

TRUE NORTH (Geoid10)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid12B



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)
L - Denotes lot line R - 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"
TCRD - Denotes "Trumbull County Records and Deeds"
TCER - Denotes "Trumbull County Engineer's Records"
TCTD - Denotes "Trumbull County Tax Map Department"
OR - Denotes "Official Record" aka - Denotes "also known as"
CH - Denotes County Highway TR - Denotes Township Road
FB - Denotes "field book"
PC - Denotes point of curve PT - Denotes point of tangency
PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency

GRAPHIC SCALE: 1 inch equals 100 feet

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.

MAP OF RE-SURVEY, LOT SPLIT AND REMAINDER OF

PPN 60-038700 Midnight Run, LLC 8355 State Route 534

DEED OF RECORD:

INST 202312190020610,
first and second parcels

Situated in The

Month:

Page:

Township of Mesopotamia, County of
Trumbull and State of Ohio and known
as being part of Section 34 within said
Township and Township 7N, Range 5W
in the Connecticut Western Reserve.

October

Year:

2025

ONE

of

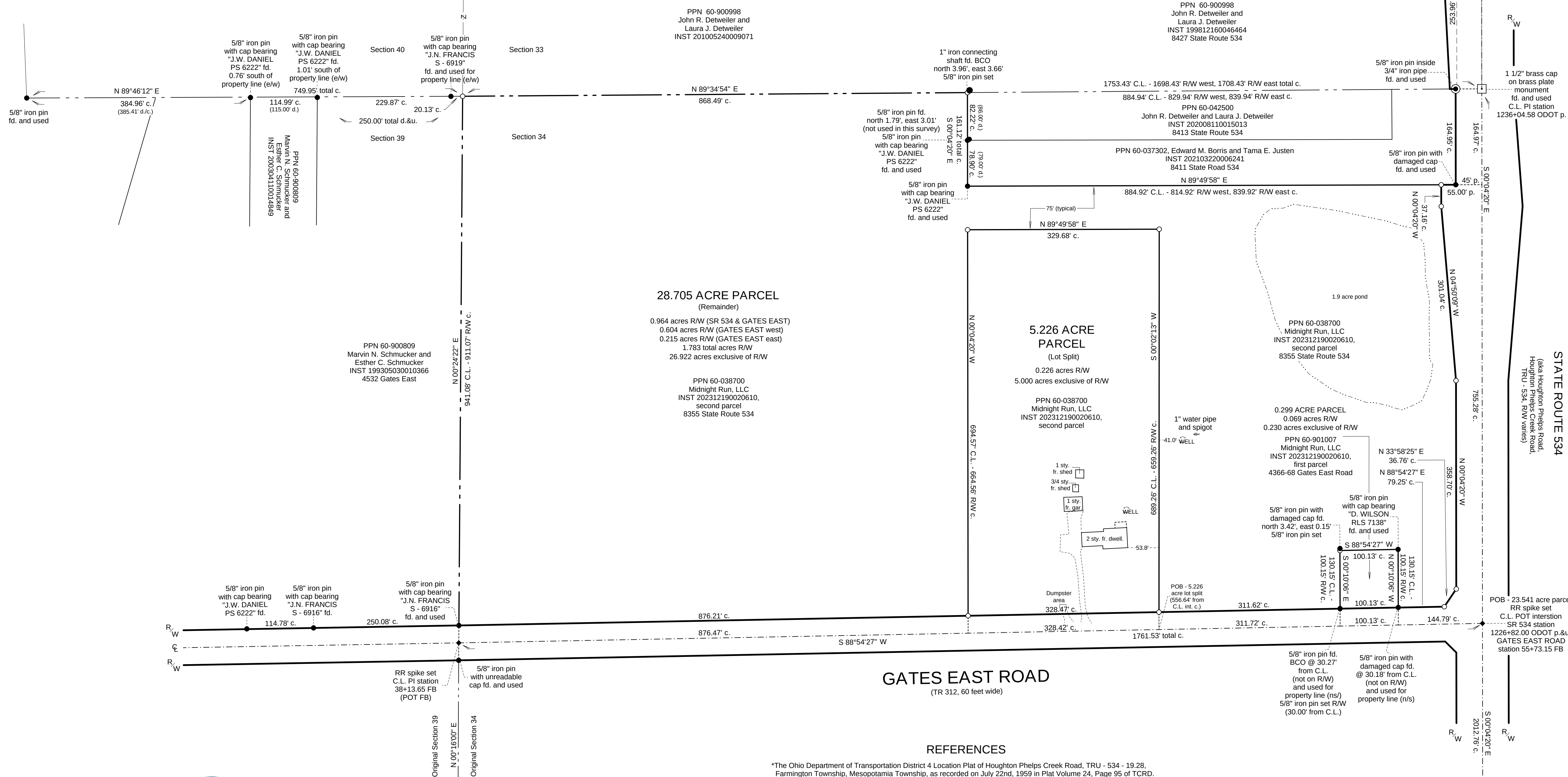
ONE

Survey for: Midnight Run, LLC, Robert Murry and Sandra Murry

Checked on October 6th, 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.



GATES EAST ROAD (TR 312, 60 feet wide)

REFERENCES

- *The Ohio Department of Transportation District 4 Location Plat of Houghton Phelps Creek Road, TRU - 534 - 19.28, Farmington Township, Mesopotamia Township, as recorded on July 22nd, 1959 in Plat Volume 24, Page 95 of TCRD.
- *The October, 1998 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 199812160046464 of TCRD.
- *The November, 1998 survey prepared by Lynn, Kittinger & Noble, Inc. Professional Surveyors, by Carroll L. Herrmann, P.S. Ohio #5663, recorded in INST 201410020019649, Parcel No. 1 of TCRD.
- *The March, 1999 survey prepared by Danny L. Wilson, Professional Surveyor 7238, recorded in INST 202312190020610 of TCRD.
- *The October, 2002 survey prepared by AAA Surveying, Keith B. Jones, Ohio Registered Surveyor #7794, recorded in INST 201206050014512, Parcel 2 of TCRD.
- *The January, 2003, survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 200304110014849 of TCRD.
- *The July, 2004 survey prepared by AAA Surveying, Keith B. Jones, Ohio Registered Surveyor #7794, recorded in INST 201309190022430 of TCRD.
- *The August, 2004 survey prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222, recorded in INST 201710270029435 of TCRD.
- *The March, 2008 survey prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222, recorded in INST 200806090014591 and INST 200806090014592 of TCRD.
- *The December, 2011 survey prepared by Jerry W. Daniel, Registered Professional Surveyor No. 6222, recorded in INST 201205240013348 of TCRD.
- *The February, 2009 surveys prepared by Lynn, Kittinger & Noble, Inc. Professional Surveyors, by Carroll L. Herrmann, P.S. Ohio #5663, recorded in INST 200906260012629 of TCRD.
- *The March, 2009 survey prepared by Lynn, Kittinger & Noble, Inc. Professional Surveyors, by Carroll L. Herrmann, P.S. Ohio #5663, recorded in INST 201708220024352 and INST 201502100002411 of TCRD.
- *The August, 2009 surveys prepared by Lynn, Kittinger & Noble, Inc. Professional Surveyors, by Carroll L. Herrmann, P.S. Ohio #5663, recorded in INST 201708220024352 and INST 201502100002411 of TCRD.
- *The March, 2010, survey by John N. Francis, Professional Surveyor 6916, recorded in INST 201005240009071 of TCRD.

SURVEYOR'S CERTIFICATION

I certify to: Midnight Run, LLC, Robert Murry and Sandra Murry

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, GEOID12B). Distances are based on U.S. 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 No. 8167

Signed and sealed on this
3rd day of October, 2025



DBK MAP 1415 2025



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





5.226 ACRE PARCEL

(Lot Split)

0.226 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-038700

Midnight Run, LLC

Instrument Number (INST) 202312190020610, second parcel, of Trumbull County Records and Deeds (TCRD).

Situated in the Township of Mesopotamia, County of Trumbull and State of Ohio and known as being part of Section 34 within said Township and Township 7N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of State Route 534 (also known as Houghton Phelps Road, Houghton Phelps Creek Road, TRU - 534, R/W varies) and Gates East Road (Township Road 312, 60 feet wide), referenced by a 1 1/2" brass cap on a brass plate monument found at the centerline intersection of said State Route 534 and Parks West Road (County Highway 314, Section B), South 00°04'20" East, 2012.76 feet therefrom.

Thence South 88°54'27" West, along the centerline of said Gates East Road, 556.64 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°54'27" West, continuing along said centerline, a frontage distance of 328.42 feet to the southwesterly corner thereof, referenced by a railroad spike set South 88°54'27" West, 876.47 feet therefrom.

Thence North 00°04'20" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 694.57 feet to a 5/8" iron pin set at the northwesterly corner thereof.

5.226 ACRE PARCEL - Lot Split (continued)

Thence North 89°49'58" East, along the northerly line of the parcel herein described, 329.68 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 00°02'13" West, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set at 659.26 feet, a total distance of 689.26 feet to **The Principal Place of Beginning of this Survey** and containing 5.226 acres of land, of which, 0.226 acres are within the R/W of said Gates East Road, leaving 5.000 acres of land exclusive of said R/W, surveyed in April 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 divide 5.226 acres of land from PPN 60-038700 as conveyed to Midnight Run, LLC, recorded in INST 202312190020610, second parcel 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

October 6th, 2025



28.705 ACRE PARCEL

(Remainder)

1.783 total acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-038700

Midnight Run, LLC

Instrument Number (INST) 202312190020610, second parcel, of Trumbull County
Records and Deeds (TCRD). 8355 State Route 534.

Situated in the Township of Mesopotamia, County of Trumbull and State of Ohio and known as being part of Section 34 within said Township and Township 7N, Range 5W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a railroad spike set at the centerline intersection of State Route 534 (also known as Houghton Phelps Road, Houghton Phelps Creek Road, TRU - 534, R/W varies) and Gates East Road (Township Road 312, 60 feet wide), being a southeasterly corner of the parcel herein described and referenced by a 1 1/2" brass cap on a brass plate monument found at the centerline intersection of said State Route 534 and Parks West Road (County Highway 314, Section B), South 00°04'20" East, 2012.76 feet therefrom.

Thence South 88°54'27" West, along the centerline of said Gates East Road, 144.79 feet to the southeasterly corner of PPN 60-901007 as conveyed to Midnight Run, LLC, recorded in INST 202312190020610, first parcel of TCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°10'06" West, along the easterly line of the said Midnight Run, LLC parcel, passing through a 5/8" iron pin with a damaged cap found at 30.18 feet (not on R/W), a total distance of 130.15 feet to a 5/8" iron pin with cap bearing "D. WILSON RLS 7138" found at the northeasterly corner thereof.

Thence South 88°54'27" West, along the northerly line of the said Midnight Run, LLC parcel, 100.13 feet to a 5/8" iron pin set at the northwesterly corner thereof, witnessed by a 5/8" iron pin with a damaged cap found north 3.42 feet and east 0.15 feet therefrom.

Thence South 00°10'06" East, along the westerly line of the said Midnight Run, LLC parcel,

28.705 ACRE PARCEL - Remainder (continued)

passing through a 5/8" iron pin found bent, coned and observed at 99.88 feet (not on R/W) and a 5/8" iron pin set at 100.15 feet, a total distance of 130.15 feet to the southwesterly corner thereof, on the centerline of the aforesaid Gates East Road, being a southeasterly corner of the parcel herein described.

Thence South 88°54'27" West, along said centerline, 311.72 feet to a southwesterly corner of the parcel herein described.

Thence North 00°02'13" East, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 689.26 feet to a 5/8" iron pin set.

Thence South 89°49'58" West, along a southerly line of the parcel herein described, 329.68 feet to a 5/8" iron pin set.

Thence South 00°04'20" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 664.56 feet, a total distance of 694.57 to a southeasterly corner thereof, on the centerline of the aforesaid Gates East Road.

Thence South 88°54'27" West, along said centerline, 876.47 feet to a railroad spike set at the southeasterly corner of PPN 60-900809 as conveyed to Marvin N. Schmucker and Esther C. Schmucker, recorded in INST 199305030010366 of TCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°24'22" East, along the easterly line of said Schmucker's land, passing through a 5/8" iron pin with cap bearing "J.N. FRANCES S - 6916" found at 30.01 feet, a total distance of 941.08 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 60-900998 as conveyed to John R. Detweiler and Laura J. Detweiler, recorded in INST 201005240009071 of TCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°34'54" East, along said southerly line of Detweiler's land, 868.49 feet to a 5/8" iron pin set at the northwesterly corner of PPN 60-042500 as conveyed to John R. Detweiler and Laura J. Detweiler, recorded in INST 202008110015013 of TCRD, being a northeasterly corner of the parcel herein described and witnessed by a 1" iron connecting shaft found bent, coned and observed north 3.96 feet and east 3.66 feet therefrom.

Thence South 00°04'20" East, along the westerly line of said Detweiler's land, along a westerly line of PPN 60-037302 as conveyed to Edward M. Borris and Tama E. Justen, recorded in INST 202103220006241 of TCRD, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 82.22 feet, a total distance of 161.12 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at the southwesterly corner thereof.

Thence North 89°49'58" East, along the southerly line of the said Edward M. Borris and Tama E. Justen parcel, passing through a 5/8" iron pin set at 814.92 feet and a 5/8" iron pin

28.705 ACRE PARCEL - Remainder (continued)

with a damaged cap found at 839.92 feet, a total distance of 884.92 feet to the southeasterly corner thereof, on the centerline of the aforesaid State Route 534, being a northeasterly corner of the parcel herein described and witnessed by a 1 1/2" brass cap on a brass plate monument found North 00°04'20" West, 164.97 feet therefrom.

Thence South 00°04'20" East, along said centerline, 755.28 feet to to **The Principal Place of Beginning of this Survey** and containing 28.705 acres of land, of which, 1.783 acres are within the R/W of said State Route 534 and Gates East Road Road, leaving 26.922 acres of land exclusive of said R/W, surveyed in April 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 remaining 28.705 acres of land in PPN 60-038700 as conveyed to Midnight Run, LLC, recorded in INST 202312190020610, second parcel of TCRD, after a 5.226 acre division therefrom. Also known as being 8355 State Route 534.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

Robert L. Kosie, Sr.,
Ohio Certified Registered
Professional Surveyor 8167
Signed and Sealed on

October 6th, 2025