

Revised on June 18th, 2024, June 20th, 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), NAVD83, 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/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" Ra - 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 "Crabbs 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 "Colpeltzer Woods" see References



REFERENCES

- *The undated survey prepared by Colpeltzer Woods Consultants, Inc., Registered Surveyors, recorded in DN 2023R003883 of LCRD.
- *The undated survey prepared by Crabbs Surveying Service, R. E. Dillworth, Registered Surveyor 4215, recorded in DN 2019R025947 of LCRD.
- *The undated survey 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 4257, recorded in DN 2015R012171 of LCRD.
- *The September 2001 survey prepared 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



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

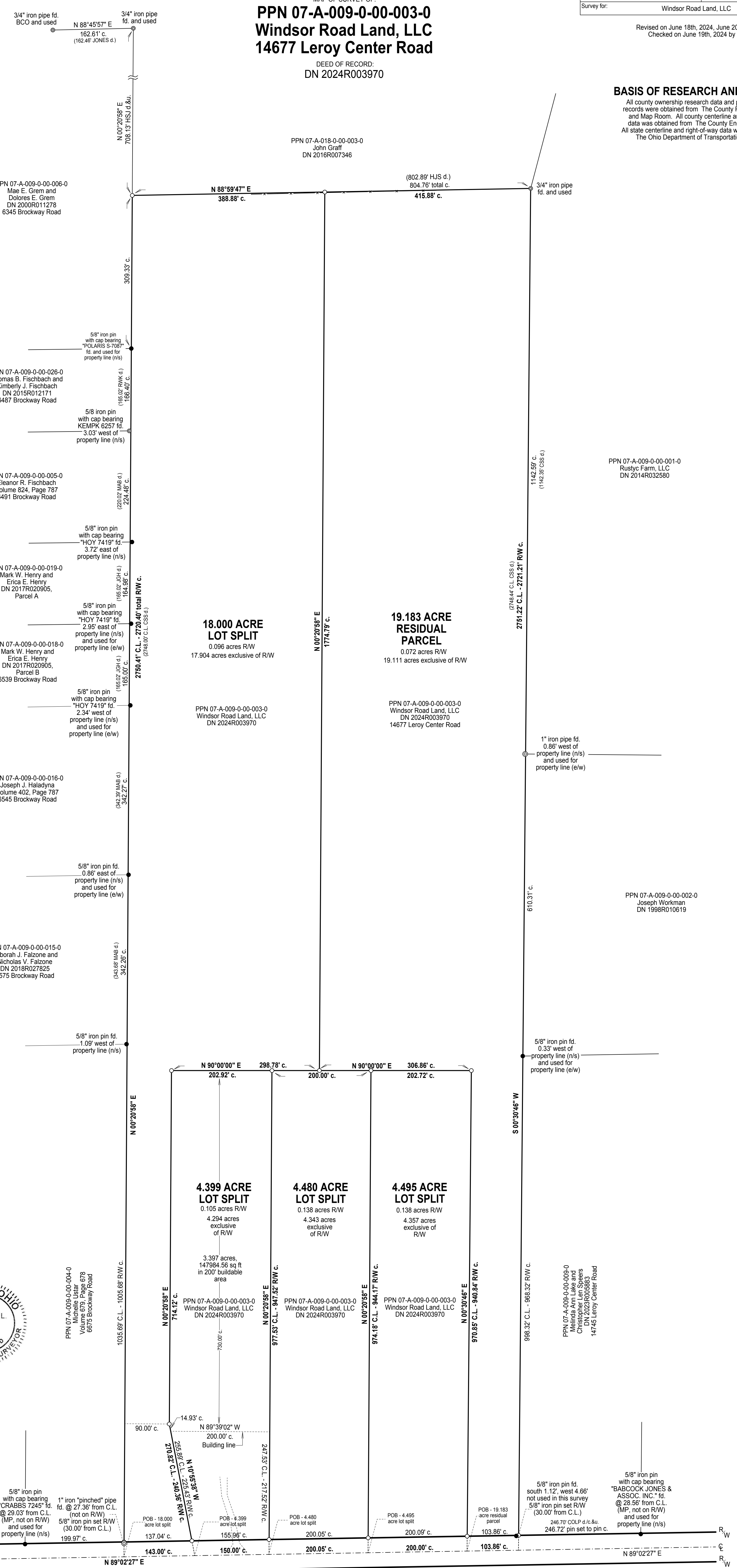
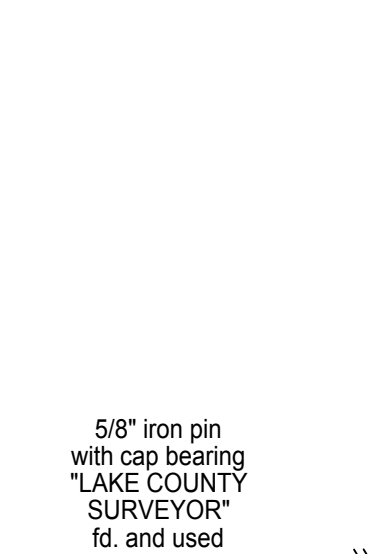
SURVEYOR'S CERTIFICATION

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), NAVD83, 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
 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.



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.

LEROY CENTER ROAD
 (CH 208, 60 feet wide)

DBK MAP 1348 2024