

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



○ - 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 E - 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" lka - 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  
--- Denotes chain link fence DIB - Denotes "Drop Inlet Basin"  
--- Denotes Telephone Pole --- Denotes water line --- Denotes gas line  
SS --- Denotes sanitary sewer line DW - Denotes "double-walled plastic pipe"  
--- Denotes buried electric --- Denotes 6" chain-link fence PLAS - Denotes "plastic pipe"  
CORR - Denotes "corrugated pipe" PVC - Denotes "polyvinyl chloride pipe"



GRAPHIC SCALE: 1 inch equals 40 feet

#### REFERENCES

The survey prepared by OHM, Brandon Battig, S-8708  
provided as reference to survey

PPN 01-514629  
RBS Ohio, LLC  
Parcel 2  
INST 200307030028575

#### UTILITY INFORMATION DISCLAIMER

All utility information shown hereon was provided by:  
Field observation from third party staking along  
with third party calculation  
and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167)  
for the existence, location, condition, type or size of any underground structure  
that is not visible, any mistaking or misapprehension, or that which is not shown  
hereon. Always call the Ohio Utilities Protection Service (OUPS) at  
1-800-362-2764 prior to any excavation.

PPN 01-901319  
Consolidated Rail Corporation  
Deed Book 1073, Page 108

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](http://www.dbksurveys.com)

Shirley A. Yarger  
PPN 01-473600  
INST 200102080004453



North Eagle, LLC  
PPN 01-347100  
INST 202008250016189

North Eagle, LLC  
PPN 02-206700  
INST 202008250016189



DBK MAP 1421 2025

Situated in The	Month:	Page:
Township of Hubbard, County of Trumbull and State of Ohio and known as being part of Original Section 37 within said Township and Township 3N, Range 1W in the Connecticut Western Reserve	July	ONE
Year:	2025	ONE
Survey for:	Tier Ten Distribution, LLC	

#### 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.

#### STORM SEWER ELEVATIONS

S1 - 28" DIB top of rim el: 963.2' 15" DW east inv. el: 958.1' 12" DW southwest inv. el: 959.2' 8" CORR inv. el: 959.9'	S2 - 28" DIB top of rim el: 962.1' 12" DW northeast inv. el: 959.6' 12" DW southeast inv. el: 959.2'	S3 - 28" DIB top of rim el: 961.5' 12" DW northwest inv. el: 959.6' 8" PVC east inv. el: 959.6'	S4 - 28" DIB top of rim el: 962.1' 8" PVC west inv. el: 960.3' 8" CORR inv. el: 960.4'
S5 - 28" DIB top of rim el: 961.8' 12" DW northeast inv. el: 958.6' 12" DW southwest inv. el: 958.6'	S6 - 28" DIB top of rim el: 961.0' 12" DW northeast inv. el: 959.2'	S7 - 28" DIB top of rim el: 961.1' 8" PVC east inv. el: 959.1'	S8 - 28" DIB top of rim el: 961.0' 8" PVC west inv. el: 958.7' 12" DW east inv. el: 958.7'
S9 - 28" DIB top of rim el: 963.2' 15" DW southwest inv. el: 957.7' 18" DW west inv. el: 957.4' 8" CORR inv. el: 959.0'	S10 - 28" DIB top of rim el: 963.1' 15" DW northeast inv. el: 958.0' 15" DW west inv. el: 958.0' 8" CORR inv. el: 958.6'	S11 - 28" DIB top of rim el: 961.0' 12" DW east inv. el: 959.2' 8" CORR inv. el: 959.3'	S12 - 28" DIB top of rim el: 962.1' 12" DW southwest inv. el: 958.0' 12" DW east inv. el: 957.9'
S13 - 28" DIB top of rim el: 962.1' 12" DW west inv. el: 958.5' 12" DW east inv. el: 958.5'	S14 - 28" DIB top of rim el: 962.1' 12" DW west inv. el: 956.8' 12" DW east inv. el: 956.7' 8" CORR inv. el: 959.4'	S15 - 28" DIB top of rim el: 961.0' 12" DW northeast inv. el: 957.7' 12" DW west inv. el: 957.8' 8" CORR inv. el: 957.8'	S16 - 28" DIB top of rim el: 961.9' 12" DW west inv. el: 956.7' 18" DW east inv. el: 955.7' 8" CORR inv. el: 958.5'
S17 - 28" DIB top of rim el: 961.6' 18" DW west inv. el: 954.5' 21" DW east inv. el: 954.5' 8" CORR 1 inv. el: 956.6'	S18 - 28" DIB top of rim el: 960.6' 24" DW southwest inv. el: 954.3' 21" DW east inv. el: 954.1' 8" CORR 1 inv. el: 954.1'	S19 - 28" DIB top of rim el: 962.5' 12" DW west inv. el: 957.5' 15" DW east inv. el: 957.4' 8" CORR 1 inv. el: 958.3' 8" CORR 2 inv. el: 958.2'	S20 - 28" DIB top of rim el: 961.8' 12" DW south inv. el: 956.1' 6" PVC southeast inv. el: 958.5' 12" DW west inv. el: 955.9' 15" DW east inv. el: 955.8'
S21 - 28" DIB top of rim el: 961.6' 12" DW north inv. el: 956.3' 12" DW southwest inv. el: 956.8' 8" CORR 1 inv. el: 956.8' 8" CORR 2 inv. el: 958.0'	S22 - 28" DIB top of rim el: 961.2' 12" DW east inv. el: 956.8' 15" DW west inv. el: 955.9'	S23 - 28" DIB top of rim el: 962.3' 15" DW west inv. el: 956.8' 18" DW east inv. el: 955.9'	S24 - 28" DIB top of rim el: 961.6' 15" DW west inv. el: 957.8' 15" DW east inv. el: 955.2' 8" CORR inv. el: 957.3'
S25 - 28" DIB top of rim el: 961.2' 24" DW northeast inv. el: 955.2' 24" DW south inv. el: 955.3' 18" DW west inv. el: 955.3'	S26 - 28" DIB top of rim el: 961.5' 24" DW north inv. el: 956.9' 12" DW south inv. el: 956.4' 18" DW west inv. el: 955.4'	S27 - 28" DIB top of rim el: 961.2' 12" DW north inv. el: 957.1'	S28 - 28" DIB top of rim el: 960.5' 12" DW north inv. el: 957.8' 12" DW west inv. el: 957.9'
S29 - 28" DIB top of rim el: 958.4' 6" PVC east inv. el: 957.2'			

#### SURVEYOR'S CERTIFICATION

I certify to:  
Tier Ten Distribution, 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 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 5th day of July, 2025

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