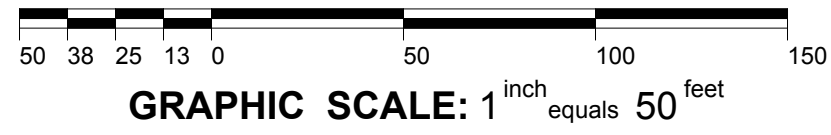


TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



MAP OF SURVEY OF  
**PPN 49-029575**  
**Leroy L. Yoder, Jr. and**  
**Kristina D. Yoder**  
**9620 Creaser Ashtabula Road**

DEED OF RECORD:  
INST 202107200016663

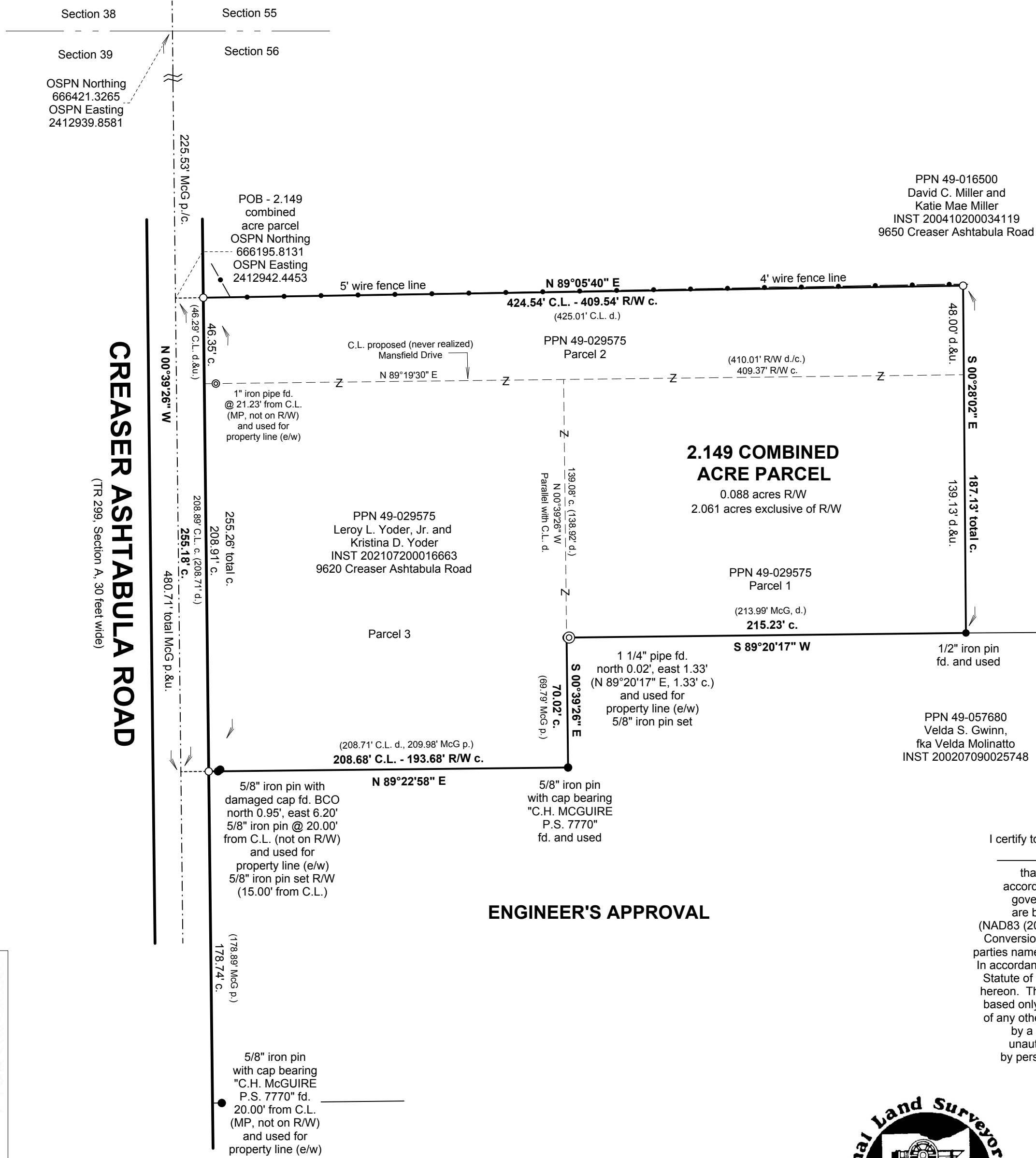
Sited in The Township of Bloomfield, County of Trumbull and State of Ohio and known as being part of Original Section 56 within said Township and Township 7N, Range 4W in the Connecticut Western Reserve	Month: August	Page: ONE of ONE
	Year: 2024	
Survey for: Leroy L. Yoder, Jr. and Kristina D. Yoder		

Checked on August 28th, 2024 by R.L.K. MBL  
Revised on October 10th, 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.

- -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"
- McG -Denotes "Clifford H. McGuire" see References
- OSPN -Denotes "Ohio State Plane Coordinate System, Ohio North"



**REFERENCES**

The unrecorded August, 2006 plat of survey prepared by Clifford H. McGuire, Professional Surveyor 7770.

**SURVEYOR'S CERTIFICATION**

I certify to: Leroy L. Yoder, Jr. and Kristina D. Yoder

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 10th day of October, 2024.

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



**ENGINEER'S APPROVAL**

**DBK MAP 1369 2024**



This map of survey prepared by  
**D.B. Kosie & Associates, LLC**  
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