

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.

MAP OF SURVEY OF:

PPN 07-A-009-0-00-003-0  
Windsor Road Land, LLC  
14677 Leroy Center Road

DEED OF RECORD:  
DN 2024R003970

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



GRAPHIC SCALE: 1 inch equals 100 feet

o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
(#6 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/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
L -Denotes lot line E -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" ka -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"  
JONES -Denotes "Harry S. Jones, Jr." see References  
CSS -Denotes "Crabbs Surveying Service" see References  
MAB -Denotes "Milton A. Boomhower" see References  
JGH -Denotes "John G. Hoy" see References  
RWK -Denotes "Ralph W. Kempke" see References  
HSJ -Denotes "Harry S. Jones" see References  
COLP -Denotes "Colpeltzer Woods" see References



REFERENCES

\*The undated survey prepared by Colpeltzer Woods Consultants, Inc., Registered Surveyors, recorded in DN 2023R003883 of LCRD.  
\*The undated survey prepared by Crabbs Surveying Service, R. E. Dillworth, Registered Surveyor 4215, recorded in DN 2019R025947 of LCRD.  
\*The undated surveys prepared by Milton A. Boomhower, Registered Surveyor 6247, recorded in Volume 824, Page 787, Volume 402, Page 787, DN 2000R011278 and DN 2018R027825 of LCRD.  
\*The 1931 plans for Leroy Center Road filed as Leroy.pdf, pages 52 and 53 of LCER.  
\*The August 1997, survey prepared by John G. Hoy, Registered Surveyor 7419, recorded in DN 2017R020905 of LCRD.  
\*The April 1999, survey prepared by Crabbs Surveying, Order 1691, Timothy E. Stocker, Professional Surveyor 7245, recorded in DN 2014R032580 of LCRD.  
\*The June 2000, survey prepared by Ralph W. Kempke, Professional Surveyor 6257, recorded in DN 2018R012171 of LCRD.  
\*The September 2001 survey prepared by Crabbs Surveying, Order 2867, Timothy E. Stocker, Professional Surveyor 7245, recorded in 2001R046868 of LCRD.  
\*The April 2015 survey prepared by Harry S. Jones, Jr., Professional Surveyor 6343, recorded in DN 2016R007346 of LCRD



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

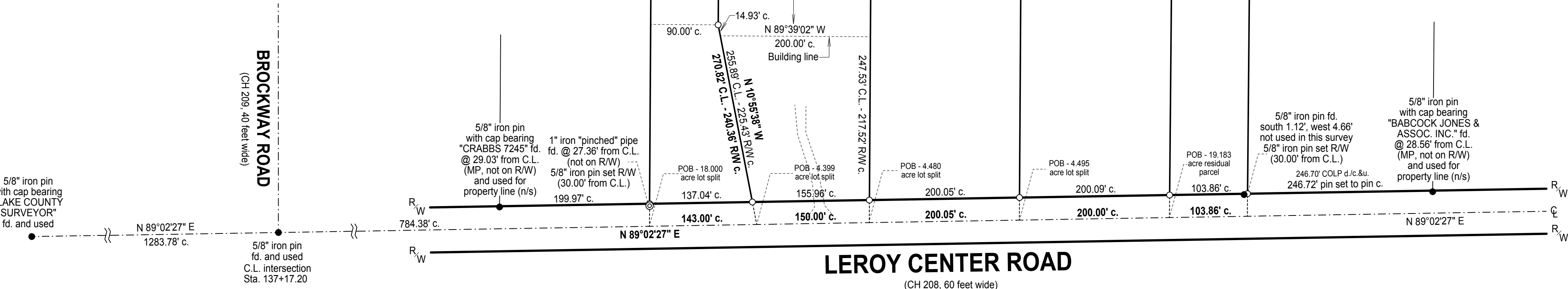
On file at The Lake County Engineer's Office

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 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 10th day of June, 2024.  
For any conflict resulting from electronic certifications  
please refer to ORC Section 1306.06, Electronic record  
or signature satisfies legal requirements.



LEROY CENTER ROAD

(CH 208, 60 feet wide)





## **4.399 ACRE LOT SPLIT**

0.105 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-009-0-00-003-0, Windsor Road Land, LLC, Document Number (DN) 2024R003970 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 Lot 34 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Brockway Road (County Highway 209, 40 feet wide) and Leroy Center Road (County Highway 208, 60 feet wide).

Thence North 89°02'27" East, along the centerline of said Leroy Center Road, 927.38 feet to a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 10°55'38" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.46 feet, a total distance of 270.82 feet to a 5/8" iron pin set at an angle point therein, at a southwesterly corner thereof.

Thence North 00°20'58" East, along a westerly line of the parcel herein described, 714.12 feet to a 5/8" iron pin set at the northwesterly corner thereof.

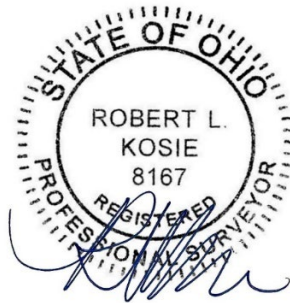
Thence North 90°00'00" East, along the northerly line of the parcel herein described, 202.92 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°20'58" West, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 947.52 feet, a total distance of 977.53 feet to the southeasterly corner thereof, on the centerline of the aforesaid Leroy Center Road.

4.399 ACRE LOT SPLIT (continued)

Thence South 89°02'27" West, along said centerline, a frontage distance of 150.00 feet to **The Principal Place of Beginning of this Survey** and containing 4.399 acres of land, of which, 0.105 acres are within the R/W of said Leroy Center Road, leaving 4.294 acres of land exclusive of said R/W, surveyed in June of 2024 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 4.399 acres of land from PPN 07-A-009-0-00-003-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2024R003970 of LCRD.



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

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**

*June 18th, 2024*



## **4.480 ACRE LOT SPLIT**

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-009-0-00-003-0, Windsor Road Land, LLC, Document Number (DN) 2024R003970 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 Lot 34 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Brockway Road (County Highway 209, 40 feet wide) and Leroy Center Road (County Highway 208, 60 feet wide).

Thence North 89°02'27" East, along the centerline of said Leroy Center Road, 1077.38 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°20'58" East, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 977.53 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 90°00'00" East, along the northerly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at the northeasterly corner thereof.

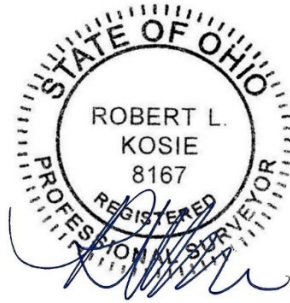
Thence South 00°20'58" West, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 944.17 feet, a total distance of 974.18 feet to the southeasterly corner thereof, on the centerline of the aforesaid Leroy Center Road.

Thence South 89°02'27" West, along said centerline, a frontage distance of 200.05 feet to **The Principal Place of Beginning of this Survey** and containing 4.480 acres of land, of which, 0.138 acres are within the R/W of said Leroy Center Road, leaving

#### 4.480 ACRE LOT SPLIT (continued)

4.343 acres of land exclusive of said R/W, surveyed in June of 2024 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 4.480 acres of land from PPN 07-A-009-0-00-003-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2024R003970 of LCRD.



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

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**

*June 18th, 2024*



## **4.495 ACRE LOT SPLIT**

0.138 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-009-0-00-003-0, Windsor Road Land, LLC, Document Number (DN) 2024R003970 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 Lot 34 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Brockway Road (County Highway 209, 40 feet wide) and Leroy Center Road (County Highway 208, 60 feet wide).

Thence North 89°02'27" East, along the centerline of said Leroy Center Road, 1277.43 feet to a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°20'58" East, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 974.18 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 90°00'00" East, along the northerly line of the parcel herein described, 202.72 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°30'46" West, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 940.84 feet, a total distance of 970.85 feet to the southeasterly corner thereof, on the centerline of the aforesaid Leroy Center Road.

Thence South 89°02'27" West, along said centerline, a frontage distance of 200.00 feet to **The Principal Place of Beginning of this Survey** and containing 4.495 acres of land, of which, 0.138 acres are within the R/W of said Leroy Center Road, leaving

#### 4.495 ACRE LOT SPLIT (continued)

4.357 acres of land exclusive of said R/W, surveyed in June of 2024 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 4.495 acres of land from PPN 07-A-009-0-00-003-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2024R003970 of LCRD.



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

*June 18th, 2024*

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**





## **18.000 ACRE LOT SPLIT**

0.096 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-009-0-00-003-0, Windsor Road Land, LLC, Document Number (DN) 2024R003970 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 Lot 34 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Brockway Road (County Highway 209, 40 feet wide) and Leroy Center Road (County Highway 208, 60 feet wide).

Thence North 89°02'27" East, along the centerline of said Leroy Center Road, 784.38 feet to a southeasterly corner of PPN 07-A-009-0-00-004-0 as conveyed to Michelle Ustar, recorded in Volume 679, Page 678 of LCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°20'58" East, along an easterly line of said Ustar's land and along the easterly line of the following parcels of land: PPN 07-A-009-0-00-015-0 as conveyed to Deborah J. Falzone and Nicholas V. Falzone, recorded in DN 2018R027825, PPN 07-A-009-0-00-016-0 as conveyed to Joseph J. Haladyna, recorded in Volume 402, Page 787, PPN 07-A-009-0-00-018-0 as conveyed to Mark W. Henry and Erica E. Henry, recorded in DN 2017R020905, Parcel B, PPN 07-A-009-0-00-019-0 as conveyed to Mark W. Henry and Erica E. Henry, recorded in DN 2017R020905, Parcel A, PPN 07-A-009-0-00-005-0 as conveyed to Eleanor R. Fischbach, recorded in Volume 824, Page 787, PPN 07-A-009-0-00-026-0 as conveyed to Thomas B. Fischbach and Kimberly J. Fischbach, recorded in DN 2015R012171 and PPN 07-A-009-0-00-006-0 as conveyed to Mae E. Grem and Dolores E. Grem, recorded in DN 2000R011278 of LCRD, passing through a 1" iron "pinched" pipe found at 27.36 feet, a 5/8" iron pin set at 30.01 feet and a 5/8" iron pin with cap bearing "POLARIS S-7087" found at 2441.08 feet, a total distance of 2750.41 feet to a 5/8" iron pin set at a southwesterly corner of PPN 07-A-018-0-00-003-0 as conveyed to John Graff, recorded in DN 2016R007346 of LCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°59'47" East, along a southerly line of said Graff's land, 388.88 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 00°20'58" West, along an easterly line of the parcel herein described, 1774.79 feet to a 5/8" iron pin set at a southeasterly corner thereof.



18.000 ACRE LOT SPLIT (continued)

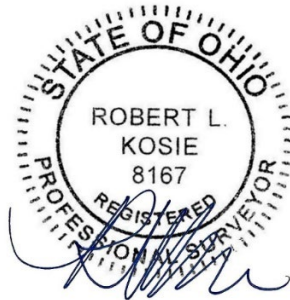
Thence South 90°00'00" West, along a southerly line of the parcel herein described, 298.78 feet to a 5/8" iron pin set.

Thence South 00°20'58" West, along an easterly line of the parcel herein described, 714.12 feet to a 5/8" iron pin set at an angle point therein.

Thence South 10°55'38" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 240.36 feet, a total distance of 270.82 feet to a southeasterly corner thereof, on the centerline of the aforesaid Leroy Center Road.

Thence South 89°02'27" West, along said centerline, a frontage distance of 143.00 feet to **The Principal Place of Beginning of this Survey** and containing 18.000 acres of land, of which, 0.096 acres are within the R/W of said Leroy Center Road, leaving 17.904 acres of land exclusive of said R/W, surveyed in June of 2024 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 18.000 acres of land from PPN 07-A-009-0-00-003-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2024R003970 of LCRD.



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

*June 18th, 2024*

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**



## **19.183 ACRE RESIDUAL PARCEL**

0.072 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 07-A-009-0-00-003-0, Windsor Road Land, LLC, Document Number (DN) 2024R003970 of Lake County Records and Deeds (LCRD). 14677 Leroy Center Road.

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot 34 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Brockway Road (County Highway 209, 40 feet wide) and Leroy Center Road (County Highway 208, 60 feet wide).

Thence North 89°02'27" East, along the centerline of said Leroy Center Road, 1477.43 feet to a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°30'46" East, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 970.85 feet to a 5/8" iron pin set.

Thence South 90°00'00" West, along a southerly line of the parcel herein described, 306.86 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 00°20'58" East, along a westerly line of the parcel herein described, 1774.79 feet to a 5/8" iron pin set at the northwesterly corner thereof, on a southerly line of PPN 07-A-018-0-00-003-0 as conveyed to John Graff, recorded in DN 2016R007346 of LCRD.

Thence North 88°59'47" East, along said southerly line of Graff's land, 415.88 feet to a 3/4" iron pipe found at the southeasterly corner thereof, at an angle point on the westerly side of PPN 07-A-009-0-00-001-0 as conveyed to Rustyc Farm, LLC,

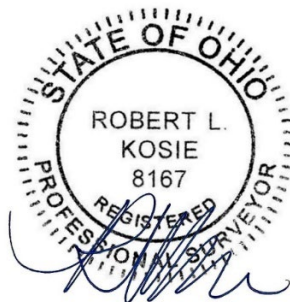
19.183 ACRE RESIDUAL PARCEL (continued)

recorded in DN 2014R032580 of LCRD.

Thence South 00°30'46" West, along a westerly line of the said Rustyc Farm, LLC parcel, and along the westerly line of PPN 07-A-009-0-00-002-0 as conveyed to Joseph Workman, recorded in DN 1998R010619 and PPN 07-A-009-0-00-009-0 as conveyed to Melinda Ann Lake and Christopher Len Speers, recorded in DN 2023R005883 of LCRD, passing through a 5/8" iron pin set at 2721.21 feet, a total distance of 2751.22 feet to the southwesterly corner thereof, on the centerline of the aforesaid Leroy Center Road, being the southeasterly corner of the parcel herein described.

Thence South 89°02'27" West, along said centerline, a frontage distance of 103.86 feet to **The Principal Place of Beginning of this Survey** and containing 19.183 acres of land, of which, 0.072 acres are within the R/W of said Leroy Center Road, leaving 19.111 acres of land exclusive of said R/W, surveyed in June of 2024 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 19.183 acres of land remaining in PPN 07-A-009-0-00-003-0 as conveyed to Windsor Road Land, LLC, recorded in DN 2024R003970 of LCRD after a 18.000 acre division, a 4.399 acre division, a 4.480 acre division and a 4.495 acre division therefrom. Known as being 14677 Leroy Center Road.



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

*June 18th, 2024*

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**