Situated in The	Month:	Page:
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.	June	ONE of ONE
	Year: 2024	
Survey for: Windsor Road Land, LLC		

Revised on June 18th, 2024
Checked on June 19th, 2024 by RLK

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 (#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)
⅊ -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"
LCRD -Denotes "Lake County Records and Deeds"
LCER -Denotes "Lake County Engineer's Records"
JONES -Denotes "Harry S. Jones, Jr." see References
CSS -Denotes "Crabb's 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 "Colpetzer Woods" see References

OUPS "Call Before You Dig" ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764

REFERENCES

*The undated survey prepared by Colpetzer- Woods Consultants, Inc., Registered Surveyors, recorded in DN 2023R005883 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 4247, 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, recoreded in DN 2015R012171 of LCRD.
*The September 2001 survey prepareed 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

NSPS

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.

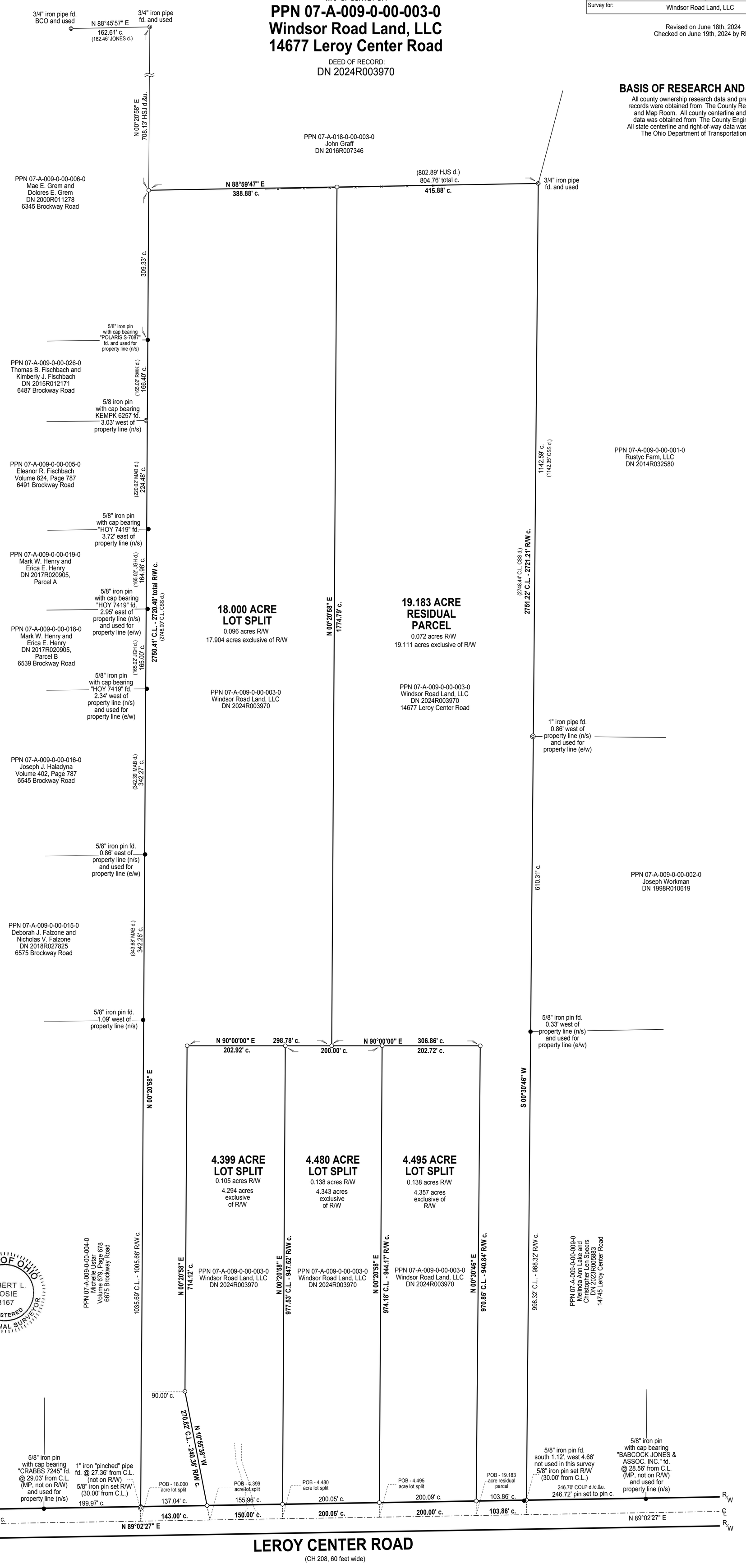
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

Professional Land Surveyors of Ohio

STATE OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

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.



DBK MAP 1348 2024