

PLAT OF RE-SURVEY AND CONSOLIDATION OF LOTS OF:
PPN 09-099382, PPN 08-066930 and PPN 09-099380
Thomas F. Young and Thelma Lynn Young
8092 Perkins Greenville Road

DEED OF RECORD:
 INST 198403290068872
 OR Volume 175, Page 511,
 Parcels 1, 2 and 3

Situated in The	Month:	Page:
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 and 7N, Range 1W in the Connecticut Western Reserve.	May	One
Survey for:	Year:	of
Thomas F. Young and Thelma Lynn Young	2021	One

Checked on May 17th, 2021 by RLK
 Revised on June 1st, 2021
 Revised July 20th, 2021

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, Geoid18



- GRAPHIC SCALE:** 1 inch equals 200 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
 - d - Denotes deed 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.L. - Denotes centerline
 - R/W - Denotes right-of-way (margin)
 - l - Denotes lot line
 - e - 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"
 - fka - Denotes "formerly known as"
 - FB - Denotes "field book"
 - TR - Denotes "Township Road"
 - CH - Denotes "County Highway"
 - TCRD - Denotes "Trumbull County Records and Deeds"
 - TCER - Denotes "Trumbull County Engineer's Records"
 - PC - Denotes point of curve
 - PT - Denotes point of tangency
 - PCC - Denotes point of compound curve
 - PRC - Denotes point of reverse curve
 - PI - Denotes point of angular intersection (vertex)
 - POT - Denotes point on tangency
 - o - Denotes 5'-6" steel t-post with wind cleat set on property line and next to all perimeter property corner monuments

ENCROACHMENTS

- *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.
- *E3 - Adjoining land owner (PPN 09-070600) David D. Richards, as recorded 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 and 4.5' north of the southerly R/W of Perkins Greenville Road as shown in Figure 1 hereon.

REFERENCES

- *The May 30th, 1978 survey prepared by Lynn, Kittinger & Noble (LKN), recorded in INST 201907150012825 of TCRD.
- *The July 2014 survey prepared by James A. Pezar, P.S. 7772 (PEZAR), recorded in INST 201805160009476 of TCRD.

SURVEYOR'S CERTIFICATION

I certify to:
 Thomas F. Young and Thelma Lynn Young

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.

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

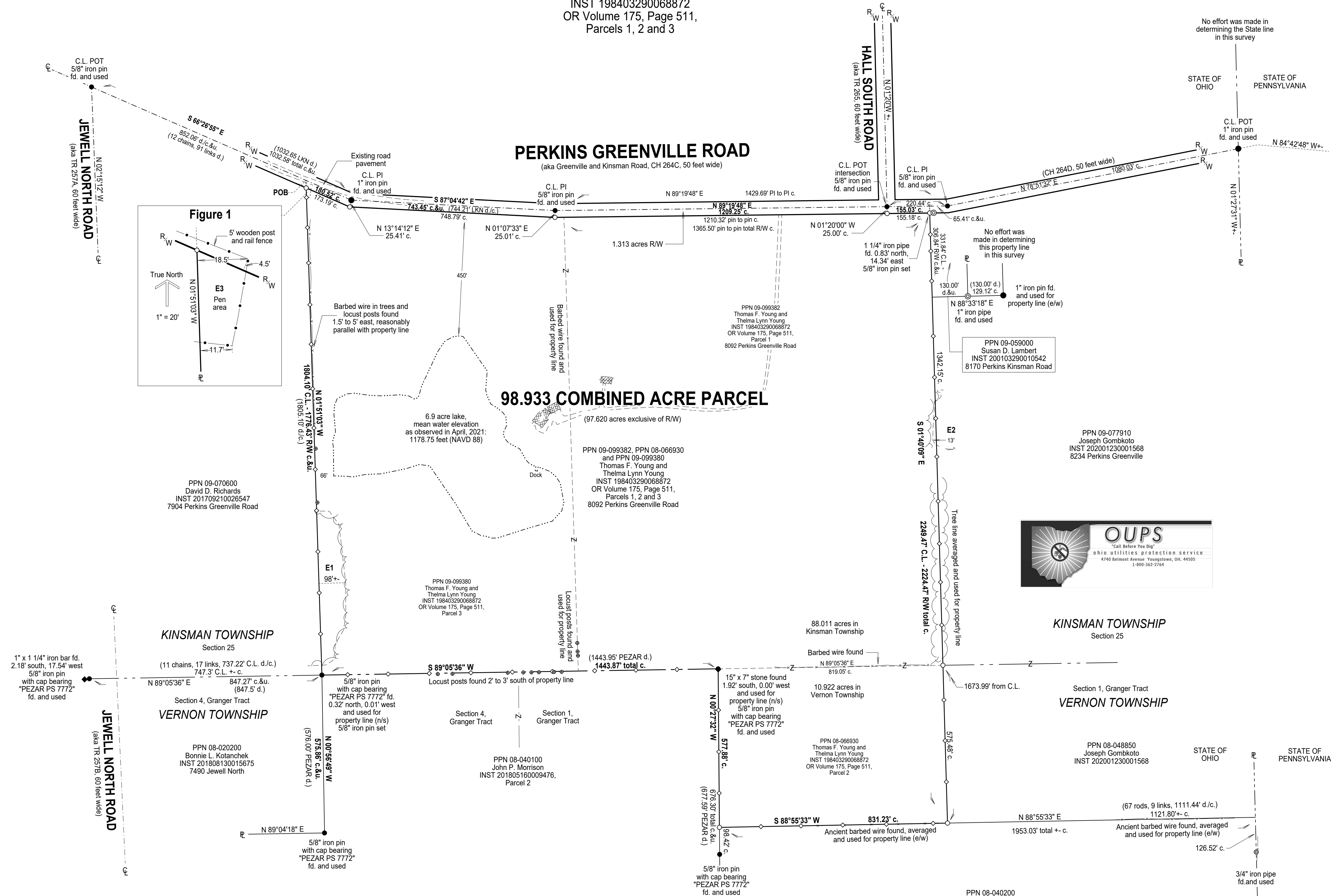
Signed and sealed on this 18th
 day of May, 2021



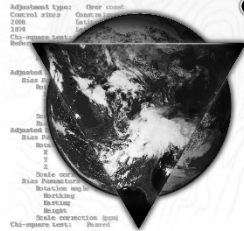
DBK PLAT 1153 2021

This plat was prepared by
D.B. Kosie & Associates
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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 **The Principal Place of Beginning of this Survey** 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

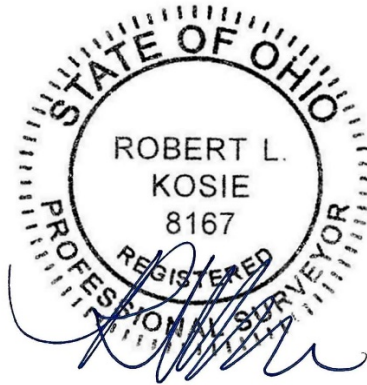
98.933 COMBINED ACRE PARCEL

(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

Signed and Stamped on *Tuesday, May 18, 2021.*