

Checked on April 9th, 2019 by RLK
 Revised for lot split on May 13th, 2021
 Checked on May 26th, 2021 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.

PPN 01-422850
 James T. Weller, Jr. and Veronica Weller
 INST 199610100030355
 OR Volume 1060, Page 758

PPN 01-901856
 INST 201609260017402, Exhibit A
 Christine E. Learn and Edward J. Wolfinger, III
 5917 Mount Everett Road

REFERENCES

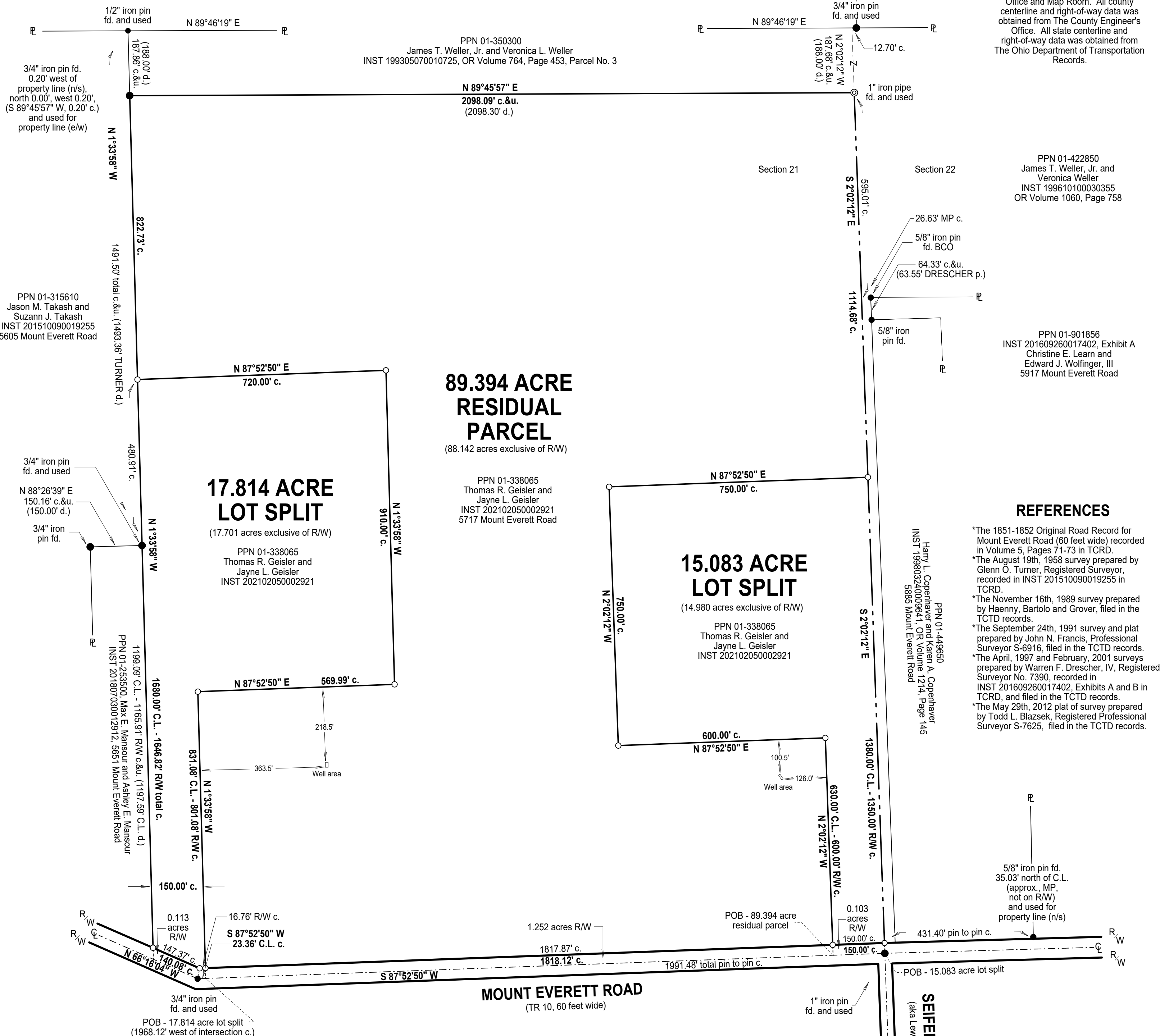
- *The 1851-1852 Original Road Record for Mount Everett Road (60 feet wide) recorded in Volume 5, Pages 71-73 in TCRD.
- *The August 19th, 1958 survey prepared by Glenn O. Turner, Registered Surveyor, recorded in INST 201510090019255 in TCRD.
- *The November 16th, 1989 survey prepared by Haenny, Bartolo and Grover, filed in the TCTD records.
- *The September 24th, 1991 survey and plat prepared by John N. Francis, Professional Surveyor S-6916, filed in the TCTD records.
- *The April, 1997 and February, 2001 surveys prepared by Warren F. Drescher, IV, Registered Surveyor No. 7390, recorded in INST 201609260017402, Exhibits A and B in TCRD, and filed in the TCTD records.
- *The May 29th, 2012 plat of survey prepared by Todd L. Blazsek, Registered Professional Surveyor S-7625, filed in the TCTD records.

PLAT OF RE-SURVEY, LOT SPLITS AND RESIDUAL OF:
PPN 01-338065,
Thomas R. Geisler and
Jayne L. Geisler,
5717 Mount Everett Road

DEED OF RECORD:
 INST 202102050002921

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid18

- -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 d. -Denotes deed measurement
- p. -Denotes plat measurement u. -Denotes used measurement
- fd. -Denotes found monument R. -Denotes property line
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- ℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- TCRD -Denotes "Trumbull County Records and Deeds"
- TCER -Denotes "Trumbull County Engineer's Records"
- TCTD -Denotes "Trumbull County Tax Map Department"
- CH - Denotes "County Highway" TR - Denotes "Township Road"



I certify to: **SURVEYOR'S CERTIFICATION**
 Thomas R. Geisler, Jayne L. Geisler and Jordon Ferrell

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, GEIOD12B). 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
 Signed and stamped on this 27th day of May, 2021



DBK PLAT NO.:
1154 2021



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





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15.083 ACRE LOT SPLIT

0.103 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-338065, Thomas R. Geisler and Jayne L. Geisler, Instrument Number (INST) 202102050002921 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Hubbard, County of Trumbull and State of Ohio and known as being part of Original Section 21 within said Township and Township 3N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin found at the centerline intersection of Seifert Lewis Road (aka Lewis Road, Lewis Seifert Road, CR 9, 40 feet wide) and Mount Everett Road (TR 10, 60 feet wide), being the southwesterly corner of PPN 01-422850 as conveyed to James T. Weller, Jr. and Veronica Weller, recorded in INST 199610100030355, OR Volume 1060, Page 758 of TCRD, the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 87°52'50" West, along the centerline of said Mount Everett Road, a frontage distance of 150.00 feet to a southwesterly corner of the parcel herein described.

Thence North 2°02'12" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 630.00 feet to a 5/8" iron pin set.

Thence South 87°52'50" West, along a southerly line of the parcel herein described, 600.00 feet to a 5/8" iron pin set at a southwesterly corner thereof.

15.083 ACRE LOT SPLIT

(continued)

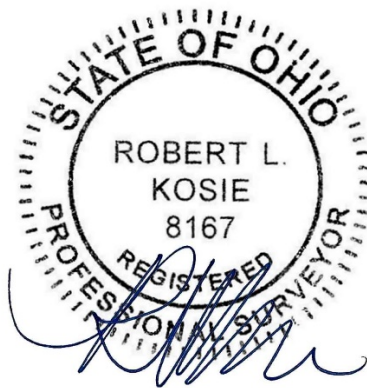
Thence North 2°02'12" West, along a westerly line of the parcel herein described, 750.00 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 87°52'50" East, along the northerly line of the parcel herein described, 750.00 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of the aforesaid James T. Weller, Jr. and Veronica Weller parcel (PPN 01-422850).

Thence South 2°02'12" East, along said westerly line of Weller's land, passing through a 5/8" iron pin set at 1350.00 feet, a total distance of 1380.00 feet to **The Principal Place of Beginning of this Survey** and containing 15.083 acres of land, of which, 0.103 acres are within the R/W of said Mount Everett Road leaving 14.980 acres exclusive of said R/W, surveyed in May of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 15.083 acres of land from the easterly side of PPN 01-338065 as conveyed to Thomas R. Geisler and Jayne L. Geisler, recorded in INST 202102050002921 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Wednesday, May 26, 2021.*



D.B. Kosie
& Associates
Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064
 (440) 286-2131
 or (440) 968-3578
www.dbksurveys.com

17.814 ACRE LOT SPLIT

0.113 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-338065, Thomas R. Geisler and Jayne L. Geisler, Instrument Number (INST) 202102050002921 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Hubbard, County of Trumbull and State of Ohio and known as being part of Original Section 21 within said Township and Township 3N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Seifert Lewis Road (aka Lewis Road, Lewis Seifert Road, CR 9, 40 feet wide) and Mount Everett Road (TR 10, 60 feet wide), being the southwesterly corner of PPN 01-422850 as conveyed to James T. Weller, Jr. and Veronica Weller, recorded in INST 199610100030355, OR Volume 1060, Page 758 of TCRD.

Thence South 87°52'50" West, along the centerline of said Mount Everett Road, 1968.12 feet to a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 87°52'50" West, continuing along said centerline, a frontage distance (in part) of 23.36 feet to a 3/4" iron pin found at an angle point therein.

Thence North 66°16'04" West, continuing along said centerline, a frontage distance (in part) of 140.08 feet to the southeasterly corner of PPN 01-253500 as conveyed to Max E. Mansour and Ashley E. Mansour, recorded in INST 201807030012912 of TCRD, being the southwesterly corner of the parcel herein described.

Thence North 1°33'58" West, along the easterly line of said Mansour's land, along an easterly line of PPN 01-315610 as conveyed to Jason M. Takash and Suzann J. Takash, recorded in INST 201510090019255 of TCRD, passing through a 5/8" iron pin set at 33.18 feet and a 3/4" iron pin found at 1199.09 feet, a total distance of 1680.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

17.814 ACRE LOT SPLIT

(continued)

Thence North 87°52'50" East, along the northerly line of the parcel herein described, 720.00 feet to a 5/8" iron pin set at the northeasterly corner thereof.

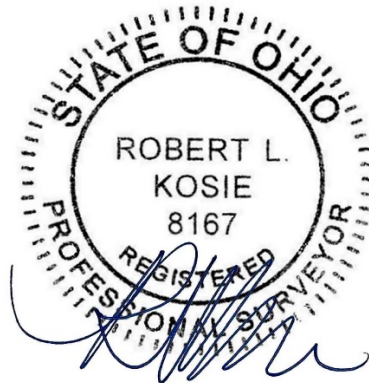
Thence South 1°33'58" East, along an easterly line of the parcel herein described, 910.00 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 87°52'50" West, along a southerly line of the parcel herein described, 569.99 feet to a 5/8" iron pin set.

Thence South 1°33'58" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 801.08 feet, a total distance of 831.08 feet to **The Principal Place of Beginning of this Survey** and containing 17.814 acres of land, of which, 0.113 acres are within the R/W of said Mount Everett Road, leaving 17.701 acres exclusive of said R/W, surveyed in May of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to divide 17.814 acres of land from the westerly side of PPN 01-338065 as conveyed to Thomas R. Geisler and Jayne L. Geisler, recorded in INST 202102050002921 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Wednesday, May 26, 2021.*



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89.394 ACRE RESIDUAL PARCEL

1.252 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-338065, Thomas R. Geisler and Jayne L. Geisler, Instrument Number (INST) 202102050002921 of Trumbull County Records and Deeds (TCRD).
5717 Mount Everett Road.

Situated in the Township of Hubbard, County of Trumbull and State of Ohio and known as being part of Original Section 21 within said Township and Township 3N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Seifert Lewis Road (aka Lewis Road, Lewis Seifert Road, CR 9, 40 feet wide) and Mount Everett Road (TR 10, 60 feet wide), being the southwesterly corner of PPN 01-422850 as conveyed to James T. Weller, Jr. and Veronica Weller, recorded in INST 199610100030355, OR Volume 1060, Page 758 of TCRD.

Thence South 87°52'50" West, along the centerline of said Mount Everett Road, 150.00 feet to a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 87°52'50" West, continuing along said centerline, a frontage distance of 1818.12 feet to a southwesterly corner of the parcel herein described.

Thence North 1°33'58" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 831.08 feet to a 5/8" iron pin set at a northwesterly corner thereof.

Thence North 87°52'50" East, along a northerly line of the parcel herein described, 569.99 feet to a 5/8" iron pin set.

89.394 ACRE RESIDUAL PARCEL

(continued)

Thence North 1°33'58" West, along a westerly line of the parcel herein described, 910.00 feet to a 5/8" iron pin set.

Thence South 87°52'50" West, along a southerly line of the parcel herein described, 720.00 feet to a 5/8" iron pin set at a southwesterly corner thereof, on an easterly line of PPN 01-315610 as conveyed to Jason M. Takash and Suzann J. Takash, recorded in INST 201510090019255 of TCRD.

Thence North 1°33'58" West, along said easterly line of Takash's land, 822.73 feet to the southwesterly corner of PPN 01-350300 as conveyed to James T. Weller, Jr. and Veronica L. Weller, recorded in INST 199305070010725, OR Volume 764, Page 453, Parcel No. 3 of TCRD, being a northwesterly corner of the parcel herein described and referenced by a 3/4" iron pin found north 0.00 feet and west 0.20 feet (S 89°45'57" W, 0.20 feet) therefrom.

Thence North 89°45'57" East, along the southerly line of said Weller's land, 2098.09 feet to a 1" iron pipe found at the southeasterly corner thereof, on the westerly line of the aforesaid James T. Weller, Jr. and Veronica Weller parcel (PPN 01-422850), being a northeasterly corner of the parcel herein described.

Thence South 2°02'12" East, along said westerly line of Weller's land, 1114.68 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

Thence South 87°52'50" West, along a southerly line of the parcel herein described, 750.00 feet to a 5/8" iron pin set.

Thence South 2°02'12" East, along an easterly line of the parcel herein described, 750.00 feet to a 5/8" iron pin set.

Thence North 87°52'50" East, along a northerly line of the parcel herein described, 600.00 feet to a 5/8" iron pin set at a northeasterly corner thereof.

Thence South 2°02'12" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 600.00 feet, a total distance of 630.00 feet to **The Principal Place of Beginning of this Survey** and containing 89.394 acres of land, of which, 1.252 acres are within the R/W of said Mount Everett Road, leaving 88.142 acres exclusive of said R/W, surveyed in May of 2021 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network

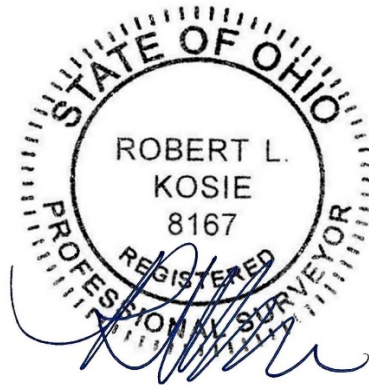
89.394 ACRE RESIDUAL PARCEL

(continued)

(NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances of record.

The intent of this survey is to describe PPN 01-338065 as conveyed to Thomas R. Geisler and Jayne L. Geisler, recorded in INST 202102050002921 of TCRD, after a 15.083 acre division from the easterly side and a 17.814 acre division from the westerly side thereof. Also known as being 5717 Mount Everett 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Stamped on *Wednesday, May 26, 2021.*