

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



GRAPHIC SCALE: 1 inch equals 100 feet

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
● -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT" set
c. -Denotes calculated and used 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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"

6" concrete monument with brass cap bearing "STATE OF OHIO R/W MARKER" fd. and used
N 89°12'38" E 39.51' c.
PEARL ROAD (TR 70, 60 feet wide)
C.L. PI intersection station 255+98.60 p.
MATCH LINE
N 34°20'29" W 824.73' c.
S 56°05'47" W 33.00' p.
N 47°35'00" E 32.88' c.
5/8" iron pin fd. BCO and used as witness
C.L. PI station 195+57.95 p.

WOODIN ROAD
(aka East and West Center Road, CH 25, 60 feet wide)

6" concrete monument with brass cap bearing "STATE OF OHIO R/W MARKER" fd. and used
S 56°05'47" W 33.00' p.
N 47°35'00" E 32.88' c.
5/8" iron pin fd. BCO and used as witness
C.L. PI station 195+57.95 p.
C.L. PI station 182+15.70 p.
C.L. INTERSECTION S.R. 608
C.L. PI station 156+59.5 p.
N 88°38'24" E 39.34' p.&u.
3/4" iron pipe fd. @ 32.98' from C.L. (MP, not on R/W) and used
56°-57'-45" c.
ORIGINAL LOT 19
ORIGINAL LOT 18



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



MAP OF RE-SURVEY AND EASEMENT OF

PPN 15-053700 - Windsor Road Land, LLC 9145 Old State Road

DEED OF RECORD: Volume 2204, Page 1755

PROPOSED EASEMENT

0.177 ACRE EASEMENT

GRAPHIC SCALE: 1 inch equals 100 feet

5.010 ACRE PARCEL

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 12/04/2025

25-237

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, GEOD18). 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 6th day of October, 2025.
For any conflict resulting in electronic certification
please refer to ORC Section 1306.06, Electronic record
or signature satisfies legal requirements.



DBK MAP 1436 2025

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying

 (440) **286-2131**
 11040 Madison Road
 Montville, Ohio 44064
www.dbksurveys.com 

0.177 ACRE EASEMENT

Deed of Record:

Permanent Parcel Number (PPN) 15-053700

Windsor Road Land, LLC

Volume 2204, Page 1755 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Hambden, County of Geauga and State of Ohio and Known as being part of Original Lot 25, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Woodin Road (also known as East and West Center Road, County Highway 25, 60 feet wide) and Old State Road (also known as County System Road No. 6 Section A, Middlefield - Concord Road, State Route 608, 66 feet wide), referenced by a 3/4" iron pipe found at the centerline extension of said Woodin Road, North 88°38'24" East, 39.34 feet therefrom.

Thence North 34°31'41" West, along the centerline of said Old State Road, 2555.66 feet to an angle point therein.

Thence North 33°25'44" West, continuing along said centerline, 1341.94 feet to an angle point therein, witnessed by a 6" concrete right of way monument with a brass cap bearing "STATE OF OHIO R/W MARKER" found South 56°05'47" West, 33.00 feet therefrom.

Thence North 34°20'29" West, continuing along said centerline, 824.73 feet to an angle point therein, witnessed by a 3/4" iron pin found North 55°32'53" East, 35.63 feet therefrom.

Thence North 34°08'29" West, continuing along said centerline, 2104.34 feet to the most southerly corner of PPN 15-073600 as conveyed to Stephanie L. Ziegler, recorded in Volume 2167, Page 132 of GCRD.

0.177 ACRE EASEMENT (continued)

Thence North 68°35'30" East, along the southerly line of said Ziegler's land, 33.83 feet to a 5/8" iron pin set at a northwesterly corner of the easement herein described and **The Principal Place of Beginning of this Survey.**

Thence North 68°35'30" East, continuing along said southerly line of said Ziegler's land, 412.28 feet to a 5/8" iron pin found bent, coned and observed at the most easterly corner thereof, at an angle point therein, on the southerly line of PPN 15-011500 as conveyed to Tara K. Landies, Trustee, recorded in Volume 2155, Page 3239, Parcel 3 of GCRD.

Thence South 89°38'36" East, along said southerly line of Landies' land, 267.51 feet to a 5/8" iron pin with a worn red cap found at a northwesterly corner of PPN 15-102577 as conveyed to State Route 608, LLC, recorded in Volume 2209, Page 1369 of GCRD, being the northeasterly corner of the easement herein described.

Thence South 1°57'28" West, along a westerly line of the said State route 608, LLC parcel, 10.00 feet to a 5/8" iron pin set (easement) at the southeasterly corner of the easement herein described.

Thence North 89°38'36" West, along a southerly line of the easement herein described, 265.30 feet to a 5/8" iron pin set (easement) at an angle point therein.

Thence South 68°35'30" West, along a southerly line of the easement herein described, 281.18 feet to a 5/8" iron pin set (easement) at an angle point therein.

Thence South 59°14'48" West, along a southerly line of the easement herein described, 50.00 feet to a 5/8" iron pin set (easement) at an angle point therein.

Thence South 65°43'38" West, along a southerly line of the easement herein described, 75.00 feet to a 5/8" iron pin set (easement) at a southwesterly corner of the easement herein described, on the Right of Way of the aforesaid Old State Road.

Thence North 34°08'29" West, along said Right of Way, 22.42 feet to **The Principal Place of Beginning of this Survey** and containing 0.177 acres of land, surveyed in December of 2025 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.

0.177 ACRE EASEMENT (continued)

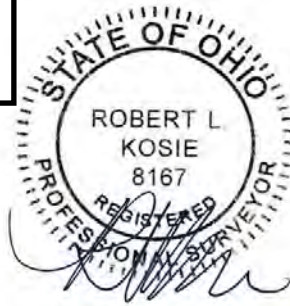
The intent of this survey is to describe a 0.177 acre easement in connection with PPN 15-053700 as conveyed to Windsor Road Land, LLC, recorded in Volume 2204, Page 1755 of GCRD and

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 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".

<i>Survey Plat & Description</i>	
<i>Approved Per O.R.C. 315.251</i>	
<i>Geauga County Engineer</i>	
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070	
By: <u>SNR</u>	Date: <u>12/04/2025</u>

25-237



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

December 3rd, 2025

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
 (440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com 

5.010 ACRE PARCEL

0.217 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 15-053700

Windsor Road Land, LLC

Volume 2204, Page 1755 of Geauga County Records and Deeds (GCRD).
9145 Old State Road.

Situated in the Township of Hambden, County of Geauga and State of Ohio and Known as being part of Original Lot 25, Bond Tract, within said Township and Township 9N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Woodin Road (also known as East and West Center Road, County Highway 25, 60 feet wide) and Old State Road (also known as County System Road No. 6 Section A, Middlefield - Concord Road, State Route 608, 66 feet wide), referenced by a 3/4" iron pipe found at the centerline extension of said Woodin Road, North 88°38'24" East, 39.34 feet therefrom.

Thence North 34°31'41" West, along the centerline of said Old State Road, 2555.66 feet to an angle point therein.

Thence North 33°25'44" West, continuing along said centerline, 1341.94 feet to an angle point therein, witnessed by a 6" concrete right of way monument with a brass cap bearing "STATE OF OHIO R/W MARKER" found South 56°05'47" West, 33.00 feet therefrom.

Thence North 34°20'29" West, continuing along said centerline, 824.73 feet to an angle point therein, witnessed by a 3/4" iron pin found North 55°32'53" East, 35.63 feet therefrom.

Thence North 34°08'29" West, continuing along said centerline, 1720.88 feet to a

5.010 ACRE PARCEL (continued)

southwesterly corner of PPN 15-102577 as conveyed to State Route 608, LLC, recorded in Volume 2209, Page 1369 of GCRD.

Thence North 34°08'29" West, continuing along said centerline, 105.38 feet to a northwesterly corner of the said State Route 608, LLC parcel, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 34°08'29" West, continuing along said centerline, a frontage distance of 278.08 feet to the most southerly corner of PPN 15-073600 as conveyed to Stephanie L. Ziegler, recorded in Volume 2167, Page 132 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 68°35'30" East, along the southerly line of said Ziegler's land, passing through a 5/8" iron pin set at 33.83 feet, a total distance of 446.11 feet to a 5/8" iron pin found bent, coned and observed at the most easterly corner thereof, at an angle point therein, on the southerly line of PPN 15-011500 as conveyed to Tara K. Landies, Trustee, recorded in Volume 2155, Page 3239, Parcel 3 of GCRD, being a northwesterly corner of the parcel herein described.

Thence South 89°38'36" East, along said southerly line of Landies' land, 267.51 feet to a 5/8" iron pin with a worn red cap found at a northwesterly corner of the aforesaid State Route 608, LLC parcel, being the northeasterly corner of the parcel herein described.

Thence South 1°57'28" West, along a westerly line of the said State Route 608, LLC parcel, 409.08 feet to a 5/8" iron pin found bent, coned and observed at the southeasterly corner of the parcel herein described.

Thence North 88°02'36" West, along a northerly line of the said State Route 608, LLC parcel, passing through a 5/8" iron pin set at 472.24 feet, a total distance of 513.08 feet to **The Principal Place of Beginning of this Survey** and containing 5.010 acres of land, of which, 0.217 acres are within the R/W of said Old State Road, leaving 4.793 acres of land exclusive of said R/W, surveyed in December of 2025 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.

5.010 ACRE PARCEL (continued)

The intent of this survey is to more accurately described PPN 15-053700 as conveyed to Windsor Road Land, LLC, recorded in Volume 2204, Page 1755 of GCRD. Known as being 9145 Old State Road.

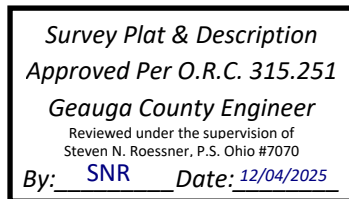
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".



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

December 3rd, 2025



25-237