

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 200 feet

- -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
- 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 ℓ_p -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"

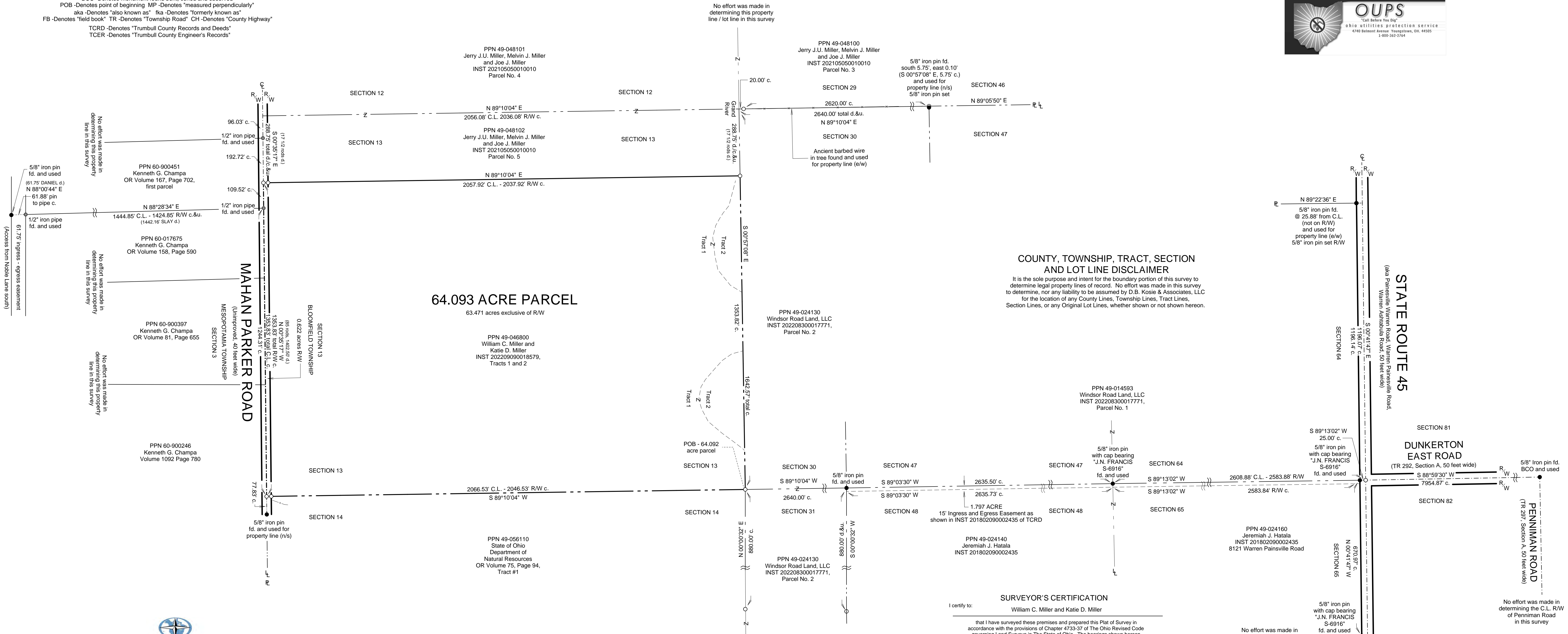
Situated in The	Month:	Page:
Township of Bloomfield, County of Trumbull and State of Ohio and known as being part of Section 13 within said Township, and Township 7N, Range 4W in the Connecticut Western Reserve	September	ONE
Survey for:	Year:	ONE
William C. Miller and Katie D. Miller		

Checked on September 24th, 2022 by RLK
Revised on November 11th, 2022

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.



MAP OF SURVEY OF
PPN 49-046800
William C. Miller and Katie D. Miller
Deed of Record
INST 202209090018579,
Tracts 1 and 2



COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER
It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown herein.

SURVEYOR'S CERTIFICATION
I certify to:
William C. Miller and Katie D. Miller

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 herein are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (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 herein. 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 8167

Signed and sealed on this 23rd day of September, 2022



REFERENCES

- *The undated survey prepared by Jerry Slay, Registered Surveyor, recorded in Volume 158, Page 590 of TCRD.
- *The July, 1979 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in OR Volume 1092, Page 780 of TCRD.
- *The September, 2002 survey prepared by Danny L. Wilson, P.S. OHIO 7238, recorded in INST 201704250007777 of TCRD.
- *The June, 2003 survey prepared by Danny L. Wilson, P.S. OHIO 7238, recorded in INST 201704250007777 of TCRD.
- *The September, 2014 survey prepared by Todd L. Blazak, P.S. #7625, recorded in INST 201704250007777 of TCRD.
- *The 2022 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Registered Professional Surveyor 8167, recorded in INST 202206220012803 of TCRD.



This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com

DBK MAP
1237 2022



64.093 ACRE PARCEL

0.622 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 49-046800, William C. Miller and Katie D. Miller, Instrument Number (INST) 202209090018579, Tracts 1 and 2 of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Bloomfield, County of Trumbull and State of Ohio and known as being Section 13 within said Township, and Township 7N, Range 4W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 5/8" iron pin set at the centerline intersection of Dunkerton East Road (Township Road 292, Section A, 50 feet wide) and State Route 45 (also known as Painesville Warren Road, Warren Painesville Road, Warren Ashtabula Road, 50 feet wide), being the northeasterly corner of PPN 49-024160 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD, and located South 88°59'30" West, 7954.87 feet from a 5/8" iron pin found bent, coned and observed at the centerline intersection said Dunkerton East Road and Penniman Road (TR 297, Section A, 50 feet wide).

Thence South 89°13'02" West, along the northerly line of said Hatala's land, passing through a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at 25.00 feet, a total distance of 2608.88 feet to a 5/8" iron pin with cap bearing "J.N. FRANCIS S-6916" found at an angle point therein, at the northwesterly corner thereof, being the northeasterly corner of PPN 49-024140 as conveyed to Jeremiah J. Hatala, recorded in INST 201802090002435 of TCRD.

Thence South 89°03'30" West, along the northerly line of said Hatala's land, 2635.50 feet to a 5/8" iron pin found at the northwesterly corner thereof, on the easterly line of PPN 49-024130 as conveyed to Windsor Road Land, LLC, recorded in INST 202208300017771, Parcel No. 2 of TCRD.

Thence South 89°10'04" West, along the easterly prolongation of the northerly line of PPN 49-056110 as conveyed to the State of Ohio Department of Natural Resources, recorded in OR Volume 75, Page 94, Tract #1 of TCRD, 2640.00 feet to the northeasterly corner thereof, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey,**

Thence South 89°10'04" West, along the northerly line of the said State of Ohio parcel,

64.093 ACRE PARCEL (continued)

passing through a 5/8" iron pin set at 2046.53 feet, a total distance of 2066.53 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the centerline of Mahan Parker Road (unimproved, 40 feet wide), being the southwesterly corner of the parcel herein described.

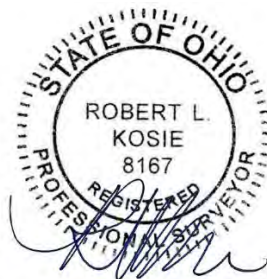
Thence North 00°35'17" West, along said centerline, a frontage distance of 1353.83 feet to a 5/8" iron pin set at the southwesterly corner of PPN 49-048102 as conveyed to Jerry J.U. Miller, Melvin J. Miller and Joe J. Miller (MILLER), recorded in INST 202105050010010, Parcel No. 5 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°10'04" East, along the southerly line of the said MILLER parcel, passing through a 5/8" iron pin set at 20.00 feet, a total distance of 2057.92 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 49-024130 as conveyed to Windsor Road Land, LLC, recorded in INST 202208300017771, Parcel No. 2 of TCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°57'08" East, along said westerly line of the Windsor Road Land, LLC parcel, 1353.82 feet **The Principal Place of Beginning of this Survey** and containing 64.093 acres of land, of which, 0.622 acres are within the R/W of Mahan Parker Road (unimproved, 40 feet wide), leaving 63.471 acres of land exclusive of said R/W, surveyed in November of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). 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 more accurately describe PPN 49-046800 as conveyed to PPN 49-046800 as conveyed to William C. Miller and Katie D. Miller, recorded in INST 202209090018579, Tracts 1 and 2 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 Sealed on November 11th, 2022