

**PRENTICE ROAD**

EXTENSION  
(aka County Line Turnpike Road, TR 204, Section A-1, 60 feet wide)

No effort was made in determining the R/W C.L. of Prentice Road Extension in this survey

**PRENTICE ROAD**

(aka County Line Turnpike Road, TR 204, Section A, 60 feet wide)

**OAK HILL DRIVE**

(aka CH 205, Section C, 60 feet wide)

**PRENTICE ROAD**

(aka County Line Turnpike Road, TR 204, Section B, 60 feet wide)

**OAK HILL DRIVE**

(CH 205, Section B, 60 feet wide)

**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 4" (M and B Railroad LLC) 4" high carbon steel MB railroad rail spike set flush with pavement.
- 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
- Q/C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- L - Denotes lot line R - 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' Rca - 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"
- C&A - Denotes "Campbell & Associates" see References
- LKN - Denotes "Lynn, Kittinger & Noble" see References
- CVJ - Denotes "C.V. Jackway" see References



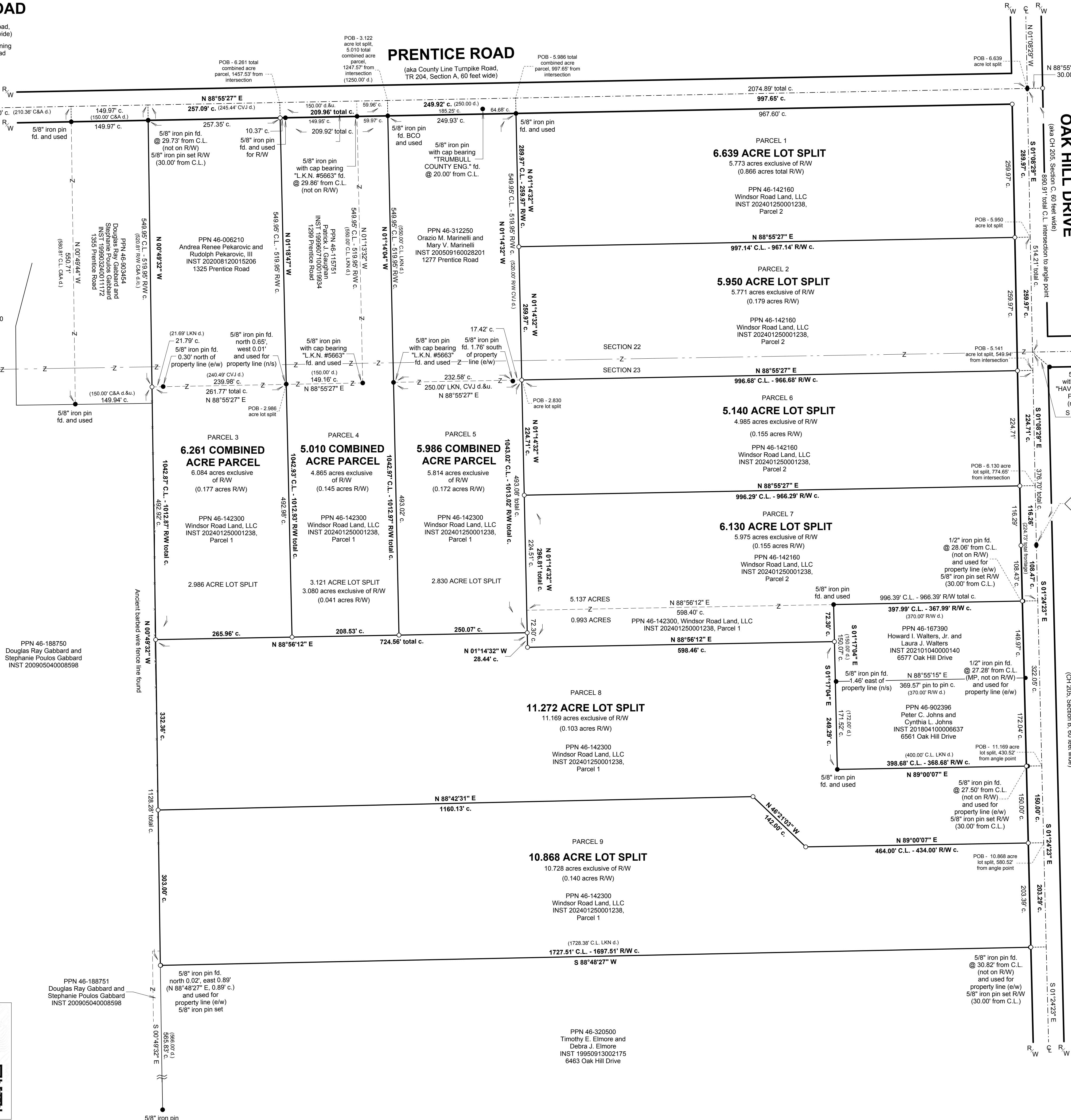
**ZONING INFORMATION**

Residential R Zoning District  
Minimum Acreage: 1.5 acres  
Minimum Frontage: 150'  
Minimum Frontyard Setback: 80' from R/W  
Minimum Sideyard: 10'  
Minimum Rearyard Setback: 40'

Gery Brown,  
Champion Township Zoning Inspector  
149 Center St. East  
Warren, Ohio 44481  
Phone 330-847-6117

Kimberly A. Vaughn  
Plats & Zoning Coordinator  
Trumbull County Planning Commission  
185 E. Market Street NE, Suite A, Warren, Ohio 44481  
Main (330) 675-2480  
Direct (330) 675-2714  
Fax (330) 675-2790  
tplanning@co.trumbull.oh.us

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



**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 RESURVEY, LOT SPLITS AND CONSOLIDATIONS OF

**PPN 46-142160, PPN 46-142300,  
PPN 46-006210  
PPN 46-115751 and PPN 46-312250**

**Windsor Road Land, LLC,  
Andrea Renee Pekarovic and  
Rudolph Pekarovic, III,  
Patrick J. Gaughan and  
Orazio M. Marinelli and  
Mary V. Marinelli  
1325, 1299 and  
1277 Prentice Road**

DEEDS OF RECORD:  
INST 202401250001238, Parcels 1 and 2,  
INST 202008120015206,  
INST 1999607100019934 and  
INST 200509160028201

**REFERENCES**

- \*The 1950, survey prepared by I.R. Gregg, Registered Surveyor, recorded in INST 19950913002175 of TCRD.
- \*The March 2, 1971 survey prepared by C.V. Jackway, Professional Engineer 7179, recorded in INST 200509160028201 of TCRD.
- \*The February 22, 1972 survey prepared by C.V. Jackway, Professional Engineer 7179, recorded in INST 202008120015206 of TCRD.
- \*The May, 1984 survey prepared by James Fiorenzo and Associates, recorded in INST 200905040008598 of TCRD.
- \*The November, 1995 survey prepared by Paul A. Kalosky, Professional Surveyor 7241, recorded in INST 200905040008598, Parcel No. 3 of TCRD.
- \*The March, 1999 survey prepared by Campbell and Associates, Inc., Vaughn R. Kechenbecker, Professional Land Surveyor 7797, recorded in INST 200905040008598, Parcel No. 4 of TCRD.
- \*The September 2002, survey prepared by Lynn, Kittinger and Noble, Inc., Carroll L. Herrmann, Professional Surveyor 5663, recorded in INST 202401250001238 of TCRD.

**ENGINEER'S APPROVAL**

**SURVEYOR'S CERTIFICATION**

I certify to:  
Windsor Road Land, LLC, Andrea Renee Pekarovic and Rudolph Pekarovic, III, Patrick J. Gaughan and Orazio M. Marinelli and Mary V. Marinelli

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 26th day of March, 2024.

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



**DBK MAP 1332 2024**



# D.B. Kosie & Associates, LLC

## Professional Land Surveying



(440) 286-2131

11040 Madison Road  
Montville, Ohio 44064

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### **2.830 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 997.65 feet to the northeasterly corner of PPN 46-312250 as conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD.

Thence South 01°14'32" East, along Marinelli's easterly line, passing through a 5/8" iron pin found at 30.00 feet and a 5/8" iron pin set at 289.97 feet, a total distance of 549.95 feet to a 5/8" iron pin set at the southeasterly corner thereof, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'32" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 224.71 feet, a total distance of 493.08 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°56'12" West, along the southerly line of the parcel herein described, 250.07 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°14'04" West, along the westerly line of the parcel herein described, 493.02 feet to a 5/8" iron pin with cap bearing "L.K.N. #5663" found at the northwesterly corner thereof.

Thence North 88°55'27" East, along the northerly line of the parcel herein described, 250.00 feet to **The Principal Place of Beginning of this Survey** and containing 2.830 acres of

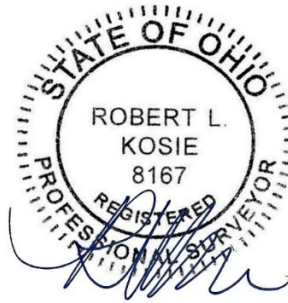
2.830 ACRE LOT SPLIT (continued)

land as surveyed in May 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 2.830 acres of land from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 of TCRD.

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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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## **2.986 ACRE LOT SPLIT**

Deed of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 1457.53 feet to the northeasterly corner of PPN 46-006210, now or formerly conveyed to Andrea Renee Pekarovic and Rudolph Pekarovic, III, recorded in INST 202008120015206 of TCRD.

Thence South 01°18'47" East, along the easterly line of said Pekarovic's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 549.95 feet to the southeasterly corner thereof, witnessed by a 5/8" iron pin found north 0.65 feet and east 0.01 feet therefrom, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°18'47" East, along the easterly line of the parcel herein described, 492.98 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°56'12" West, along the southerly line of the parcel herein described, 265.96 feet to a 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 46-188750 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 200905040008598 of TCRD.

Thence North 00°49'32" West, along said easterly line of Gabbard's land and along the easterly line of PPN 46-903454 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 199903240011172 of TCRD, 492.92 feet to a 5/8" iron pin set at



2.986 ACRE LOT SPLIT (continued)

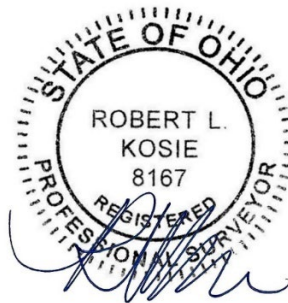
the southwesterly corner of the aforesaid Pekarovic parcel (PPN 46-006210), being the northwesterly corner of the parcel herein described.

Thence North 88°55'27" East, along the southerly line of said Pekarovic's land, passing by a 5/8" iron pin found 0.30 feet north of the property line at 21.79 feet, a total distance of 261.77 feet to **The Principal Place of Beginning of this Survey** and containing 2.986 acres of land as surveyed in May 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 2.986 acres of land from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 of TCRD.

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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

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### **3.121 ACRE LOT SPLIT**

0.041 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 1247.57 feet to the northwesterly corner of PPN 46-312250, now or formerly conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'04" East, along the easterly line of said Marinelli's land and along the easterly line of the parcel herein described, passing through a 5/8" iron pin found bent, coned and observed at 30.00 feet and a 5/8" iron pin with cap bearing "L.K.N. #5663" found at 549.95 feet, a total distance of 1042.97 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°56'12" West, along a southerly line of the parcel herein described, 208.53 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°18'47" West, along a westerly line of the parcel herein described, 492.98 feet to the southwesterly corner of PPN 46-115751 as conveyed to Patrick J. Gaughan, recorded in INST 1999607100019934 of TCRD, being a northwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin found north 0.65 feet and west 0.01 feet therefrom.



3.121 ACRE LOT SPLIT (continued)

Thence North 88°55'27" East, along the southerly line of said Gaughan's land, 149.16 feet to a 5/8" iron pin with cap bearing "L.K.N. #5663" found at the southeasterly corner thereof.

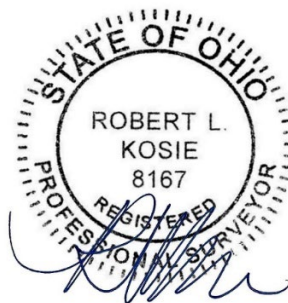
Thence North 01°13'32" West, along the easterly line of said Gaughan's land, passing through a 5/8" iron pin with cap bearing "L.K.N. #5663" found at 519.95 feet, a total distance of 549.95 feet to the northeasterly corner thereof, on the centerline of the aforesaid Prentice Road, being a northwesterly corner of the parcel herein described.

Thence North 88°55'27" East, along said centerline, a frontage distance of 59.96 feet to **The Principal Place of Beginning of this Survey** and containing 3.121 acres of land, of which, 0.041 acres are within the R/W of said Prentice Road, leaving 3.080 acres of land exclusive of said R/W as surveyed in May 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 3.121 of land from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 of TCRD.

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

April 30<sup>th</sup>, 2024

**D.B. Kosie & Associates, LLC**  
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## **5.010 COMBINED ACRE PARCEL**

0.145 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 and PPN 46-115751, Patrick J. Gaughan, INST 1999607100019934 of Trumbull County Records and Deeds (TCRD). 1299 Prentice Road.

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Sections 22 and 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 1247.57 feet to the northwesterly corner of PPN 46-312250, now or formerly conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'04" East, along the easterly line of said Marinelli's land and along the easterly line of the parcel herein described, passing through a 5/8" iron pin found bent, coned and observed at 30.00 feet and a 5/8" iron pin with cap bearing "L.K.N. #5663" found at 549.95 feet, a total distance of 1042.97 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°56'12" West, along the southerly line of the parcel herein described, 208.53 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°18'47" West, along the westerly line of the parcel herein described, and along the easterly line of PPN 46-006210, now or formerly conveyed to Andrea Renee Pekarovic and Rudolph Pekarovic, III, recorded in INST 202008120015206 of TCRD, passing through a 5/8" iron pin set at 1012.93 feet, a total distance of 1042.93 feet to the northeasterly corner thereof, on the centerline of the aforesaid Prentice Road, being the



5.010 COMBINED ACRE PARCEL (continued)

northwesterly corner of the parcel herein described.

Thence North 88°55'27" East, along said centerline, a frontage distance of 209.96 feet to **The Principal Place of Beginning of this Survey** and containing 5.010 acres of land, of which, 0.145 acres are within the R/W of said Prentice Road, leaving 4.865 acres of land exclusive of said R/W as surveyed in May 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 combine 3.122 acres of land that was divided from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 together with PPN 46-115751 as conveyed to Patrick J. Gaughan, recorded in INST 1999607100019934 of TCRD. Known as being 1299 Prentice 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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **5.140 ACRE LOT SPLIT**

0.155 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142160, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 2 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 549.94 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°08'29" East, continuing along said centerline, a frontage distance of 224.71 feet to the southeasterly corner of the parcel herein described.

Thence South 88°55'27" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 996.29 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°14'32" West, along the westerly line of the parcel herein described, 224.71 feet to a 5/8" iron pin set at the northwesterly corner thereof, being the southeasterly corner of PPN 46-312250, now or formerly conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD.

Thence North 88°55'27" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 966.68 feet, a total distance of 996.68 to **The**



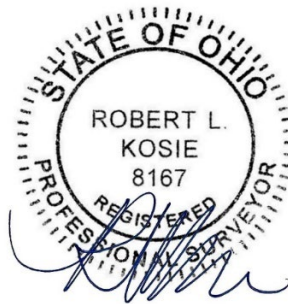
5.140 ACRE LOT SPLIT (continued)

**Principal Place of Beginning of this Survey** and containing 5.140 acres of land, of which, 0.155 acres are within the R/W of said Oak Hill Drive, leaving 4.985 acres of land exclusive of said R/W as surveyed in May 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 5.140 acres of land from PPN 46-142160 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 2 of TCRD.

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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **5.950 ACRE LOT SPLIT**

0.179 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142160, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 2 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Sections 22 and 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 289.07 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**

Thence South 01°08'29" East, continuing along said centerline, a frontage distance of 259.97 feet to the southeasterly corner of the parcel herein described.

Thence South 88°55'27" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 996.68 feet to a 5/8" iron pin set at the southwesterly corner thereof, at the southeasterly corner of PPN 46-312250, now or formerly conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD.

Thence North 01°14'32" West, along the easterly line of said Marinelli's land, 259.97 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°55'27" East, along the northerly line of the parcel herein described,

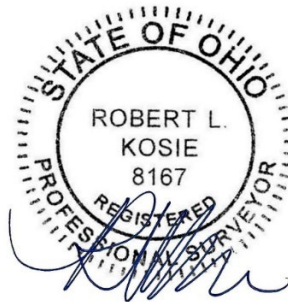
5.950 ACRE LOT SPLIT (continued)

passing through a 5/8" iron pin set at 967.14 feet, a total distance of 997.14 to **The Principal Place of Beginning of this Survey** and containing 5.950 acres of land, of which, 0.179 acres are within the R/W of said Oak Hill Drive, leaving 5.771 acres of land exclusive of said R/W as surveyed in May 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 5.950 acres of land from PPN 46-142160 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 2 of TCRD.

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

April 30<sup>th</sup>, 2024



# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **5.986 COMBINED ACRE PARCEL**

0.172 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 and PPN 46-312250, Orazio M. Marinelli and Mary V. Marinelli, INST 200509160028201 of Trumbull County Records and Deeds (TCRD). 1277 Prentice Road.

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Sections 22 and 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 997.65 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°14'32" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin found at 30.00 feet and 5/8" iron pins set at 289.97 feet, 549.94 feet and 774.66 feet, a total distance of 1043.02 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°56'12" West, along the southerly line of the parcel herein described, 250.07 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°14'04" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin with a cap bearing "L.K.N. #5663" found at 493.02 feet and a 5/8" iron pin found bent, coned and observed at 1012.97 feet, a total distance of 1042.97 feet to the northwesterly corner thereof, on the centerline of the aforesaid Prentice Road.

Thence North 88°55'27" East, along said centerline, a frontage distance of 249.92 feet to **The Principal Place of Beginning of this Survey** and containing 5.986 acres of land, of which, 0.172 acres are within the R/W of said Oak Hill Drive, leaving 5.814 acres of land

5.986 COMBINED ACRE PARCEL (continued)

exclusive of said R/W as surveyed in May 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 combine 2.830 acres of land that was divided from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 together with PPN 46-312250 as conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD. Also known as being 1277 Prentice 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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **6.130 ACRE LOT SPLIT**

0.155 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142300 and PPN 46-142160, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcels 1 and 2 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 774.65 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**

Thence South 01°08'29" East, continuing along said centerline, a frontage distance (in part) of 116.26 feet to a railroad spike set at an angle point therein.

Thence South 01°24'23" East, continuing along said centerline, a frontage distance (in part) of 108.47 feet (total frontage distance of 224.73 feet) to the northeasterly corner of PPN 46-167390 as conveyed to Howard I. Walters, Jr. and Laura J. Walters, recorded in INST 202101040000140 of TCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°56'12" West, along the northerly line of said Walters' land, passing through a 1/2" iron pin found at 28.06 feet and a 5/8" iron pin set at 30.00 feet, a total distance of 397.99 feet to a 5/8" iron pin found at the northwesterly corner thereof.

Thence South 01°17'04" East, along the westerly line of said Walters' land, 72.30 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

Thence South 88°56'12" West, along a southerly line of the parcel herein described, 598.46 feet to a 5/8" iron pin set at the southwesterly corner thereof.



6.130 ACRE LOT SPLIT (continued)

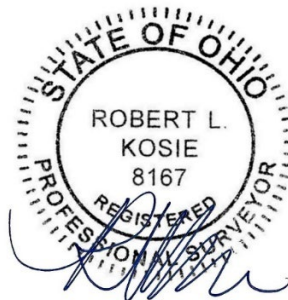
Thence North 01°14'32" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 28.44 feet, a total distance of 296.81 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 88°55'27" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 966.29 feet, a total distance of 996.29 feet to **The Principal Place of Beginning of this Survey** and containing 6.130 acres of land, of which, 0.155 acres are within the R/W of said Oak Hill Drive, leaving 5.975 acres of land exclusive of said R/W as surveyed in May 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 combine 0.993 acres of land that was divided from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 together with 5.137 acres of land that was divided from PPN 46-142160 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 2 of TCRD.

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

April 30<sup>th</sup>, 2024

# D.B. Kosie & Associates, LLC

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### **6.261 COMBINED ACRE PARCEL**

0.177 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 and PPN 46-006210, Andrea Renee Pekarovic and Rudolph Pekarovic, III, INST 202008120015206 of Trumbull County Records and Deeds (TCRD). 1325 Prentice Road

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Sections 22 and 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 88°55'27" West, along the centerline of said Prentice Road, 1457.53 feet to the northwesterly corner of PPN 46-115751, now or formerly conveyed to Patrick J. Gaughan, recorded in INST 1999607100019934 of TCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°18'47" East, along the westerly line of said Gaughan's land and a continuation thereof, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1042.93 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°56'12" West, along the southerly line of the parcel herein described, 265.96 feet to a 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 46-188750 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 200905040008598 of TCRD.

Thence North 00°49'32" West, along said easterly line of Gabbard's land and along the easterly line of PPN 46-903454 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 199903240011172 of TCRD, passing through a 5/8" iron pin set at 492.92 feet, a total distance of 1042.87 feet to the northeasterly corner thereof, on the centerline of the aforesaid Prentice Road, being the northwesterly corner of the parcel herein described.

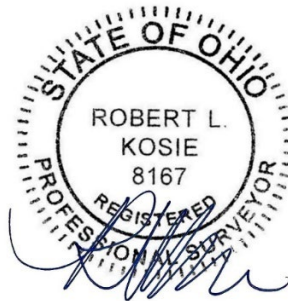
6.261 COMBINED ACRE PARCEL (continued)

Thence North 88°55'27" East, along said centerline, a frontage distance of 257.09 feet to **The Principal Place of Beginning of this Survey** and containing 6.261 acres of land, of which 0.177 acres are in the R/W of said Prentice Road, leaving 6.084 acres of land exclusive of said R/W as surveyed in May 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 combine 2.986 acres of land that was divided from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 together with PPN 46-006210 as conveyed to Andrea Renee Pekarovic and Rudolph Pekarovic, III, recorded in INST 202008120015206 of TCRD.

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

April 30<sup>th</sup>, 2024



# D.B. Kosie & Associates, LLC

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### **6.639 ACRE LOT SPLIT**

0.866 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142160, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 2 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 22 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

**Beginning** at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), being the northeasterly corner of the parcel herein described and referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 289.97 feet to the southeasterly corner of the parcel herein described.

Thence South 88°55'27" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 997.14 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of PPN 46-312250, now or formerly conveyed to Orazio M. Marinelli and Mary V. Marinelli, recorded in INST 200509160028201 of TCRD.

Thence North 01°14'32" West, along said easterly line of Marinelli's land, passing through a 5/8" iron pin found at 259.97 feet, a total distance of 289.97 feet to the northeasterly corner thereof, on the centerline of the aforesaid Prentice Road, being the northwesterly corner of the parcel herein described.

Thence North 88°55'27" East, along said centerline, 997.65 feet to **The Principal Place of Beginning of this Survey** and containing 6.639 Acres of land, of which, 0.866 acres are within the R/W of said Oak Hill Drive and Prentice Road, leaving

6.639 ACRE LOT SPLIT (continued)

5.773 acres of land exclusive of said R/W as surveyed in May 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 6.639 acres of land from PPN 46-142160 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 2 of TCRD.

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

*April 30<sup>th</sup>, 2024*

# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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### **10.868 ACRE LOT SPLIT**

0.140 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 890.91 feet to a railroad spike set at an angle point therein.

Thence South 01°24'23" East, continuing along said centerline, 430.52 feet to the southeasterly corner of PPN 46-902396 as conveyed to Peter C. Johns and Cynthia L. Johns, recorded in INST 201804100006637 of TCRD.

Thence South 01°24'23" East, continuing along said centerline, 150.00 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being 580.52 feet from said railroad spike angle point.

Thence South 01°24'23" East, continuing along said centerline, a frontage distance of 203.29 feet to the northeasterly corner of PPN 46-320500 as conveyed to Timothy E. Elmore and Debra J. Elmore, recorded in INST 19950913002175 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°48'27" West, along the northerly line of said Elmore's land, passing through a 5/8" iron set at 30.00 feet, a 5/8" iron pin found at 30.82 feet and a 5/8" iron pin found at 1726.62 feet, a total distance of 1727.51 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 46-188751 as conveyed to Douglas

10.868 ACRE LOT SPLIT (continued)

Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 200905040008598 of TCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°49'32" West, along said easterly line of Gabbard's land, and along an easterly line of PPN 46-188750 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 200905040008598 of TCRD, 303.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°42'31" East, along a northerly line of the parcel herein described, 1160.13 feet to a 5/8" iron pin set at an angle point therein, being a northeasterly corner of the parcel herein described.

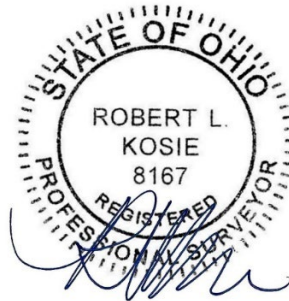
Thence South 46°21'03" East, along the northeasterly line of the parcel herein described, 142.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 89°00'07" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 434.00 feet, a total distance of 464.00 feet to **The Principal Place of Beginning of this Survey** and containing 10.868 acres of land, of which, 0.140 acres are within the R/W of said Oak Hill Drive, leaving 10.728 acres of land exclusive of said R/W as surveyed in May 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 10.868 acres of land from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 of TCRD.

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

April 30<sup>th</sup>, 2024



# D.B. Kosie & Associates, LLC

## Professional Land Surveying



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Montville, Ohio 44064

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### **11.272 ACRE LOT SPLIT**

0.103 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 46-142300, Windsor Road Land, LLC, Instrument Number (INST) 202401250001238, Parcel 1 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Champion, County of Trumbull and State of Ohio, and known as being part of Section 23 within said Township and Township 5N Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the northerly centerline intersection of Oak Hill Drive (also known as County Highway 205, Section C, 60 feet wide) and Prentice Road (also known as County Line Turnpike Road, Township Road 204, Section A, 60 feet wide), referenced by a 5/8" iron pin set North 88°55'27" East, 30.00 feet therefrom.

Thence South 01°08'29" East, along the centerline of said Oak Hill Drive, 890.91 feet to a railroad spike set at an angle point therein.

Thence South 01°24'23" East, continuing along said centerline, 430.52 feet to the southeasterly corner of PPN 46-902396 as conveyed to Peter C. Johns and Cynthia L. Johns, recorded in INST 201804100006637 of TCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°24'23" East, continuing along said centerline, a frontage distance of 150.00 feet to the southeasterly corner of the parcel herein described.

Thence South 89°00'07" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 464.00 feet to a 5/8" iron pin set at an angle point therein being a southwesterly corner of the parcel herein described.

11.272 ACRE LOT SPLIT (continued)

Thence North  $46^{\circ}21'03''$  West, along the southwesterly line of the parcel herein described, 142.00 feet to a  $5/8''$  iron pin set at an angle point therein.

Thence South  $88^{\circ}42'31''$  West, along a southerly line of the parcel herein described, 1160.13 feet to a  $5/8''$  iron pin set at a southwesterly corner thereof, on an easterly line of PPN 46-188750 as conveyed to Douglas Ray Gabbard and Stephanie Poulos Gabbard, recorded in INST 200905040008598 of TCRD.

Thence North  $00^{\circ}49'32''$  West, along said easterly line of Gabbard's land, 322.38 feet to a  $5/8''$  iron pin set at a northwesterly corner of the parcel herein described.

Thence North  $88^{\circ}56'12''$  East, along a northerly line of the parcel herein described, passing through  $5/8''$  iron pins set at 265.96 feet and 474.49 feet, a total distance of 724.25 feet to a  $5/8''$  iron pin set at a northeasterly corner of the parcel herein described.

Thence South  $01^{\circ}14'32''$  East, along an easterly line of the parcel herein described, 28.44 feet to a  $5/8''$  iron pin set.

Thence North  $88^{\circ}56'12''$  East, along a northerly line of the parcel herein described, 598.46 feet to a  $5/8''$  iron pin set on the westerly line of PPN 46-167390 as conveyed to Howard I. Walters, Jr. and Laura J. Walters, recorded in INST 202101040000140 of TCRD, being a northeasterly corner of the parcel herein described.

Thence South  $01^{\circ}17'04''$  East, along said westerly line of Walters' land and along the westerly line of the aforesaid Johns' parcel (PPN 46-902396), 249.29 feet to a  $5/8''$  iron pin found at the southwesterly corner thereof.

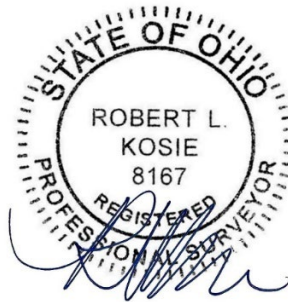
Thence North  $89^{\circ}00'07''$  East, along the southerly line of said Johns' land, passing through a  $5/8''$  iron pin set at 368.68 feet and a  $5/8''$  iron pin found at 371.18 feet, a total distance of 398.68 feet to **The Principal Place of Beginning of this Survey** and containing 11.272 acres of land, of which, 0.103 acres are within the R/W of said Oak Hill Drive, leaving 11.169 acres of land exclusive of said R/W as surveyed in May 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.

11.272 ACRE LOT SPLIT (continued)

The intent of this survey is to divide 11.272 acres of land from PPN 46-142300 as conveyed to Windsor Road Land, LLC, recorded in INST 202401250001238, Parcel 1 of TCRD.

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

April 30<sup>th</sup>, 2024