

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



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GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEYS, LOT SPLIT
AND CONSOLIDATION OF
**PPN 08-009323, PPN 08-008450,
PPN 08-008300 and PPN 08-068312**
**KNAPP ROAD LLC, Robert E. Miller and
Ervin E. Miller, Jr.**
DEEDS OF RECORD
INST 202304210006209, Parcels 08-009323, 08-008450,
08-008450, Parcel 4: 08-008300 and
INST 202305150007623, Second Parcel

Situated in The	Month:	Page:
Township of Vernon, County of Trumbull and State of Ohio, and known as being part of Sections 7 and 8, Wilcox Tract within said Township and Township 6N, Range 1W in The Connecticut Western Reserve.	August	ONE of FOUR
Year:	2023	
Survey for:	Knapp Road LLC	

Checked on August 25th, 2023 by RLK
Revised on January 17th, 2024

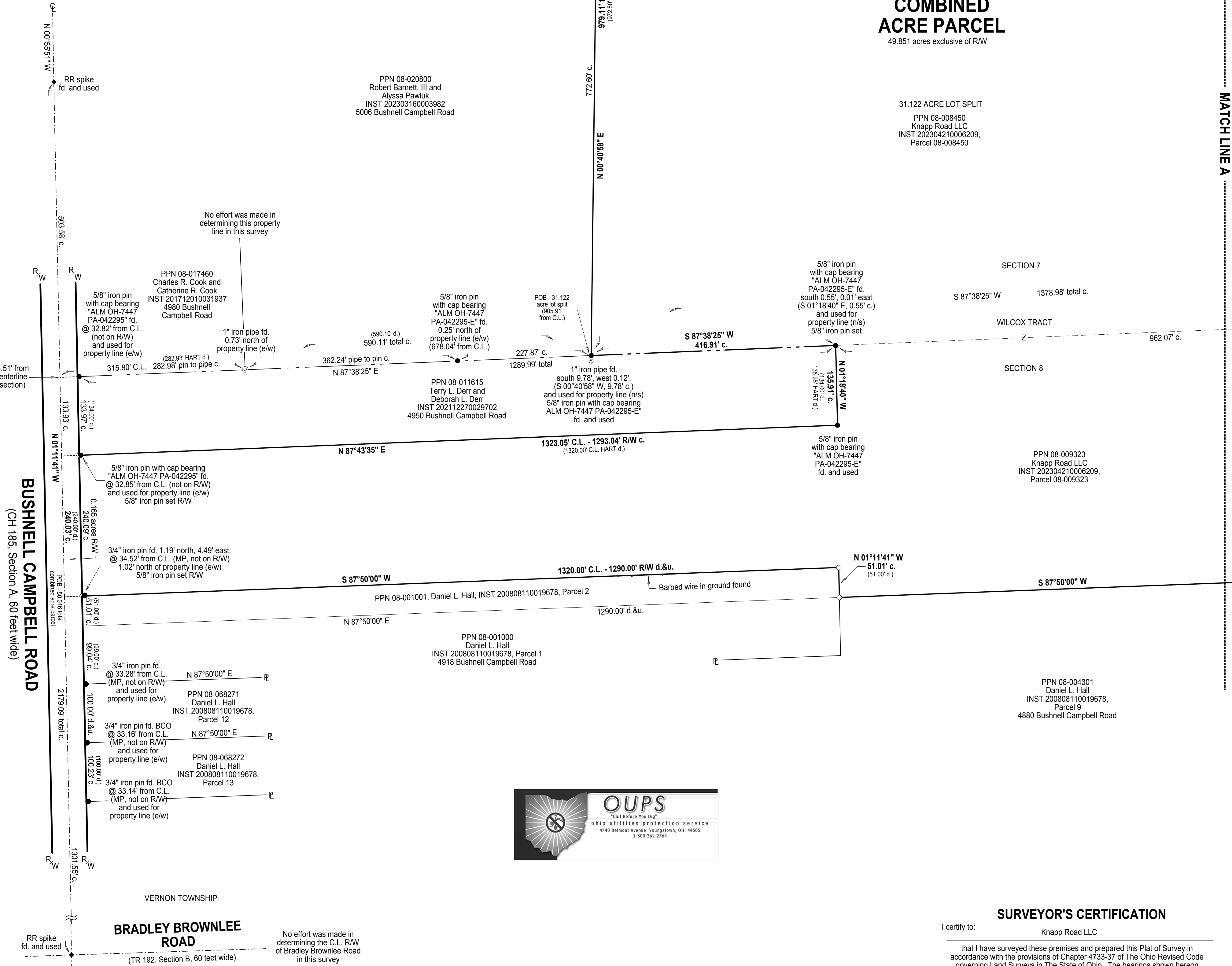
BASIS OF RESEARCH AND RECORDS

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.

**50.016 TOTAL
COMBINED
ACRE PARCEL**
49.851 acres exclusive of R/W

31.122 ACRE LOT SPLIT
PPN 08-008450
Knapp Road LLC
INST 202304210006209,
Parcel 08-008450

SEE PAGE TWO
MATCH LINE A



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 hereon.

REFERENCES

*The August 1925 Road Records of YOUNGSTOWN - CONNEAUT ROAD, filed
as Trumbull SR007 - 14 280 - 1926.pdf in the ODOT records
*The August 28th, 1957 survey prepared by Joseph Harris, Engineer, recorded
in INST 20080808110019678, Parcels 9 and 10 of TCRD.
*The October 2002 survey prepared by Advanced Land Measurement Inc.,
Matthew A. Hart, Professional Surveyor 7447, recorded in INST 202007140012841,
INST 202305150007623, first and second parcels and INST 202305150007624
*The September 2006 surveys prepared by Advanced Land Measurement Inc.,
Matthew A. Hart, Professional Surveyor 7447, recorded in INST 202007140012841,
INST 202305150007623, first and second parcels and INST 202305150007624
*The November 3rd, 2008 30 foot wide ingress, egress and utility easement
prepared by Advanced Land Measurement, Inc., Matthew A. Hart,
Professional Surveyor 7447, recorded in INST 200611060032529 of TCRD.
*The April 2009 survey prepared by Advanced Land Measurement, Inc.,
Matthew A. Hart, Professional Surveyor 7447, recorded in
INST 200906070008967 of TCRD.
*The November 2021, survey prepared by Advanced Land Measurement, Inc.,
Matthew A. Hart, Professional Surveyor 7447, recorded in
INST 202112270029702 of TCRD.

SURVEYOR'S CERTIFICATION

I certify to: Knapp Road LLC

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 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 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 8167
Signed and sealed on this 12th day of August, 2023

For any conflict resulting from electronic certification
please refer to ORC Section 1306.06. Electronic record
or signature satisfies legal requirements.



DBK MAP 1247 2023

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

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TP -Denotes "Power / Utility Poles"

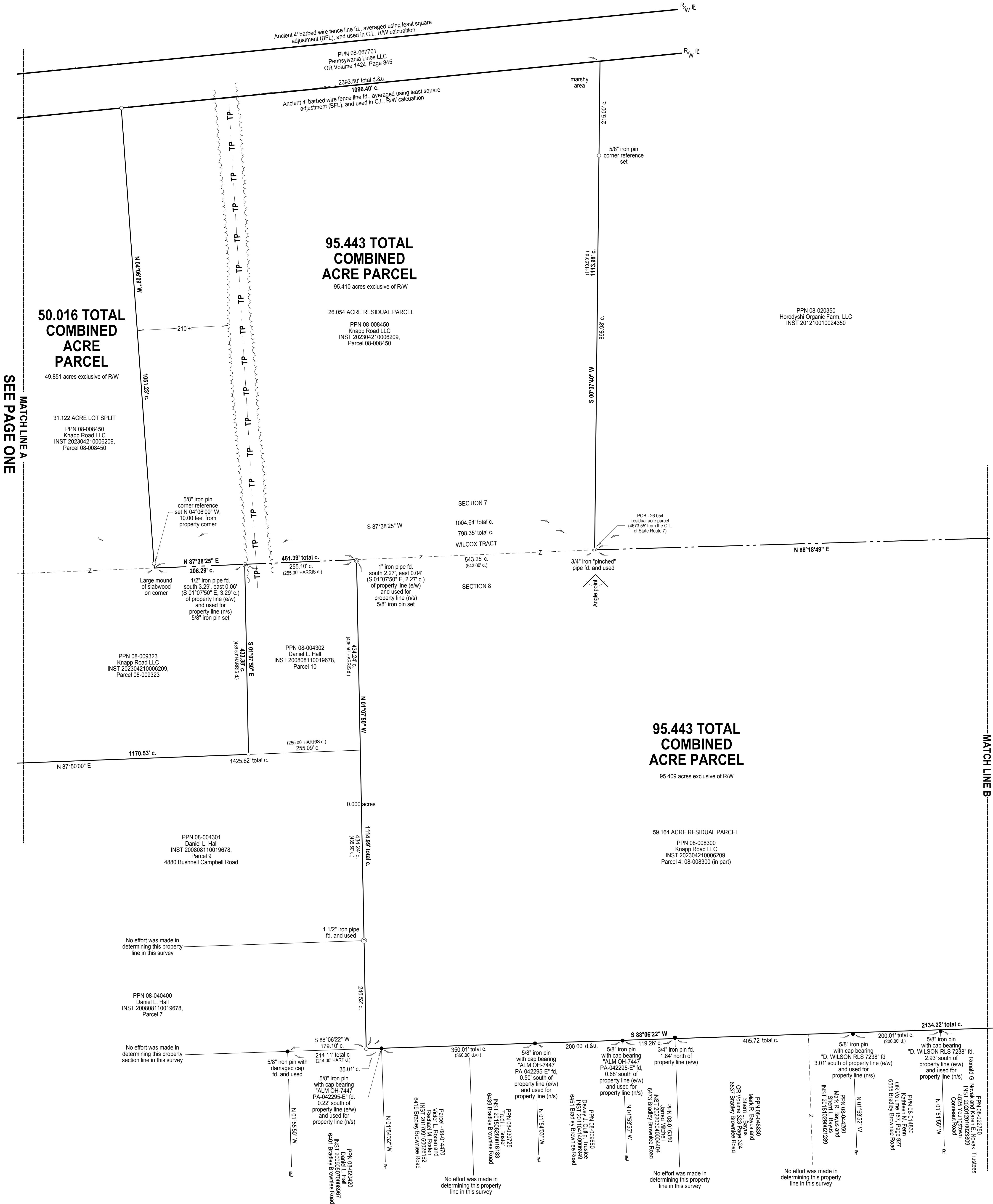
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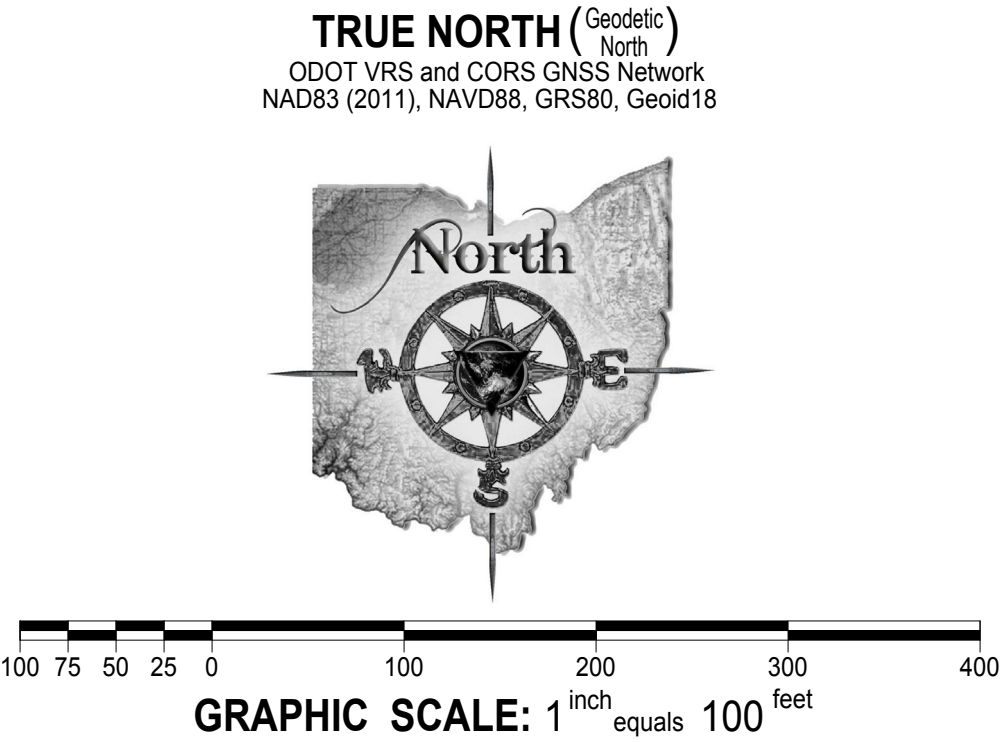


SEE PAGE THREE

PPN 08-023750
Norak, Karen E. Norak, Trustees
INST 202012010023809
4825 Youngstown
Carnegie Road
6555 Bradley Browline Road

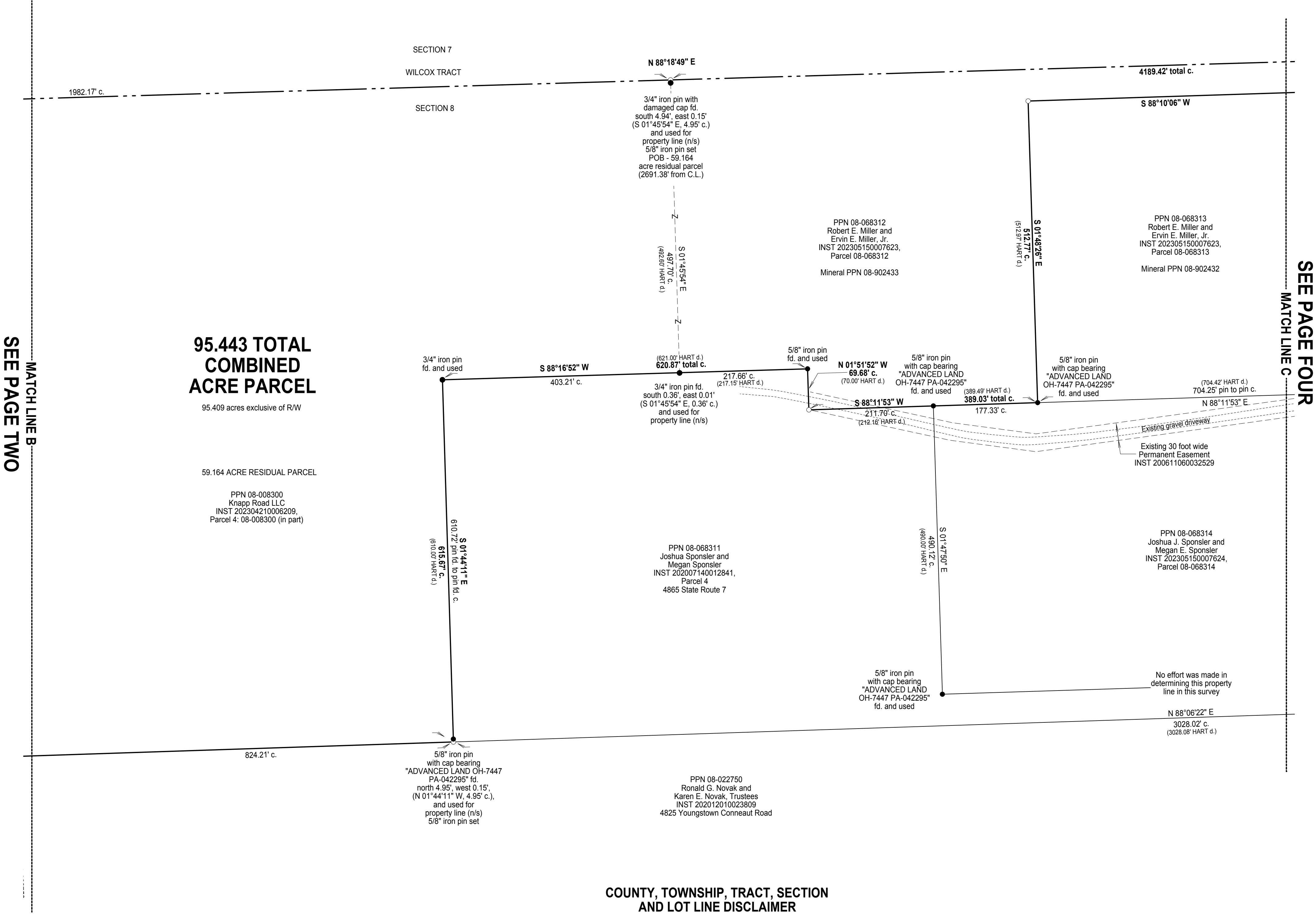


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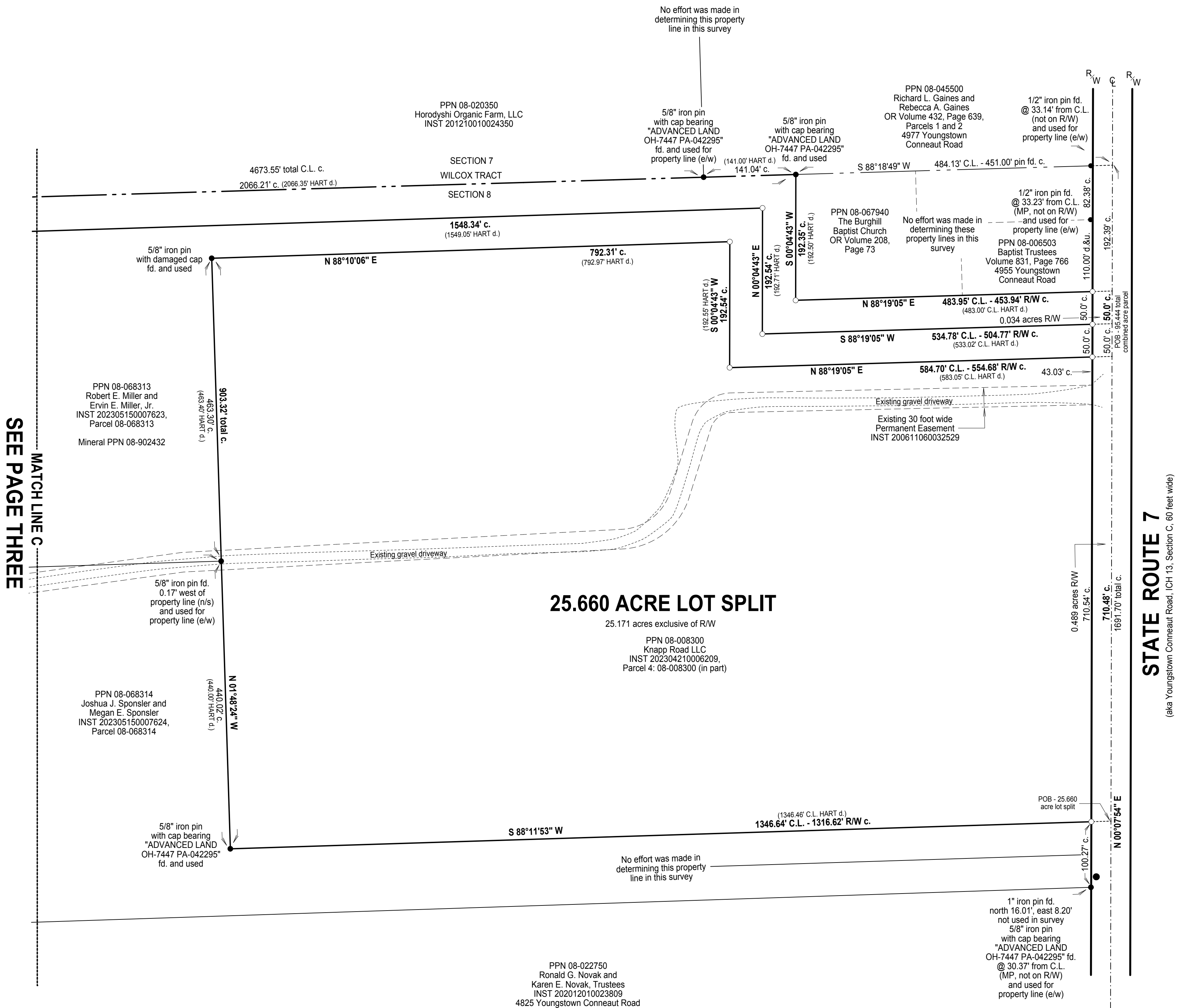


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GRAPHIC SCALE: 1

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SEE PAGE ONE FOR CERTIFICATIONS AND APPROVALS