Situated in The	Month:	Page:
Township of Bloomfield, County of Trumbull and State of Ohio and known as being part of Section 20, Original Survey, within said Township and Township N, Range W in the Connecticut Western Reserve	February	ONE of ONE
	Year: 2026	
Survey for: Gabriel Heath		

OUPS
"Call Before You Dig"
ohio utilities protection service
4740 Belmont Avenue Youngstown, OH. 44505
1-800-362-2764

MAP OF SURVEY OF

PPN 49-045671
Gabriel Heath

DEED OF RECORD:
INST 202507240012834

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.

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.

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

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 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)
℄-Denotes lot line ℘-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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
TCRD -Denotes "Trumbull County Records and Deeds"
TCER -Denotes "Trumbull County Engineer's Records"

100 75 50 25 0 100 200 300 400

GRAPHIC SCALE: 1 inch equals 100 feet

Section 2 | 1" iron pipe fd. (3' tall) and used | Section 19
N 88°52'16" E
Section 3 | Section 20

383.89' c.

3/4" iron pipe fd. (3' tall) 0.22' west of property line (n/s) and used for property line (e/w)

N 01°15'49" W

PPN 49-047152
Rise Group LLC
INST 201205160012196, fourth parcel

602.26' c. | 986.15' total c.

PPN 49-047150
Rise Group LLC
INST 201205160012196, Lot 1 of Parcel 3

PPN 49-057657
Betty Lee Lewis, Jerry Lewis and Scott Lewis
OR Volume 202, Page 128

PPN 49-047151
Rise Group LLC
INST 201205160012196, Lot 2 of Parcel 3

13.32' c.
3/4" iron pipe fd. and used

N 89°09'30" E
152.00' d.&u.
659.84' total c.
507.84' c. (508.00' d.)
5/8" iron pin fd. and used

PPN 49-047154
Rise Group LLC
INST 201205160012196, Lot 3 of Parcel 3

2.318 ACRE PARCEL
0.105 acres R/W
2.213 acres exclusive of R/W

N 01°15'49" W
S 01°15'49" E

PPN 49-057619
Wesley Boylen, Jr.
aka Wesley Boylen
INST 200407200023698
2750 Flagg East Road

N 01°17'06" W
452.00' d.
629.62' pin to pin total c.

PPN 49-001322
Joselyn Brown and Cecelia Wright Brown
INST 200812230028942

R/W
R/W

664.22' C.L. - 634.22' R/W c.
(660.00' C.L. d.)
650.90' C.L. - 620.90' R/W c.
Section 3

PPN 49-045671
Gabriel Heath
INST 202507240012834
Section 20

664.22' C.L. - 634.22' R/W c.
(660.00' C.L. d.)

1880.07' c.
N 29°45'48" W

PLANK ROAD
(aka Bloomfield Geneva Road, CH 301, Section D, 40 feet wide)

MAHAN PARKER ROAD
(TR 305, Section D, 40 feet wide)

Railroad spike fd. and used note: a 5/8" iron pin was found north 7.07', west 2.30' at the centerline intersection area and was not used in this survey

Section 2
Section 3

N 89°09'30" E
27.77' c.
21.27' c.
152.00' c.

Railroad spike set

152.00' d.&u.
S 89°09'30" W

(508.00' d./c.)
508.06' total c.

5/8" iron pin fd. BCO @ 34.60' from C.L. (MP, not on R/W) and used for property line (n/s)

5/8" iron pin fd. @ 34.13' from C.L. (MP, not on R/W) and used for property line (n/s)

135.32' c.

R/W
℄
N 89°09'30" E
R/W

FLAGG EAST ROAD
(TR 298, Section A, 60 feet wide)

PLANK ROAD
(CH 301, Section C, 60 feet wide)

REFERENCES

*The July 17th, 2025 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'Hara, Registered Professional Surveyor 7995, recorded in INST 202508060013685 (et al.) of TCRD.

SURVEYOR'S CERTIFICATION

I certify to: Gabriel Heath

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 1st day of March, 2026.
For any conflict resulting from electronic certification please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

Professional Land Surveyors of Ohio

NSPS

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 1452 2026