

Checked on February 23rd, 2026 by RLK
Revised on April 30th, 2026

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.

ENGINEER'S APPROVAL

REFERENCES

*The April, 1995 surveys prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 202112100028670 and INST 202401300001474, Parcels 1 and 2, of TCRD.
*The March, 2002 survey prepared by Lawrence Wilson, Professional Surveyor 5807, recorded in INST 201612060022456, Parcel Two, INST 202305160007680, Parcel 2, INST 202409240015782, and INST 202401300001474, Parcel 3 of TCRD.
*The October, 2020 survey prepared by C.H. McGuire, Professional Surveyor 7770, recorded in INST 202112060025004 and INST 202401170000784 of TCRD.

SURVEYOR'S CERTIFICATION

I certify to: David Todd Armfelt

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, GR580, GEOD18). 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
18th day of February, 2026.
For any conflict resulting
from electronic certifications
please refer to ORC Section
1306.06, Electronic record
or signature satisfies
legal requirements.



MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

PPN 60-006100 and PPN 61-002900 David Todd Armfelt 9005 Girdle Road

DEED OF RECORD:

INST 202305160007680, Parcels 1 and 2

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GR580, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

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"
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"

21.788 COMBINED ACRE PARCEL 0.011 acres R/W 21.777 acres exclusive of R/W

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



DBK MAP 1449 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
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Montville, Ohio 44064
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2.790 ACRE LOT SPLIT

0.011 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-006100, David Todd Armfelt, Instrument Number (INST) 202305160007680, Parcel 1 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 50 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 Wilcox Road (Township Road 310, Section A, 40 feet wide) and Girdle Road (County Highway 223, Section D, 50 feet wide), referenced by a 5/8" iron pin set S 89°42'42" W, 25.00 feet therefrom.

Thence South 00°21'07" West, along the centerline of said Girdle Road, 254.86 feet to the southeasterly corner of PPN 60-052725 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel One of TCRD.

Thence South 00°21'07" West, continuing along the centerline of said Girdle Road, 230.20 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located South 00°21'07" West, a total distance of 485.06 feet from said centerline intersection.

Thence South 00°21'07" West, continuing along said centerline, a frontage distance of 20.00 feet to the northeasterly corner of PPN 60-036210 as conveyed to Marty C. Byler and Sarah J. Byler, recorded in INST 202112100028670 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°49'25" West, along the northerly line of said Byler's land, along a northerly line of PPN 60-900850 as conveyed to Nathan R. Stutzman and Miriam Stutzman, recorded in INST 202401300001474, Parcel 2 and a northerly line of PPN 60-900850 as conveyed to Nathan R. Stutzman and Miriam Stutzman, recorded in INST 202401300001474, Parcel 1 of TCRD, passing through a 5/8" iron pin set at 25.00 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at 978.57 feet, and a 5/8" iron pin with a damaged cap found at 1205.48 feet, a total distance of 1378.26 feet to a 5/8" iron pin found at the northwesterly

2.790 ACRE LOT SPLIT (continued)

corner thereof, being the southwesterly corner of the parcel herein described.

Thence North 00°07'34" West, along the westerly line of the parcel herein described, 250.19 feet to a 3/4" iron pipe found at the northwesterly corner thereof, at the southwesterly corner of the aforesaid Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel (PPN 60-052725).

Thence North 89°49'25" East, along the southerly line of the said Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel, 409.21 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

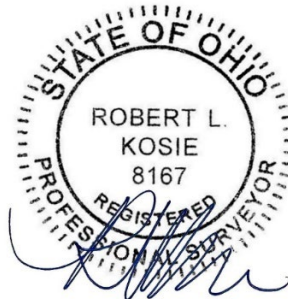
Thence South 00°21'07" West, along an easterly line of the parcel herein described, 230.20 feet to a 5/8" iron pin set.

Thence North 89°49'25" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 946.13 feet, a total distance of 971.13 feet to **The Principal Place of Beginning of this Survey** and containing 2.790 acres of land, of which, 0.011 acres are within the R/W of said Girdle Road, leaving 2.779 acres of land exclusive of said R/W, surveyed in February 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 2.790 acres of land from PPN 60-006100 as conveyed to David Todd Armfelt, recorded in INST 202305160007680, 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".

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

February 20th, 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



5.132 ACRE PARCEL - Remainder

0.132 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-006100, David Todd Armfelt, Instrument Number (INST) 202305160007680, Parcel 1 of Trumbull County Records and Deeds (TCRD). 9005 Girdle Road.

Situated in the Township of Mesopotamia, County of Trumbull and State of Ohio and known as being part of Section 50 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 Wilcox Road (Township Road 310, Section A, 40 feet wide) and Girdle Road (County Highway 223, Section D, 50 feet wide), referenced by a 5/8" iron pin set S 89°42'42" W, 25.00 feet therefrom.

Thence South 00°21'07" West, along the centerline of said Girdle Road, 254.86 feet to the southeasterly corner of PPN 60-052725 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel One of TCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°21'07" West, continuing along the centerline of said Girdle Road, a frontage distance of 230.20 feet to the southeasterly corner of the parcel herein described.

Thence South 89°49'25" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 25.00 feet, a total distance of 971.13 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 00°21'07" East, along the westerly line of the parcel herein described, 230.20 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the southerly line of the aforesaid Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel (PPN 60-052725).

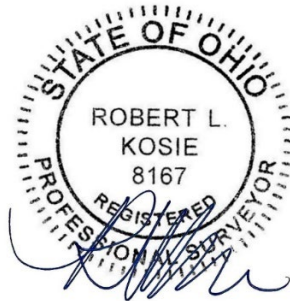
5.132 ACRE PARCEL - REMAINDER (continued)

Thence North 89°49'25" East, along said southerly line of the said Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel, passing through a 5/8" iron pin set at 946.13 feet, a total distance of 971.13 feet to **The Principal Place of Beginning of this Survey** and containing 5.132 acres of land, of which, 0.132 acres are within the R/W of said Girdle Road, leaving 5.000 acres of land exclusive of said R/W, surveyed in February 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 described the 5.132 acres of land remaining in PPN 60-006100 as conveyed to David Todd Armfelt, recorded in INST 202305160007680, Parcel 1 of TCRD, after a 2.790 acre division therefrom. Known as being 9005 Girdle 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".

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

February 20th, 2026

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying



(440) **286-2131**

11040 Madison Road
Montville, Ohio 44064

www.dbksurveys.com



21.788 COMBINED ACRE PARCEL

0.011 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 60-006100 and PPN 61-002900, David Todd Armfelt, Instrument Number (INST) 202305160007680, Parcels 1 and 2 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 Sections 49 and 50 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 Wilcox Road (Township Road 310, Section A, 40 feet wide) and Girdle Road (County Highway 223, Section D, 50 feet wide), referenced by a 5/8" iron pin set S 89°42'42" W, 25.00 feet therefrom.

Thence South 00°21'07" West, along the centerline of said Girdle Road, 254.86 feet to the southeasterly corner of PPN 60-052725 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel One of TCRD.

Thence South 00°21'07" West, continuing along the centerline of said Girdle Road, 230.20 feet to a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located South 00°21'07" West, a total distance of 485.06 feet from said centerline intersection.

Thence South 00°21'07" West, continuing along said centerline, a frontage distance of 20.00 feet to the northeasterly corner of PPN 60-036210 as conveyed to Marty C. Byler and Sarah J. Byler, recorded in INST 202112100028670 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°49'25" West, along the northerly line of said Byler's land, along a northerly line of PPN 60-900850 as conveyed to Nathan R. Stutzman and Miriam Stutzman, recorded in INST 202401300001474, Parcel 2, a northerly line of PPN 60-900850 as conveyed to Nathan R. Stutzman and Miriam Stutzman, recorded in INST 202401300001474, Parcel 1 and a northerly line of PPN 60-900850 as conveyed to Nathan R. Stutzman and Miriam Stutzman, recorded in INST 202401300001474, Parcel 3 of TCRD, passing through a 5/8"

21.788 COMBINED ACRE PARCEL (continued)

iron pin set at 25.00 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at 978.57 feet, a 5/8" iron pin with a damaged cap found at 1205.48 feet, a 5/8" iron pin found at 1378.26 feet and a 3/4" iron pipe found at 2532.52 feet, a total distance of 2545.26 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 60-901555 as conveyed to Crist D. Byler, Lucy J. Byler, Mervin C. Byler and Ida A. Byler, recorded in INST 202110260025004 of TCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°05'24" West, along the easterly line of said Byler's land, 500.05 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 61-003107 as conveyed to Crist D. Byler, Lucy J. Byler, Mervin C. Byler and Ida A. Byler, recorded in INST 202110260025004 of TCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°42'42" East, along said southerly line of Byler's land, 11.90 feet to a 3/4" iron pipe with cap bearing "L. WILSON PS 5807" found at the southeasterly corner thereof.

Thence North 00°06'48" East, along an easterly line of said Byler's land, 665.58 feet to a 5/8" iron pin set at the southwesterly corner of PPN 61-004219 as conveyed to David L. Adams, Sr. and Candy L. Adams, Trustees, recorded in INST 202409240015782, Second Parcel of TCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°48'30" East, along the southerly line of said Adams' land, 579.53 feet to a 5/8" iron pin set at the northwesterly corner of PPN 61-004238 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel Two of TCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°11'06" East, along the westerly line of the said Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel, along the westerly line of PPN 60-901461 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel Two of TCRD, passing through a 5/8" iron pin set at 664.59 feet, a total distance of 915.62 feet to a 3/4" iron pipe with cap bearing "L. WILSON PS 5807" found at the southwesterly corner thereof.

Thence North 89°49'25" East, along the southerly line of the said Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller parcel and along the southerly line of PPN 60-052725 as conveyed to Lester A. Troyer, Laura V. Troyer, Michael Miller and Linda Miller, recorded in INST 201612060022456, Parcel One of TCRD, passing through a 3/4" iron pipe found at 571.54 feet, a total distance of 980.75 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 00°21'07" West, along an easterly line of the parcel herein described, 230.20 feet to a 5/8" iron pin set.

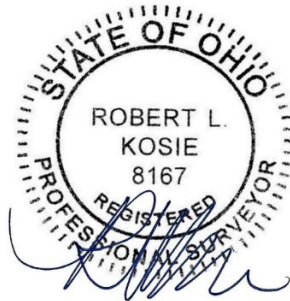
21.788 COMBINED ACRE PARCEL (continued)

Thence North 89°49'25" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 946.13 feet, a total distance of 971.13 feet to **The Principal Place of Beginning of this Survey** and containing 21.788 acres of land, of which, 8.875 acres are within said Section 49 (Tax District 61) and 12.913 acres are within said Section 50 (Tax District 60), 0.011 acres are within the R/W of said Girdle Road, leaving 21.777 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 combine 2.790 acres of land that was divided from PPN 60-006100 as conveyed to David Todd Armfelt, recorded in INST 202305160007680, Parcel 1, together with PPN 61-002900 and PPN 60-006100 as conveyed to David Todd Armfelt, recorded in INST 202305160007680, Parcels 1 and 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".

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

April 30th, 2026