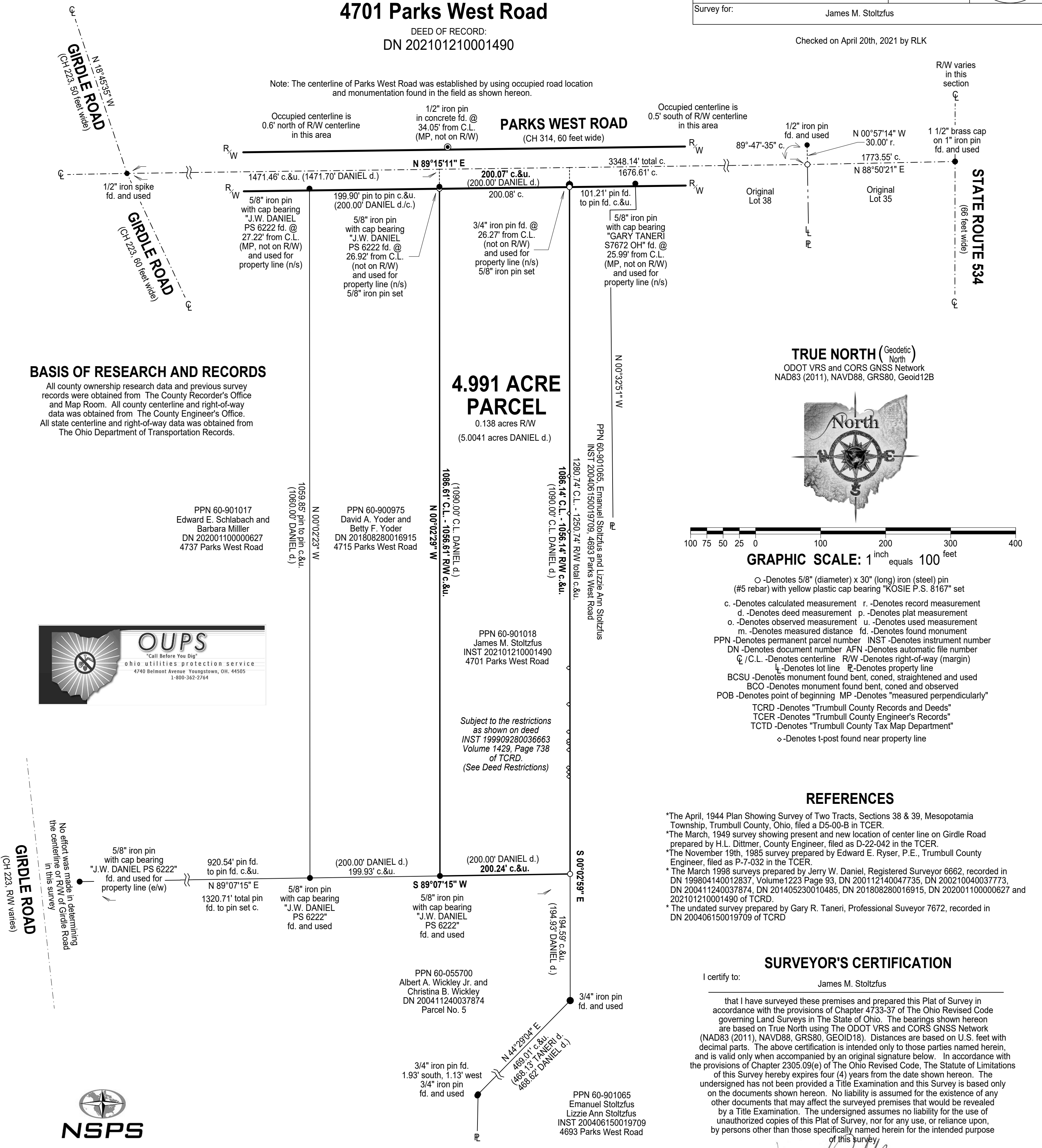


PLAT OF RE-SURVEY OF:
PPN 60-901018
James M. Stoltzfus
4701 Parks West Road

DEED OF RECORD:
 DN 202101210001490

Checked on April 20th, 2021 by RLK

Note: The centerline of Parks West Road was established by using occupied road location and monumentation found in the field as shown hereon.



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 60-901017
 Edward E. Schlabach and
 Barbara Milller
 DN 20200110000627
 4737 Parks West Road

PPN 60-900975
 David A. Yoder and
 Betty F. Yoder
 DN 201808280016915
 4715 Parks West Road

PPN 60-901018
 James M. Stoltzfus
 INST 202101210001490
 4701 Parks West Road

Subject to the restrictions
 as shown on deed
 INST 199909280036663
 Volume 1429, Page 738
 of TCRD.
 (See Deed Restrictions)

PPN 60-055700
 Albert A. Wickley Jr. and
 Christina B. Wickley
 DN 200411240037874
 Parcel No. 5

PPN 60-901065
 Emanuel Stoltzfus
 Lizzie Ann Stoltzfus
 INST 200406150019709
 4693 Parks West Road

REFERENCES

- *The April, 1944 Plan Showing Survey of Two Tracts, Sections 38 & 39, Mesopotamia Township, Trumbull County, Ohio, filed a D5-00-B in TCER.
- *The March, 1949 survey showing present and new location of center line on Girdle Road prepared by H.L. Dittmer, County Engineer, filed as D-22-042 in the TCER.
- *The November 19th, 1985 survey prepared by Edward E. Ryser, P.E., Trumbull County Engineer, filed as P-7-032 in the TCER.
- *The March 1998 surveys prepared by Jerry W. Daniel, Registered Surveyor 6662, recorded in DN 199804140012837, DN 200112140047735, DN 200210040037773, DN 200411240037874, DN 201405230010485, DN 201808280016915, DN 20200110000627 and 202101210001490 of TCRD.
- *The undated survey prepared by Gary R. Taneri, Professional Surveyor 7672, recorded in DN 200406150019709 of TCRD

SURVEYOR'S CERTIFICATION

I certify to: James M. Stoltzfus

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 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.

[Signature]
 Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167

Signed and sealed on this
 14th day of April, 2021



DEED RESTRICTIONS

Deed of Record: INST 199909280036663, Volume 1429, Page 738

- Covenants to run with the land:
- 1.) This Parcel shall not be divided or redivided into parcels having a frontage of less than 200 feet on a public thoroughfare;
 - 2.) This Parcel shall be used exclusively for single family, private dwelling house purposes, and no dwelling shall be constructed on less than one hundred thousand (100,000) square feet of land.
 - 3.) Any buildings constructed on this Parcel shall be set back at least 75 ft. from the south boundary of the Parks West Road right-of-way;
 - 4.) No trailers or mobile homes used as a dwelling shall be placed or suffered to remain on the property;
 - 5.) Any dwelling constructed on this Parcel shall contain at least 1,000 Sq. ft. of (ground floor) living area exclusive of basements, porches, garages, breezeways, and the second story floor areas of one and a half or two story dwellings;
 - 6.) No dwelling shall be less than 20 ft. in width;
 - 7.) Any dwelling so constructed shall have a solid and enclosed perimeter foundation.

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