

MAP OF SURVEY OF
PPN 54-003500
Martin M. Miller, III and
Martin A. Miller

DEED OF RECORD:
INST 202505160008207

Situated in The Township of Braceville, County of Trumbull and State of Ohio and known as being part of Section 13 within said Township and Township 4N, Range 5W in the Connecticut Western Reserve.	Month: September Year: 2025	Page: ONE of ONE
Survey for: Martin M. Miller, III and Martin A. Miller		

Checked on September 12th, 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.

PPN 54-120080
Jason A. Gearhart
INST 202401300001489
658 Braceville Robinson Road

5/8" iron pin
with cap bearing
"TLB OH 7625"
fd. and used
177.20' c.
5/8" iron pin
with cap bearing
"TLB OH 7625"
fd. and used
266.08' c.
S 00°41'14" E
591.32' total c.
5/8" iron pin
with cap bearing
"DRESCHER
RS 7390"
fd. and used
148.04' c.
Angle point

3/4" iron pin fd.
@ 30.34' from C.L.
(MP, not on R/W)
and used for
property line (e/s)
N 87°41'49" E
147.77' c.
5/8" iron pin fd.
@ 29.76' from C.L.
(MP, not on R/W)
and used for
property line (e/w)
100.01' c.
1" iron pipe
in concrete fd.
@ 29.78' from C.L.
(MP, not on R/W)
5/8" iron pin in
1" iron pipe in
concrete fd. @
29.72' from C.L.
(MP, not on R/W)
5/8" iron pin set R/W
100.07' c.
Gravel Drive -
N 87°42'08" E -
359.89' C.L. - 329.89' R/W c. (359.52' C.L. d.)
N 01°19'22" W
19.44' C.L. c.
N 01°19'22" W
19.43' R/W c.
238.89' d/c.
18" twin swamp
tupelo tree on R/W
5/8" iron pin set @
32.00' from C.L.
(not on R/W)
5/8" iron pin
with cap bearing
"ALM OH - 7447"
fd. @ 29.82' from C.L.
(not on R/W)
3/4" iron pin fd.
BCO and used
56.93' c.
5/8" iron pin
with cap bearing
"TLB OH 7625"
fd. and used
155.04' c.
5/8" iron pin
with cap bearing
"TLB OH 7625"
fd. and used
56.85' c.
3/4" iron pin
fd. and used
1562.01' c.

BRACEVILLE ROBINSON ROAD
(aka Newton Falls Braceville Robinson Road, CH 114, Section D, 60 feet wide)

PPN 54-086230
Christopher J. Gregory and
Tara Lynn Gregory
INST 202111100026299
648 Braceville Robinson Road
PPN 54-019000
Jon D. Pratt and
Cynthia D. Pratt, Trustees
INST 201001130000617
636 Braceville Robinson Road
PPN 54-135100
Rachel S. Bahr and
Alexander C. Fales
INST 201905030008059
622 Braceville Robinson

5/8" iron pin in
1" iron pipe
in concrete
fd. and used
N 87°42'24" E
99.88' c.
N 01°20'05" W
200.05' total c.
1" iron pipe
in concrete
fd. and used
5/8" iron pin
in concrete
fd. and used
100.16' c.

1032.65' c.
622.20' c.
982.09' C.L. - 952.09' R/W total c.

Lot 2

PPN 54-003504
Abdurashid Yakubov
and Aziz Roshid
INST 201709050025255 and
INST 202210120020793
544 Braceville Robinson Road

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



GRAPHIC SCALE: 1 inch equals 100 feet
100 75 50 25 0 100 200 300

○ -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 d. -Denotes deed measurement
p. -Denotes plat measurement fd. -Denotes found monument
u. -Denotes used measurement PPN -Denotes permanent parcel number
INST -Denotes instrument number
C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
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"

LaBrae Local Schools Plat No. 3

Volume 53, Page 211

Lot 2

PPN 54-003504
Abdurashid Yakubov
and Aziz Roshid
INST 201709050025255 and
INST 202210120020793
544 Braceville Robinson Road

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



Lot 1

PPN 54-003503
Braceville Township
Board of Trustees
INST 201906250011630

5/8" iron pin fd.
BCO @ 31.03' from
C.L. (29.74' MP, not
on R/W) and used
for R/W (ne/sw)
(302.46' R/W p.)
333.37' C.L. - 302.07' R/W c.
N 72°08'13" E
5/8" iron pin
with cap bearing
"WRLC"
fd. and used

D=02°05'59" c. (02°05'47" p.)
R=5769.91' c. (5773.00' p.)
T=105.73' c. (105.62' p.)
L=211.44' c. (211.22' p.)
LC=211.43' c. (211.21' p.)
LCB=N 73°11'15" E

5/8" iron pin
with cap bearing
"WRLC" fd.
south 0.49', east 0.01'
and used for
property line (n/s)
5/8" iron pin set

D=05°00'01" c.
R=5769.91' c.
T=251.93' c.
L=503.54' c.
LC=503.38' c.
LCB=S 76°44'12" W

C.L. NORTH RAIL
D=08°07'47" c.
R=5739.91' c.
T=407.90' c.
L=814.43' c.
LC=813.75' c.
LCB=N 76°12'07" E

**NORFOLK AND SOUTHERN
RAILROAD**
(fka Erie Railroad, 100 feet wide)

Signed and sealed on this 8th
day of September, 2025



DBK MAP
1406 2025

SURVEYOR'S CERTIFICATION

I, Robert L. Kosie, Sr., Registered Professional Land Surveyor 8167, hereby certify to:
Martin M. Miller, III and Martin A. 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 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.



19.340 ACRE PARCEL

0.013 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 54-003500

Martin M. Miller, III and Martin A. Miller

INST 202505160008207 of Trumbull County Records and Deeds (TCRD)

Situated in the Township of Braceville, County of Trumbull and State of Ohio and known as being part of Section 13 within said Township and Township 4N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a point on the centerline of Braceville Robinson Road (also known as Newton Falls Braceville Robinson Road, CH 114, Section D, 60 feet wide) at its intersection with the northerly R/W of PPN 54-152822 as conveyed to the Norfolk and Southern Railroad (formerly the Erie Railroad, 100 feet wide in this section east of Braceville Robinson Road), as shown on the LaBrae Local Schools Plat No. 3, recorded in Volume 53, Page 211 of TCRD, referenced by a 5/8" iron pin found bent, coned and observed at North 72°08'13" East, 31.03 feet therefrom.

Thence North 01°19'22" West, along the centerline of said Braceville Robinson Road, 1562.01 feet to the northwesterly corner of PPN 54-135100 as conveyed to Rachel S. Bahr and Alexander C. Fales, recorded in INST 201905030008059 of TCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 01°19'22" West, continuing along said centerline, a frontage distance of 19.44 feet to the southwesterly corner of PPN 54-019000 as conveyed to Jon D. Pratt and Cynthia D. Pratt, Trustees, recorded in INST 201001130000617 of TCRD, being a northwesterly corner of the parcel herein described.

Thence North 87°42'08" East, along the southerly line of said Pratt's land, passing through a 1" iron pipe in concrete found at 29.72 feet, a 5/8" iron pin set at 30.01 feet, a total distance of 436.28 feet to a 5/8" iron pin in concrete found at the southeasterly

19.340 ACRE PARCEL (continued)

corner thereof.

Thence North 01°20'05" West, along the easterly line of said Pratt's land and also along the easterly line of PPN 54-086230 as conveyed to Christopher J. Gregory and Tara Lynn Gregory, recorded in INST 202111100026299 of TCRD, passing through a 1" iron pipe in concrete found at 100.16 feet, a total distance of 200.05 feet to a 5/8" iron pin in a 1" iron pipe in concrete found at the northeasterly corner thereof, on the southerly line of PPN 54-120080 as conveyed to Jason A. Gearhart, recorded in INST 202401300001489 of TCRD, being a northwesterly corner of the parcel herein described.

Thence North 87°42'24" East, along said southerly line of Gearhart's land, 1032.65 feet to a 5/8" iron pin with cap bearing "DRESCHER RS 7390" found at the southeasterly corner thereof, on the westerly line of PPN 54-082800 as conveyed to Dennis Kuchta and Carol Kuchta, recorded in OR Volume 1090, Page 141, first parcel of TCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°15'21" East, along said westerly line of Kuchta's land, 1416.89 feet to a 5/8" iron pin set on the northerly R/W of the aforesaid Norfolk and Southern Railroad (PPN 54-152822), being the southeasterly corner of the parcel herein described.

Thence along said R/W, along a curve, deflecting to the left, having a chord bearing of South 76°44'12" West, a delta angle of 05°00'01", a radius of 5769.91 feet, and a chord distance of 503.38 feet, a total length distance of 503.54 feet to a 5/8" iron pin set at the southeasterly corner of PPN 54-003504 as conveyed to Abdurashid Yakubov and Aziz Roshid, recorded in INST 201709050025255 and INST 202210120020793, known as being Lot 2 in the aforesaid LaBrae Local Schools Plat No. 3, being a southwesterly corner of the parcel herein described.

Thence North 00°59'41" West, along the easterly line of the said Abdurashid Yakubov and Aziz Roshid parcel, and said Lot 2, 1293.54 feet to a 5/8" iron pin found bent, coned and observed at the northeasterly corner thereof, witnessed by a 1/2" iron pin found south 0.32 feet and east 0.17 feet therefrom.

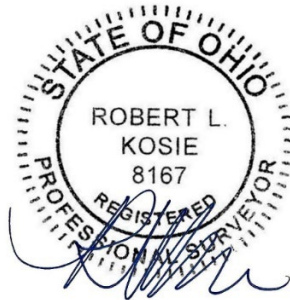
Thence South 87°41'32" West, along a northerly line of the said Abdurashid Yakubov and Aziz Roshid parcel, and said Lot 2, and along the northerly line of the aforesaid Rachel S. Bahr and Alexander C. Fales parcel (PPN 54-135100), passing through a 1" iron pipe in concrete found at 622.20 feet, a 5/8" iron pin set at 950.09 feet, an 18" twin swamp tupelo tree found on the R/W of the aforesaid Braceville Robinson Road

19.340 ACRE PARCEL (continued)

at 952.09 feet, a total distance of 982.09 feet to **The Principal Place of Beginning of this Survey** and containing 19.340 acres of land, of which, 0.013 acres are within the R/W of said Braceville Robinson Road, leaving 19.327 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 more accurately describe PPN 54-003500 as conveyed to Martin M. Miller, III and Martin A. Miller, recorded in INST 202505160008207 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 11th,
2025