and 7N, Range 1W in the Connecticut
Western Reserve. PLAT OF RE-SURVEY AND CONSOLIDATION OF LOTS OF 2021 PPN 09-099382, PPN 08-066930 and PPN 09-099380 Thomas F. Young and Thelma Lynn Young Thomas F. Young and Thelma Lynn Young 8092 Perkins Greenville Road Checked on May 17th, 2021 by RLK Revised on June 1st, 2021 Revised July 20th, 2021 DEED OF RECORD: INST 198403290068872 **BASIS OF RESEARCH AND RECORDS** OR Volume 175, Page 511, Parcels 1, 2 and 3 No effort was made in All county ownership research data and previous survey determining the State line records were obtained from The County Recorder's Office and Map Room. All county centerline and right-of-way in this survey data was obtained from The County Engineer's Office. All state centerline and right-of-way data was obtained from C.L. POT 5/8" iron pin The Ohio Department of Transportation Records. SOUTH ROAD a TR 265, 60 feet wide) STATE OF STATE OF OHIO PENNSYLVANIA TRUE NORTH (Geodetic North) ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid18 1" iron pin fd. and used N 84°42'48" W+-PERKINS GREENVILLE ROAD Existing road NORTH ROAD

IR 257A, 60 feet wide) (aka Greenville and Kinsman Road, CH 264C, 50 feet wide) C.L. POT intersection 5/8" iron pin 5/8" iron pin fd. and used fd. and used 5/8" iron pin ____ 1429.69' PI to PI c. N 89°19'48" E Figure 1 N 13°14'12" E N 01°07'33" E 1365.50' pin to pin total R/W c. No effort was 5' wooden post 25.00' c. 25.01' c. made in determining and rail fence 1.313 acres R/W 1 1/4" iron pipe this property line fd. 0.83' north, in this survey 14.34' east 5/8" iron pin set True North GRAPHIC SCALE: 1 inch equals 200 feet 130.00' (130.00' d.) 130.00 129.12' c. and used for **E**3 O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin Pen N 88°33'18" E property line (e/w) (#5 rebar) with yellow plastic cap bearing "KÓSIE P.S. 8167" set Barbed wire in trees and area PPN 09-099382 c. -Denotes calculated measurement r. -Denotes record measurement 1" iron pipe Thomas F. Young and Thelma Lynn Young locust posts found 1" = 20' d. -Denotes deed measurement p. -Denotes plat measurement fd. and used 1.5' to 5' east, reasonably INST 198403290068872 o. -Denotes observed measurement u. -Denotes used measurement parallel with property line OR Volume 175, Page 511 m. -Denotes measured distance fd. -Denotes found monument PPN -Denotes permanent parcel number INST -Denotes instrument number PPN 09-059000 8092 Perkins Greenville Road Susan D. Lambert DN -Denotes document number AFN -Denotes automatic file number INST 200103290010542 C/C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4 -Denotes lot line P-Denotes property line 8170 Perkins Kinsman Road 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" 98.933 COMBINED ACRE PARCEL aka -Denotes "also known as" fka -Denotes "formerly known as" FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway" TCRD -Denotes "Trumbull County Records and Deeds" 6.9 acre lake, (97.620 acres exclusive of R/W) TCER -Denotes "Trumbull County Engineer's Records" mean water elevation PC -Denotes point of curve PT -Denotes point of Tangency PCC -Denotes point of compound curve PRC -Denotes point of reverse curve as observed in April, 2021: PPN 09-077910 1178.75 feet (NAVD 88) Joseph Gombkoto PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency INST 202001230001568 PPN 09-099382. PPN 08-066930 8234 Perkins Greenville ♦-Denotes 5'-6" steel t-post with wind cleat set on property line and PPN 09-099380 and next to at all perimeter property corner monuments Thomas F. Young and Thelma Lynn Young INST 19840329006887 OR Volume 175, Page 511 David D. Richards **ENCROACHMENTS** Parcels 1, 2 and 3 INST 201709210026547 8092 Perkins Greenville Road 7904 Perkins Greenville Road *E1 - Adjoining land owner (PPN 09-070600) David D. Richards, as recorded in INST 201709210026547 (7904 Perkins Greenville Road) is actively farming and encroaching easterly over the property line 98'+- as shown hereon. *E2 - Adjoining land owner (PPN 09-077910) Joseph Gombkoto, as recorded in INST 202001230001568 (8234 Perkins Greenville) is actively mowing and encroaching westerly over the property line 13'+- as shown hereon. hio utilities protection service *E3 - Adjoining land owner (PPN 09-070600) David D. Richards, as recorded 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764 in INST 201709210026547 (7904 Perkins Greenville Road) has erected a 5' wooden post and rail fence and pen area 18.5' east of the property line on its northerly side, 11.7' east of the property line on its southerly south side PPN 09-099380 and 4.5' north of the southerly R/W of Perkins Greenville Road as shown in Thomas F. Young and Thelma Lynn Young INST 198403290068872 OR Volume 175, Page 511, REFERENCES KINSMAN TOWNSHIP 88.011 acres in Kinsman Township *The May 30th, 1978 survey prepared by Lynn, Kittinger & Noble (LKN), KINSMAN TOWNSHIP Section 25 recorded in in INST 201907150012825 of TCRD. *The July 2014 survey prepared by James A. Pezar, P.S. 7772 (PEZAR), Section 25 Barbed wire found recorded in INST 201805160009476 of TCRD. (1443.95' PEZAR d.) 1" x 1 1/4" iron bar fd. (11 chains, 17 links, 737.22' C.L. d./c.) N 89°05'36" E 2.18' south, 17.54' west ______14<u>43.87' total c.</u>__ S 89°05'36" W 747.3' C.L. +- c. 5/8" iron pin 15" x 7" stone found Locust posts found 2' to 3' south of property line 847.27' c.&u. with cap bearing 5/8" iron pin 1.92' south, 0.00' west -1673.99' from C.L. "PEZAR PS 7772" 10.922 acres in Section 1, Granger Tract (847.5' d.) with cap bearing and used for Vernon Township "PEZAR ÞS 7772" fd. fd. and used Section 4, Granger Tract property line (n/s) **VERNON TOWNSHIP** 0.32' north, 0.01' west 5/8" íron pin **VERNON TOWNSHIP** and used for Section 1, Section 4, with cap bearing property line (n/s) Granger Tract **Granger Tract** "PEZAR PS 7772" 5/8" iron pin set WELL NORTH ROAD (aka TR 257B, 60 feet wide) fd. and used SURVEYOR'S CERTIFICATION PPN 08-066930 PPN 08-048850 Thomas F. Young and Thelma Lynn Young PPN 08-020200 STATE OF STATE OF Thomas F. Young and Thelma Lynn Young Joseph Gombkoto Bonnie L. Kotanchek OHIO PENNSYLVANIA PPN 08-040100 INST 198403290068872 INST 202001230001568 INST 201808130015675 that I have surveyed these premises and prepared this Plat of Survey in OR Volume 175, Page 511, John P. Morrison 7490 Jewell North accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code INST 201805160009476, governing Land Surveys in The State of Ohio. The bearings shown hereon Parcel 2 are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, ĞEOID12B). Distances are based on U.S. feet with decimal parts. The above certification is intended only to those parties named herein, (67 rods, 9 links, 1111.44' d./c.) and is valid only when accompanied by an original signature below. In accordance with 1121.80'+- c. the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations N 88°55'33" E S 88°55'33" W of this Survey hereby expires four (4) years from the date shown hereon. The Ancient barbed wire found, averaged N 89°04'18" E undersigned has not been provided a Title Examination and this Survey is based only Ancient barbed wire found, averaged 1953.03' total +- c. and used for property line (e/w) on the documents shown hereon. No liability is assumed for the existence of any and used for property line (e/w) other documents that may affect the surveyed premises that would be revealed 126.52' c. by a Title Examination. The undersigned assumes no liability for the use of with cap bearing unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, "PEZAR PS 7772 by persons other than those specifically named herein for the intended purpose fd. and used 5/8" iron pin 3/4" iron pipe with cap bearing fd.and used "PEZAR['] PS 777Ž" fd. and used PPN 08-040200 John P. Morrison Robert L. Kosie, P.S. INST 200811240027112 Registered Professiona 7394 Jewell North Road This plat was prepared by Land Surveyor No. 8167 D.B. Kosie & Associates No effort was made in Signed and sealed on this 18th determining the State line ROBERT Professional Land Surveying day of May, 2021 in this survey 11040 Madison Road Montville, Ohio 44064 440.286.2131 NSPS Fax **440**.968.3578 www.dbksurveys.com

County of Trumbull, State of Ohio and known as being part of Original Section 25 in Kinsman Township and Original Section 1, Granger Tract, in Vernon Township and part of Townships 6

> KOSIE 8167

DBK PLAT 1153 2021



98.933 COMBINED ACRE PARCEL

1.313 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 09-099382, PPN 08-066930 and PPN 09-099380, Thomas F. Young and Thelma Lynn Young, INST 198403290068872, OR Volume 175, Page 511, Parcels 1, 2 and 3 of Trumbull County Records and Deeds (TCRD). 8092 Perkins Greenville Road.

Situated in the County of Trumbull, State of Ohio and known as being part of Original Section 25 in Kinsman Township and Original Section 1, Granger Tract, in Vernon Township and part of Townships 6N and 7N, Range 1W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Perkins Greenville Road (also known as Greenville and Kinsman Road, County Highway 264C, 50 feet wide) and Jewell North Road (also known as Township Road 257A, 60 feet wide).

Thence South 66°26'55" East, along the centerline of said Perkins Greenville Road, 852.06 feet to the northeasterly corner of PPN 09-070600 as conveyed to David D. Richards, recorded in INST 201709210026547 of TCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 66°26'55" East, continuing along said centerline, a frontage distance (in part) of 180.52 feet to a 1" iron pin found at an angle point therein.

Thence South 87°04'42" East, continuing along said centerline, a frontage distance (in part) of 743.45 feet to a 5/8" iron pin found at an angle point therein.

Thence North 89°19'48" East, continuing along said centerline, passing through a 5/8" iron pin found at the centerline intersection of said Perkins Greenville Road and

98.933 COMBINED ACRE PARCEL

(continued)

Hall South Road (also known as Township Road 265, 60 feet wide) at 1209.25 feet, a total distance (frontage distance in part) of 1364.28 feet to the northwesterly corner of PPN 09-059000 as conveyed to Susan D. Lambert, recorded in INST 200103290010542 of TCRD, located North 89°19'48" East, 155.03 feet from said centerline intersection, being the northeasterly corner of the parcel herein described.

Thence South 01°40'09" East, along the westerly line of said Lamberts land and also along the westerly lines of PPN 09-077910 and PPN 08-048850 as conveyed to Joseph Gombkoto, recorded in INST 202001230001568 of TCRD, passing through a 5/8" iron pin set at 25.00 feet and a 5/8" iron pin set at 1673.99 feet, a total distance of 2249.47 feet to a 5/8" iron pin set at the southwesterly corner thereof on a northerly line of PPN 08-040200 as conveyed to John P. Morrison, recorded in INST 200811240027112 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°55'33" West, along said northerly line of Morrison's land, 831.23 feet to a 5/8" iron pin set at a northwesterly corner thereof on an easterly line of PPN 08-040100 as conveyed to John P. Morrison, recorded in INST 201805160009476, Parcel 2 of TCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°27'32" West, along said easterly line of Morrison's land, passing through a 15" x 7" stone found at 575.96 feet, a total distance of 577.88 feet to a 5/8" iron pin with cap bearing "PEZAR PS 7772" found at the northeasterly corner thereof.

Thence South 89°05'36" West, along a northerly line of said Morrison's land, 1443.87 feet to a 5/8" iron pin set at the southeasterly corner of the aforesaid David D. Richards parcel (PPN 09-070600), being a southwesterly corner of the parcel herein described.

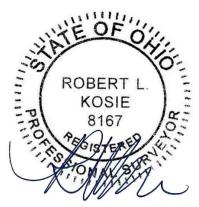
Thence North 01°51′03″ West, along the easterly line of said Richards land, passing through a 5/8″ iron pin set at 1776.43 feet, a total distance of 1804.10 feet to <u>The Principal Place of Beginning of this Survey</u> and containing 98.933 acres of land, of which, 88.011 acres are in Kinsman Township, 10.922 acres are in Vernon Township and 1.313 acres are within the R/W of said Perkins Greenville Road leaving 97.620 acres exclusive of said R/W, surveyed in July 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

98.933 COMBINED ACRE PARCEL (continued)

subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe and combined PPN 09-099382 together with PPN 08-066930 and PPN 09-099380, conveyed to Thomas F. Young and Thelma Lynn Young, recorded in INST 198403290068872, OR Volume 175, Page 511, Parcels 1, 2 and 3 of TCRD. Known as Being 8092 Perkins Greenville 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

Justing, Why 18, 2021.

Signed and Stamped on