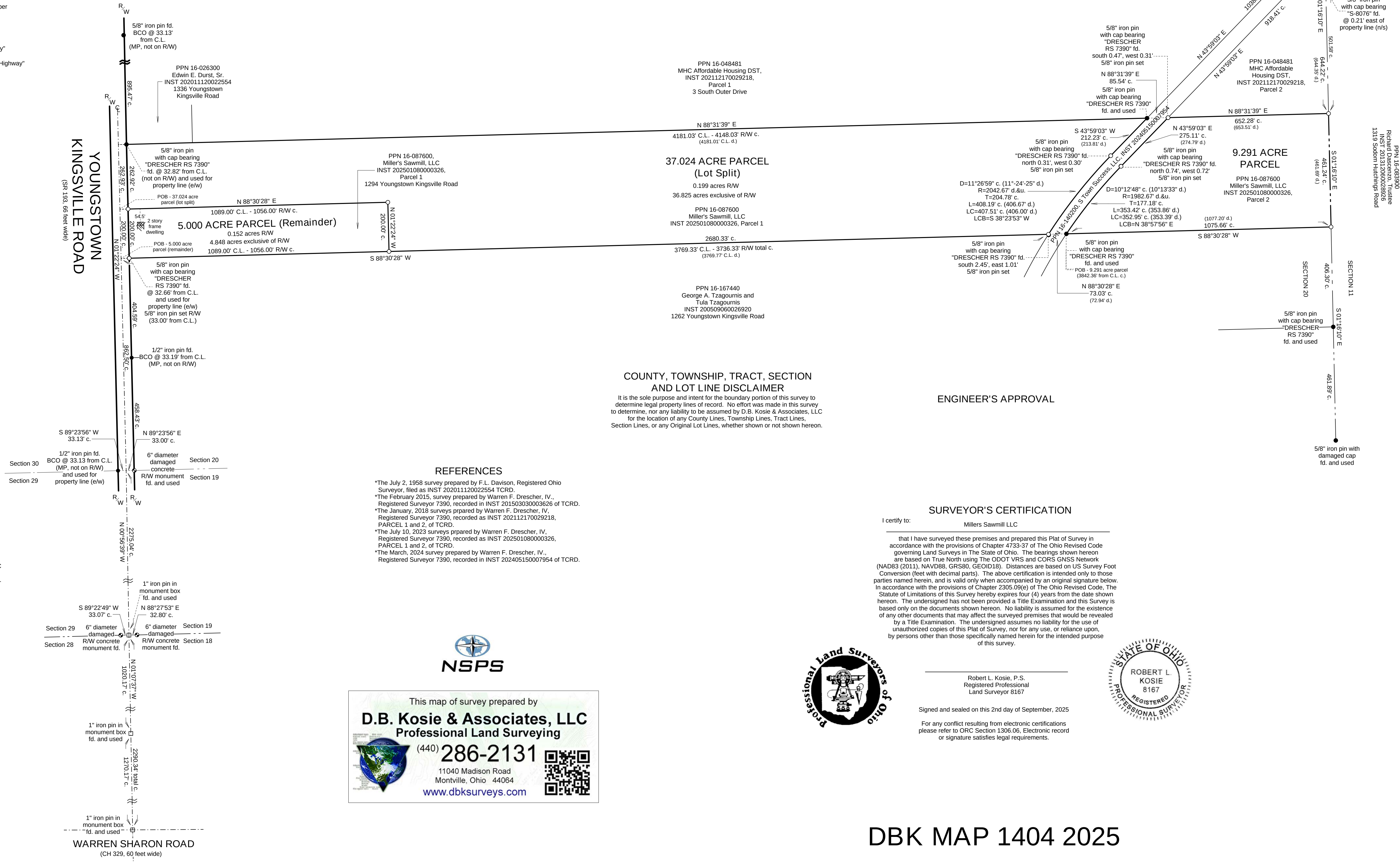
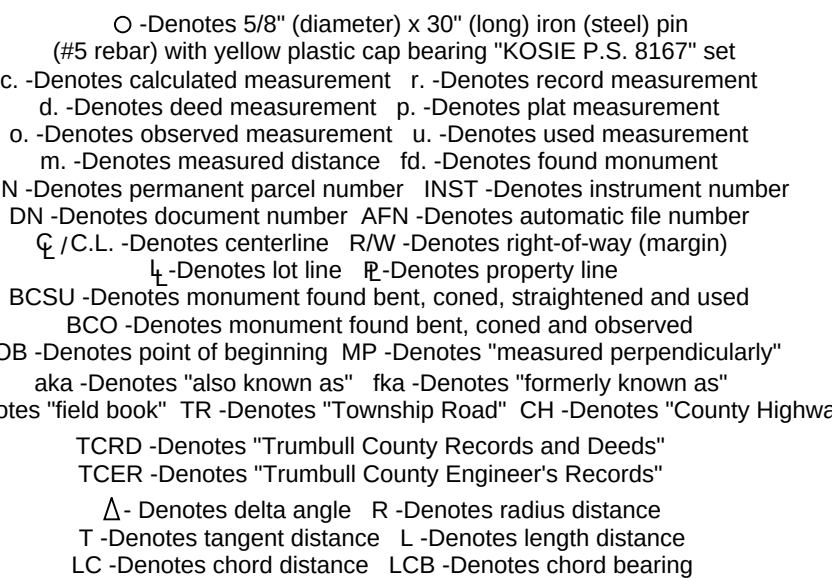




COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

ENGINEER'S APPROVAL

SURVEYOR'S CERTIFICATION

I certify to: Millers Sawmill 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 Surveyors. The bearings and distances shown herein 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 under in accordance with the provisions of Chapter 2305.09(c) of The Ohio Revised Code. The State of Limitations of this Survey hereby expires four (4) years from the date shown on the undersigned has been signed. No liability is assumed for 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 the plat and copies of this plat 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 2nd day of September, 2025

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



MAP OF SURVEY OF
PPN 16-087600
Miller's Sawmill, LLC
DEED OF RECORD
INST 202501080000326, Parcels 1 and 2
1294 Youngstown Kingsville Road

Situated in The Township of Vienna, County of Trumbull and State of Ohio and known as being part of Original Section 20 within said Township and Township 4N, Range 2W in the Connecticut Western Reserve.	Month: September	Page: ONE of ONE
	Year: 2025	
Survey for: Miller's Sawmill, LLC		

Checked on September 8th, 2025 by RLK, MBL

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.

REFERENCES

- ## REFERENCES
- *The July 2, 1958 survey prepared by F.L. Davison, Registered Ohio Surveyor, filed as INST 202011120022554 TCRD.
 - *The February 25, 1959 survey prepared by Warren F. Drescher, IV, Registered Surveyor 7390, recorded as INST 20150303003826 of TCRD.
 - *The January, 2018 surveys prepared by Warren F. Drescher, IV, Registered Surveyor 7390, recorded as INST 202112170029218, PARCEL 1 and 2, of TCRD.
 - *The July 10, 2023 surveys prepared by Warren F. Drescher, IV, Registered Surveyor 7390, recorded as INST 202501080000326, PARCEL 1 and 2, of TCRD.
 - *The March, 2024 survey prepared by Warren F. Drescher, IV, Registered Surveyor 7390, recorded in INST 202405150007954 of TCRD.



DBK MAP 1404 2025



5.000 ACRE PARCEL (Remainder)

0.152 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 16-087600

Miller's Sawmill, LLC, INST 202501080000326, Parcel 1, of Trumbull County Records and Deeds (TCRD). 1294 Youngstown Kingsville Road.

Situated in the Township of Vienna, County of Trumbull and State of Ohio and known as being part of Original Section 20 within said Township and Township 4N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Warren Sharon Road (County Highway 329, 60 feet wide) and Youngstown Kingsville Road (State Route 193, 66 feet wide).

Thence North $01^{\circ}07'37''$ West, along the centerline of said Youngstown Kingsville Road, passing through a 1" iron pin in a monument box found at 1270.17 feet, a total distance of 2290.34 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North $00^{\circ}56'39''$ West, continuing along said centerline, 2275.04 feet to an angle point therein, referenced by a 6" diameter, damaged concrete monument found North $89^{\circ}23'56''$ East, 33.00 feet therefrom.

Thence North $01^{\circ}22'24''$ West, continuing along said centerline, 862.50 feet to the northwesterly corner of PPN 16-167440 as conveyed to George A. Tzagournis and Tula Tzagournis, recorded in INST 200509060026920 of TCRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $01^{\circ}22'24''$ West, continuing along said centerline, a frontage distance of 200.00 feet to the northwesterly corner of the parcel herein described.

5.000 ACRE PARCEL (Lot Split) continued

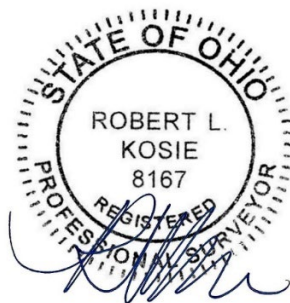
Thence North $88^{\circ}30'28''$ East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 33.00 feet, a total distance of 1089.00 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South $01^{\circ}22'24''$ East, along the easterly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the northerly line of the aforesaid Tzagournis parcel (PPN 16-167440).

Thence South $88^{\circ}30'28''$ West, along said northerly line of Tzagournis' land, passing through a 5/8" iron pin set at 1056.00 feet and a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found at 1056.34 feet, a total distance of 1089.00 feet to **The Principal Place of Beginning of this Survey** and containing 5.000 acres of land, of which, 0.152 acres are within the R/W of said Youngstown Kingsville Road, leaving 4.848 acres of land exclusive of said R/W, surveyed in March of 2026 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 describe the 5.000 acres of land remaining in PPN 16-087600, as conveyed to Miller's Sawmill, LLC, recorded in INST 202501080000326, Parcel 1 of TCRD, after a 37.024 acre division therefrom. Known as being 1294 Youngstown Kingsville 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 Sealed on

September 9th, 2025



9.291 ACRE PARCEL

Deed of Record:

Permanent Parcel Number (PPN) 16-087600

Miller's Sawmill, LLC, INST 202501080000326, Parcel 2, of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Vienna, County of Trumbull and State of Ohio and known as being part of Original Section 20 within said Township and Township 4N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Warren Sharon Road (County Highway 329, 60 feet wide) and Youngstown Kingsville Road (State Route 193, 66 feet wide).

Thence North $01^{\circ}07'37''$ West, along the centerline of said Youngstown Kingsville Road, passing through a 1" iron pin in a monument box found at 1270.17 feet, a total distance of 2290.34 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North $00^{\circ}56'39''$ West, continuing along said centerline, 2275.04 feet to an angle point therein, referenced by a 6" diameter, damaged concrete R/W monument found North $89^{\circ}23'56''$ East, 33.00 feet therefrom.

Thence North $01^{\circ}22'24''$ West, continuing along said centerline, 862.50 feet to the northwesterly corner of PPN 16-167440 as conveyed to George A. Tzagournis and Tula Tzagournis, recorded in INST 200509060026920 of TCRD.

Thence North $88^{\circ}30'28''$ East, along the northerly line of said Tzagournis' land, passing through a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found at 32.66 feet and 5/8" iron pins set at 33.00 feet, 1089.00 feet and 3769.33 feet, a total distance of 3842.36 feet to a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found on the easterly side of PPN 16-140200 as conveyed to S Town Success, LLC,

9.291 ACRE PARCEL continued

recorded in INST 202405150007954 of TCRD, being the southwesterly corner of the parcel herein described, a point of curve therein, and the **The Principal Place of Beginning of this Survey**.

Thence along an easterly line of the said S Town Success, LLC parcel, and along said curve, deflecting to the right, having a chord bearing of North 38°57'56" East, a delta angle of 10°12'48", a radius of 1982.67 feet, and a chord distance of 352.95 feet, a total length distance of 353.42 feet to a 5/8" iron pin set at a point of tangency therein, witnessed by a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found north 0.74 feet and west 0.72 feet therefrom.

Thence North 43°59'03" East, along an easterly line of the said S Town Success, LLC parcel, 275.11 feet to a 5/8" iron pin set at the southwesterly corner of PPN 16-048481 as conveyed to MHC Affordable Housing DST, recorded in INST 202112170029218, Parcel 2 of TCRD, being the northwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found south 0.47 feet and west 0.31 feet therefrom.

Thence North 88°31'39" East, along the southerly line of the said MHC Affordable Housing DST parcel, 652.28 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 16-083900 as conveyed to Richard Dascenzo, Trustee, recorded in INST 201312060028926 of TCRD, being the northeasterly corner of the parcel herein described.

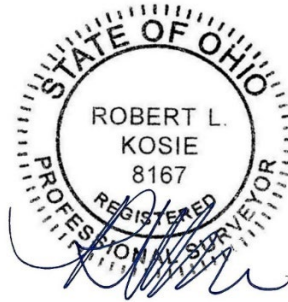
Thence South 01°16'10" East, along said westerly line of Dascenzo's land, 461.24 feet to a 5/8" iron pin set at the northeasterly corner of the aforesaid Tzagournis parcel (PPN 16-167440), being the southeasterly corner of the parcel herein described.

Thence South 88°30'28" West, along the aforesaid northerly line of Tzagournis' land, 1075.66 feet to **The Principal Place of Beginning of this Survey** and containing 9.291 acres of land, surveyed in March of 2026 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.

9.291 ACRE PARCEL continued

The intent of this survey is to more accurately describe PPN 16-087600, as conveyed to Miller's Sawmill, LLC, recorded in INST 202501080000326, Parcel 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

September 9th, 2025



37.024 ACRE PARCEL (Lot Split)

0.199 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 16-087600

Miller's Sawmill, LLC, INST 202501080000326, Parcel 1, of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Vienna, County of Trumbull and State of Ohio and known as being part of Original Section 20 within said Township and Township 4N, Range 2W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Warren Sharon Road (County Highway 329, 60 feet wide) and Youngstown Kingsville Road (State Route 193, 66 feet wide).

Thence North 01°07'37" West, along the centerline of said Youngstown Kingsville Road, passing through a 1" iron pin in a monument box found at 1270.17 feet, a total distance of 2290.34 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 00°56'39" West, continuing along said centerline, 2275.04 feet to an angle point therein, referenced by a 6" diameter, damaged concrete R/W monument found North 89°23'56" East, 33.00 feet therefrom.

Thence North 01°22'24" West, continuing along said centerline, 862.50 feet to the northwesterly corner of PPN 16-167440 as conveyed to George A. Tzagournis and Tula Tzagournis, recorded in INST 200509060026920 of TCRD.

Thence North 01°22'24" West, continuing along said centerline, 200.00 feet to a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

37.024 ACRE PARCEL (Lot Split) continued

Thence North $01^{\circ}22'24''$ West, continuing along said centerline, a frontage distance of 262.93 feet to the southwesterly corner of PPN 16-026300 as conveyed to Edwin E. Durst, Sr., recorded in INST 202011120022554 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North $88^{\circ}31'39''$ East, along the southerly line of said Durst's land and also along the southerly line of PPN 16-048481 as conveyed to MHC Affordable Housing DST, recorded in INST 202112170029218, Parcel 1 of TCRD, passing through a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found at 32.82 feet (not on R/W), a total distance of 4181.03 feet to a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found at the northeasterly corner of the parcel herein described, on a westerly line of PPN 16-140200 as conveyed to S Town Success, LLC, recorded in INST 202405150007954 of TCRD.

Thence South $43^{\circ}59'03''$ West, along said westerly line of the S Town Success, LLC parcel, 212.23 feet to a 5/8" iron pin set at a point of curve therein, witnessed by a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found north 0.31 feet and west 0.30 feet therefrom.

Thence along a westerly line of the said S Town Success, LLC parcel, and along said curve, deflecting to the left, having a chord bearing of South $38^{\circ}23'53''$ West, a delta angle of $11^{\circ}26'59''$, a radius of 2042.67 feet, and a chord distance of 407.51 feet, a total length distance of 408.19 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described, on the northerly line of the aforesaid Tzagournis parcel (PPN 16-167440), witnessed by a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found south 2.45 feet and east 1.01 feet therefrom.

Thence South $88^{\circ}30'28''$ West, along said northerly line of Tzagournis' land, 2680.33 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North $01^{\circ}22'24''$ West, along a westerly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set.

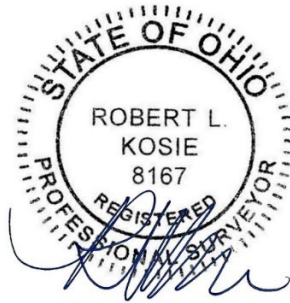
Thence South $88^{\circ}30'28''$ West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1056.00 feet, a total distance of 1089.00 feet to **The Principal Place of Beginning of this Survey** and containing 37.024 acres of land, of which, 0.199 acres are within the R/W of said Youngstown Kingsville Road, leaving 36.825 acres of land exclusive of said R/W, surveyed in March of 2026 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

37.024 ACRE PARCEL (Lot Split) continued

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 divide 37.024 acres of land from PPN 16-087600, as conveyed to Miller's Sawmill, LLC, recorded in INST 202501080000326, Parcel 1 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

September 9th, 2025