

PPN 59-002-00-009-00 and PPN 59-002-00-010-00
OTSEGO Company Ltd.

PLAT OF RE-SURVEY OF:
DEED OF RECORD:
DN 2012-00004015, Volume 515, Page 810, Parcels No. 1 and 2

PPN 59-003-00-004-00
Thaddeus K. Soberay
DN 1998-00002256
Volume 101, Page 1567

PPN 59-002-00-008-00
Popple Parish and
Alford Parish
DN 2012-00004524
Volume 516, Page 234,
second parcel
15.000 acres d.&u.

15.000 ACRE PARCEL

(deed and used)
PPN 59-002-00-010-00
OTSEGO Company Ltd.
DN 2012-00004015,
Volume 515, Page 810,
Parcel No. 2

PPN 59-002-00-007-00
Popple Parish and Alford Parish
DN 2012-00004524,
Volume 516, Page 234,
first parcel
2815 Windsor Road
60.000 acres d.&u.

21.500 ACRE PARCEL

(deed and used)

PPN 59-002-00-009-00
OTSEGO Company Ltd.
DN 2012-00004015,
Volume 515, Page 810,
Parcel No. 1

WINDSOR ROAD

(aka CR 6, Section M, FB 305, 66 feet wide)

Situated in The	Month:	Page:
Township of Wayne, County of Ashtabula and State of Ohio and known as being part of Original Lot 17 within said Township and Township 8N, Range 2W in the Connecticut Western Reserve.	July	ONE of ONE
Survey for:	2019	
OTSEGO Company Ltd. and Bauer Real Estate Company, LLC.		

Checked on July 24th, 2019 by RLK

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.

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



GRAPHIC SCALE: 1" equals 100'

○ -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
fd. -Denotes found monument u. -Denotes used measurement
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number AFN -Denotes automatic file number
C/L -Denotes centerline RW -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"
ACRD -Denotes "Ashtabula County Records and Deeds"
ACER -Denotes "Ashtabula County Engineer's Records"
rar -Denotes Ashtabula County Engineer's Road Alignment Record
aka -Denotes "also known as" lka -Denotes "formerly known as"
FB -Denotes "Field Book" rar -Denotes county road alignment record
PI -Denotes point of angular intersection (vertex)

SURVEYOR'S CERTIFICATION

I certify to:
OTSEGO Company Ltd. and Bauer Real Estate Company, 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, GEOID12B). Distances are based on U.S. 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 No. 8167



WOODWORTH ROAD
(TR 90, Section E, FB 414, 60 feet wide)

LINTON ROAD
(TR 90, Section D, 60 feet wide)

WAYNE TOWNSHIP

CHERRY VALLEY TOWNSHIP

SR 193
(aka SR 90, S.H. 601, Section A, 66 feet wide)

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

DBK PLAT NO.:
1082 2019

REFERENCES
*The 1931 Road Alignment Record for Windsor Road, Road No. 6, Field Book 305, 66 feet wide filed as 0006 (Sec. J-M) Windsor.D/Vu and 0006 (Sec. J-M) Windsor.pdf in the ACER.
*The February 20th, 2002 survey prepared by Roger W. Claus, Reg. Surveyor 6456, filed as 59-008-00-012-00.pdf in the ACER.
*The December, 2012 survey prepared by James M. Peter, Registered Professional Surveyor 6420, filed as 59-003-00-001-01.pdf in the ACER.
*The May 8th, 2019 survey prepared by Todd L. Blazsek, P.S. #7625, not filed or recorded.