01" East, 1266.69 feet from the said centerline intersection.

Thence North 87°53'59" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet a total distance of 723.29 feet to a 5/8" iron pin set.

Thence North 02°06'01" West, along a westerly line of the parcel herein described, 670.45 feet to a 5/8" iron pin set at a northwesterly corner thereof.

7.317 ACRE LOT SPLIT (continued)

Thence North 87°53'59" East, along a northerly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 02°06'01" East, along the easterly line of the parcel herein described, 870.45 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

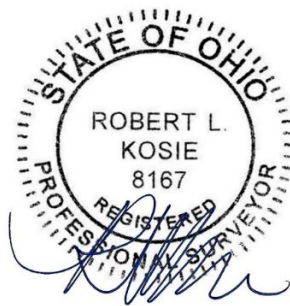
Thence South 87°53'59" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 893.29 feet, a total distance of 923.29 feet to the southwesterly corner of the parcel herein described, on the centerline of the aforesaid South Madison Road.

Thence North 02°06'01" West, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 7.317 acres of land, of which, 0.138 acres are within the R/W of said South Madison Road, leaving 7.179 acres of land exclusive of said R/W, surveyed in October 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 divide 7.317 acres of land from PPN 02-A-002-A-00-009-0 as conveyed to R.W. Sidley Properties, LLC, recorded in DN 2006R003848 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 shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

September 26th,  
2023



## **11.132 ACRE RESIDUAL PARCEL**

0.462 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-002-A-00-009-0, R.W.Sidley, Inc., Volume 713, Page 340 of Lake County Records and Deeds (LCRD). 4493 South Madison Road.

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, Tract 9 within said Township, and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of South Madison Road (aka State Route 528, R/W varies) and Warner Road (aka State Route 307, 60 feet wide).

Thence South 02°06'01" East, along the centerline of said South Madison Road, 257.88 feet to the southwesterly corner of PPN 02-A-002-A-00-011-0 as conveyed to Sines, Inc., recorded in Document Number (DN) 2005R048643 of LCRD.

Thence South 02°06'01" East, continuing along said centerline, 338.36 feet to the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, located South 02°06'01" East, 596.24 feet from the said centerline intersection.

Thence North 87°53'59" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet a total distance of 723.29 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 02°06'01" East, along the easterly line of the parcel herein described, 670.45 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 87°53'59" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 693.29 feet, a total distance of

11.132 ACRE RESIDUAL PARCEL (continued)

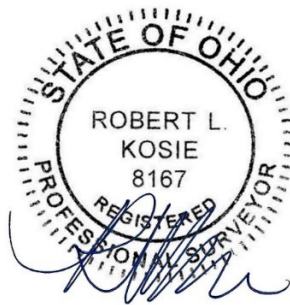
723.29 feet to the southwesterly corner thereof, on the centerline of the aforesaid South Madison Road.

Thence North 02°06'01" West, along said centerline, a frontage distance of 670.45 feet to **The Principal Place of Beginning of this Survey** and containing 11.132 acres of land, of which, 0.462 acres are within the R/W of said South Madison Road, leaving 10.670 acres of land exclusive of said R/W, surveyed in October 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 describe the land remaining in PPN 02-A-002-A-00-009-0 as conveyed to R.W.Sidley, Inc., recorded in Volume 713, Page 340 of LCRD after a 59.118 acre division and a 7.317 acre division therefrom.

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 shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

September 26th,  
2023



## **59.118 ACRE LOT SPLIT**

0.851 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-002-A-00-009-0, R.W.Sidley, Inc., recorded in Volume 713, Page 340 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 4, Tract 9 within said Township, and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of South Madison Road (aka State Route 528, R/W varies) and Warner Road (aka State Route 307, 60 feet wide).

Thence South 02°06'01" East, along the centerline of said South Madison Road, 257.88 feet to the southwesterly corner of PPN 02-A-002-A-00-011-0 as conveyed to Sines, Inc., recorded in Document Number (DN) 2005R048643 of LCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°54'30" East, along the southerly line of the said Sines, Inc. parcel, and along the southerly line of the following parcels of land: PPN 01-A-036-B-00-004-0 as conveyed to Wilbur E. Gibson, recorded in DN 2014R010674, PPN 01-A-036-B-00-003-0 as conveyed to Lyle D. Airwyke and Eulan F. Airwyke, recorded in Volume 806, Page 1096, PPN 01-A-036-B-00-002-0 as conveyed to Giancarlo Calicchia, recorded in DN 2022R031619, Parcel 1, PPN 01-A-036-B-00-001-0 as conveyed to Ellen S. Kemp, recorded in DN 2018R024685, PPN 01-A-036-A-00-007-0 as conveyed to Giancarlo Calicchia, recorded in DN 2022R031619, Parcel 2 (being subplot 1 in The Beighley Subdivision, recorded in Plat Volume M, Page 20), PPN 01-A-036-A-00-006-0 as conveyed to Stephen P. Swinarski and Michelle A. Swinarski, recorded in DN 1994R041270 (subplot 2), PPN 01-A-036-A-00-005-0 as conveyed to Jeffery Dodd and Tammy J. Dodd, recorded in DN 1993R005469 (subplot 3),

59.118 ACRE LOT SPLIT (continued)

PPN 01-A-036-A-00-004-0 as conveyed to Scott J. Sidoti and Sonja Sidoti, recorded in DN 2008R013790 (sublot 4), PPN 01-A-036-A-00-003-0 as conveyed to Mitchell T. Krotz, recorded in DN 2021R018806 (sublot 5), PPN 01-A-036-A-00-002-0 as conveyed to Fedral National Mortgage Association, recorded in DN 2020R007609 (sublot 6, in part), PPN 01-A-036-A-00-008-0 as conveyd to Leonard Lucaj, recorded in DN 2018R029427 (sublot 6, in part), PPN 01-A-036-A-00-001-0 as conveyed to David H. Wickham, recorded in DN 1993R026178 and PPN 01-A-036-0-00-004-0 as conveyed to Gary J. Misich and Dianna E. Misich, recorded in DN 1992R1031088, passing through a 5/8" iron pin set at 30.02 and a 1/2" iron pin found at 30.62 feet, a total distance of 1761.25 feet to the southeasterly corner thereof, at a northwesterly corner of PPN 01-A-036-0-00-003-0 as conveyed to R.W. Sidley Properties, LLC, recorded in DN 2006R003848, Parcel 10 of LCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°33'45" East, along along the westerly line of the said R.W. Sidley Properties, LLC parcel, 1793.76 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the southwesterly corner thereof, being the northeasterly corner of PPN 02-A-002-A-00-012-0 as conveyed to Laurentia Wines, LLC, recorded in DN 2015R034280 of LCRD and a southeasterly corner of the parcel herein described.

Thence South 87°52'02" West, along the northerly line of the said Laurentia Wines, LLC parcel, 1016.49 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the northwesterly corner thereof.

Thence South 02°06'45" East, along the westerly line of the said Laurentia Wines, LLC parcel, 249.86 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at the southwesterly corner thereof, on a northerly line of PPN 01-A-036-0-00-010-0 as conveyed to Laurentia Wines, LLC, recorded in DN 2015R034279 of LCRD, being a southeasterly corner of the parcel herein described.

Thence South 87°52'36" West, along said northerly line of the Laurentia Wines, LLC parcel, passing through a 5/8" iron pin set at 696.90 feet, a total distance of 726.90 feet to a northwesterly corner thereof, on the centerline of the aforesaid South Madison Road, being the southwesterly corner of the parcel herein described.

Thence North 02°06'01" West, along said centerline, a frontage distance (in part) of 897.32 feet to a northwesterly corner of the parcel herein described.

Thence North 87°53'59" East, along a northerly line of the parcel herein described,



59.118 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin set at 30.00 feet, a total distance of 923.29 feet to a 5/8" iron pin set.

Thence North 02°06'01" West, along a westerly line of the parcel herein described, 870.45 feet to a 5/8" iron pin set.

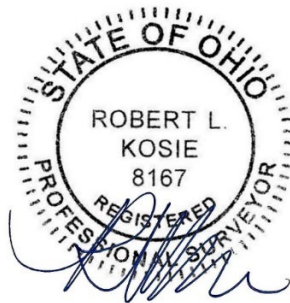
Thence South 87°53'59" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 200.00 feet, a 5/8" iron pin set at 893.29 feet, a total distance of 923.29 feet to a southwesterly corner thereof, on the centerline of the aforesaid South Madison Road.

Thence North 02°06'01" West, along said centerline, a frontage distance (in part) of 338.36 feet to **The Principal Place of Beginning of this Survey** and containing 59.118 acres of land, of which, 0.851 acres are within the R/W of said South Madison Road, leaving 58.267 acres of land exclusive of said R/W, surveyed in October 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 divide 59.118 acres of land from PPN 02-A-002-A-00-009-0 as conveyed to R.W.Sidley, Inc., recorded in Volume 713, Page 340 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 shown herein noted as being M&B (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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