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

Situated in The	Month:	Page:
Township of Greene, County of Trumbull and State of Ohio and known as being part of Section 9 within said Township and Township 7N, Range 3W in the Connecticut Western Reserve	October	ONE of ONE
	Year: 2025	
Survey for: Windsor Road Land, LLC		

Checked on October 27th, 2025 by RLK, MBL

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



200 150 100 50 0 200 400 600

GRAPHIC SCALE: 1 inch equals 200 feet

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 37-046422
Windsor Road Land, LLC

DEED OF RECORD:
INST 202504290007066

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
d. -Denotes deed measurement p. -Denotes plat measurement
u. -Denotes used measurement
fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
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"
TCRD -Denotes "Trumbull County Records and Deeds"
TCER -Denotes "Trumbull County Engineer's Records"

7/8" x 18 tooth cotton gin spindle with a 1/2" steel spike fd. and used

YORK STREET
(CH 290, Section B, 60 feet wide)

2578.56' total int. to lot line c.
2528.53' c.
S 01°05'23" E

R/W R/W

PPN 37-039600
Nancy Kazik
INST 202312050019811

5/8" iron pin with cap bearing "LKN 5663" fd. and used

S 88°29'01" W
1201.69' pin to pin c.

N 88°29'01" E
2325.40' C.L. - 2295.40' R/W c.

5/8" iron pin fd. @ 23.89' from C.L. (MP, not on R/W) and used for property line (e/w)

PPN 37-046712
Roman P. Erb and
Miriam Erb
INST 201307150016684
9688 Chaffee Dodgeville Road

N 01°05'23" W
589.81' c.

5/8" iron pin with cap bearing "LKN 5663" fd. @ 24.97' from C.L. (not on R/W) and used for property line (e/w) 5/8" iron pin set R/W (30.00' from C.L.)

N 01°11'19" W
588.28' c.

5/8" iron pin with cap bearing "LKN 5663" fd. and used

Section 9

N 88°24'37" E
1226.60' C.L. - 1196.60' R/W c.

Section 10

Angle point

5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" fd. @ 25.00' from C.L. (MP, not on R/W) and used for property line (e/w)

Section 11

50.03' C.L. and R/W c.

5/8" iron pin fd. @ 25.01' from C.L. (not on R/W) and used for property line (e/w) 5/8" iron pin set R/W (30.00' from C.L.)

1100.95' C.L. - 1070.95' R/W c

Section 12

PPN 37-017500
Ronald J. Koon and
Judith D. Koon
INST 200005240019257
9630 Chaffee Dodgeville Road

5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. 0.25' south of property line (e/w) and used for property line (n/s)

S 88°23'46" W

S 01°22'33" E
200.21' c.

5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd.

PPN 37-046567
James G. Szilagyi, Sr. and
Monica Szilagyi
INST 201701050000225
9622 Chaffee Dodgeville Road

N 01°22'24" W
400.05' c.

5/8" iron pin with damaged cap fd. @ 29.35' from C.L. (MP, not on R/W) and used for property line (e/w)

2721.62' c.

R/W R/W

N 87°57'47" E
30.00' c.

Section 11

5/8" iron pin fd. and used

Section 20

S 87°57'47" W
30.00' c.

Section 12

5/8" iron pin fd. BCO and used

N 87°57'47" E

Section 19

CHAFFE DODGEVILLE ROAD
(CH 293, Section B, 60 feet wide)

35.386 ACRE PARCEL

0.437 acres R/W (Hoagland Blackstub Road)
0.034 acres R/W (Chaffe Dodgeville Road)
(0.471 total acres excluding R/W)
34.915 acres exclusive of R/W

PPN 37-046422
Windsor Road Land, LLC
INST 202504290007066

Section 9

3554.56' C.L. to C.L. - 3494.56' R/W to R/W total c.
2453.61' C.L. - 2423.61' R/W c

Section 12

PPN 37-046558
John L. Brandon and
Nancy J. Brandon
INST 199912170046285

RR spike fd. and used

YORK STREET
(CH 290, Section B, 60 feet wide)

R/W

S 01°47'43" E
1601.99' c.

5/8" iron pin with cap bearing "LKN 5663" fd. @ 26.50' from C.L. (MP, not on R/W) and used for property line (e/w)

272.64 c.

Angle point

R/W

359.79 c.
359.83' c.

5/8" iron pin fd. @ 24.84' from C.L. (MP, not on R/W) and used for property line (e/w) 5/8" iron pin set R/W (30.00' from C.L.)

S 01°24'33" E

POB - 35.386 acre parcel

634.44 c.
634.49' c.

5/8" iron pin fd. @ 24.94' from C.L. (not on R/W) and used for property line (e/w) 5/8" iron pin set R/W (30.00' from C.L.)

R/W

1309.60' c.

5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222 fd. @ 27.9'+- from C.L. (MP, not on R/W) and used for property line (e/w)

R/W

HOAGLAND BLACKSTUB ROAD
(TR 203, Section C, 60 feet wide)

REFERENCES

*The Log Records for Green Township (Hoagland Blackstub Road and Chafee Dodgeville Road), Trumbull County, updated March 7th, 2008, filed in TCER.
*The April, 1997 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 199802200005499, INST 199912170046285 and INST 200005240019257 of TCRD.
*The December, 2012 and February, 2013 surveys prepared by Lynn, Kittinger and Noble, Inc., Carroll L Herrmann, P.S. 5663, recorded in INST 202504290007066 of TCRD.
*The November, 2016 survey prepared by Todd L. Blazsek, P.S. recorded in INST 201307150016684, INST 201701050000225 and INST 201702010001972 of TCRD.
*The January 14th, 2017 survey prepared by Clifford H. McGuire, PS 7770, recorded in INST 201707130021603 of TCRD.
*The June, 2021 survey prepared by Todd L. Blazsek, P.S. 7625, recorded in INST 202112030028156, Parcel 4 of TCRD.

ENGINEER'S APPROVAL

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 24th day of October, 2025.
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

NSPS

OUPS
Call Before You Dig!
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DBK MAP 1407 2025