

MAP OF RESURVEY OF
PPN 61-013-00-009-00
The Windsor Historical Society
7800 Wiswell Road

DEED OF RECORD:
Volume 320, Page 1704

Situated in The	Month: June	Page: ONE of ONE
Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 6, in Range 6, within said Township and Township 8N, Range 5W in The Connecticut Western Reserve.	Year: 2026	
Survey for: The Windsor Historical Society		

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



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)
L. -Denotes lot line P. -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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"

**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.

PPN 61-013-00-008-00
Nicholas J. Fonzi, Jr.
and Tracy L. Fonzi
Volume 97, Page 1627
7784 Wiswell Road

**0.952 ACRE
PARCEL**

PPN 61-013-00-009-00
The Windsor Historical Society
Volume 320, Page 1704
7800 Wiswell Road

PPN 61-013-00-010-00
Robert Watson and
Jennifer Watson
Volume 563, Page 865
5897 US Route 322

PPN 61-013-00-011-00
Riana Demko
Volume 785, Page 331
5883 US Route 322

N 46°14'27" W
42.73' c.
S 89°11'04" W
18.69' c.

N 00°57'45" W
45.00' p.

N 00°37'38" W
45.00' p.

1" iron pin in
monument box
fd. and used
C.L. PI station
135+61.00 ODOT p.

US ROUTE 322

(aka Mayfield Road, Cleveland - Meadville Road, Windsor Mills Road, R/W varies)
The centerline and right of way of US Route 322 as shown hereon was established by using the 1958 Centerline and Right of Way Plans of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township and filed in The Ohio Department of Transportation, District 4 Records.

SURVEYOR'S CERTIFICATION

I certify to: The Windsor Historical Society

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 6th day of June, 2026



REFERENCES

- *The 1934 Road Alignment Record for Wiswell Road, Road No. 533, Field Book 371, 60 feet wide, filed as 0533 (Sec.A-B) Wiswell.DjVu in the ACER.
- *The July 17th, 1957 Centerline Plat of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township Orwell and Orwell Township, recorded in Volume 11, Pages 13,14 and 15 in the ACER.
- *The 1958 Centerline and Right of Way Plat of Cleveland - Meadville Road, ATB 322 - 0.00, Ashtabula County, Windsor and Windsor Township, Orwell and Orwell Township and recorded in The Ohio Department of Transportation, District 4 Records.
- *The July 19th, 2006 survey prepared by Keith B. Jones, Registered Land Surveyor 7794, filed as 61-013-00-001-01.pdf in the ACER.
- *The December 8, 2003 survey prepared by Jerry Slay Ohio Surveyor 5298, recorded in Volume 563, Page 865 of ACRD and the November 13th, 2013 survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as 61-013-00-010-00.pdf in the ACER.
- *The June 12th, 2017 survey prepared by Jerry Slay, Registered Surveyor 5298, filed as 61-013-00-011-00.pdf in the ACER, recorded in Volume 785, Page 331 of ACRD.



DBK MAP 1472 2026



**ENGINEER'S
APPROVAL**



**WARNER HOLLOW
ROAD**
(aka Old Wiswell Road, TR 527,
Section A, 60 feet wide)

WISWELL ROAD
(TR 533, Section A, Field Book 371, 60 feet wide)

Exhibit "A"

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



0.952 ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 61-013-00-009-00

The Windsor Historical Society

Volume 320, Page 1704 of Ashtabula County Records and Deeds (ACRD).

7800 Wiswell Road.

Situated in the Township of Windsor, County of Ashtabula and State of Ohio and known as being part of Original Lot 6, in Range 6, within said Township and Township 8N, Range 5W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of US Route 322 (also known as Mayfield Road, Cleveland - Meadville Road, Windsor Mills Road, R/W varies) and Wiswell Road (Township Road 533, Section A, Field Book 371, 60 feet wide), referenced by a 1" iron pin in a monument box found South 89°11'05" West, 70.91 feet therefrom.

Thence North 89°11'05" East, along the centerline of said US Route 322, 66.81 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 00°57'45" West, 45.00 feet to a 5/8" iron pin set at an angle point on the northerly Right of Way (R/W) of said US Route 322, being the **Principal Place of Beginning of the Survey.**

Thence South 89°11'04" West, along a northerly R/W line of said US Route 322, 18.69 feet to a 5/8" iron pin set at an angle point therein, being a southwesterly corner of the parcel herein described.

Thence North 46°14'27" West, along a northeasterly R/W line of said US Route 322, 42.73 feet to a 5/8" iron pin set at an angle point therein, on the easterly R/W of said Wiswell Road, being a southwesterly corner of the parcel herein described.

Thence North 10°33'29" West, along said R/W, 152.83 feet to a 5/8" iron pin set on the southerly line of PPN 61-013-00-008-00 as conveyed to Nicholas J. Fonzi, Jr. and Tracy L. Fonzi, recorded in Volume 97, Page 1627 of ACRD, being the northwesterly corner of the parcel herein described.

0.952 ACRE PARCEL (continued)

Thence North 88°53'26" East, along the southerly line of said Fonzi's land, 247.01 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northwesterly corner of PPN 61-013-00-010-00 as conveyed to Robert Watson and Jennifer Watson, recorded in Volume 563, Page 865 of ACRD, being the northeasterly corner of the parcel herein described.

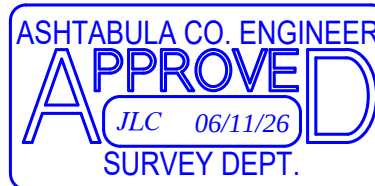
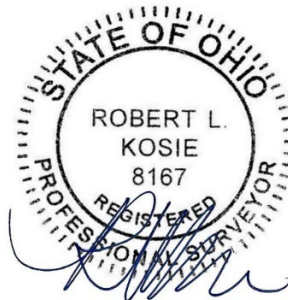
Thence South 00°37'38" East, along the westerly line of said Watson's land, 181.01 feet to a 5/8" iron pin found at the southeasterly corner of the parcel herein described, on a northerly R/W line of the aforesaid US Route 322.

Thence South 88°53'26" West, along said R/W, 171.43 feet to **The Principal Place of Beginning of this Survey** and containing 0.952 acres of land, surveyed in June of 2026 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 PPN 61-013-00-009-00 as conveyed to The Windsor Historical Society, recorded in Volume 320, Page 1704 of ACRD, known as being 7800 Wiswell 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 railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

June 9th, 2026