

BASIS OF BEARING

THE BASIS OF BEARING ALONG THE CENTERLINE OF DAVIS PECK ROAD SHOWN HEREON (N88°32'46"E) IS OBTAINED FROM THE DEED RECORDED IN INSTRUMENT NO. 200207160026833 OF TRUMBULL COUNTY RECORDS AND DEEDS.

PP# 37-046467
FRANK AND DORIS RUPE
O.R. VOLUME 294, PAGE 795

EASEMENT PARCEL "E-2" 0.2004 GROSS ACRES

DEED OF RECORD PP# 37-046467
FRANK AND DORIS RUPE
O.R. VOLUME 294, PAGE 795

CURVE "A"
DELTA: 11°20'26" calc.
RADIUS: 450.00' calc.
TANGENT: 44.68' calc.
LENGTH: 89.07' calc.
CHORD: 88.92' calc.
BEARING: N 8°34'20" E

CURVE "B"
DELTA: 11°05'01" calc.
RADIUS: 420.00' calc.
TANGENT: 40.75' calc.
LENGTH: 81.25' calc.
CHORD: 81.12' calc.
BEARING: S 8°34'20" W

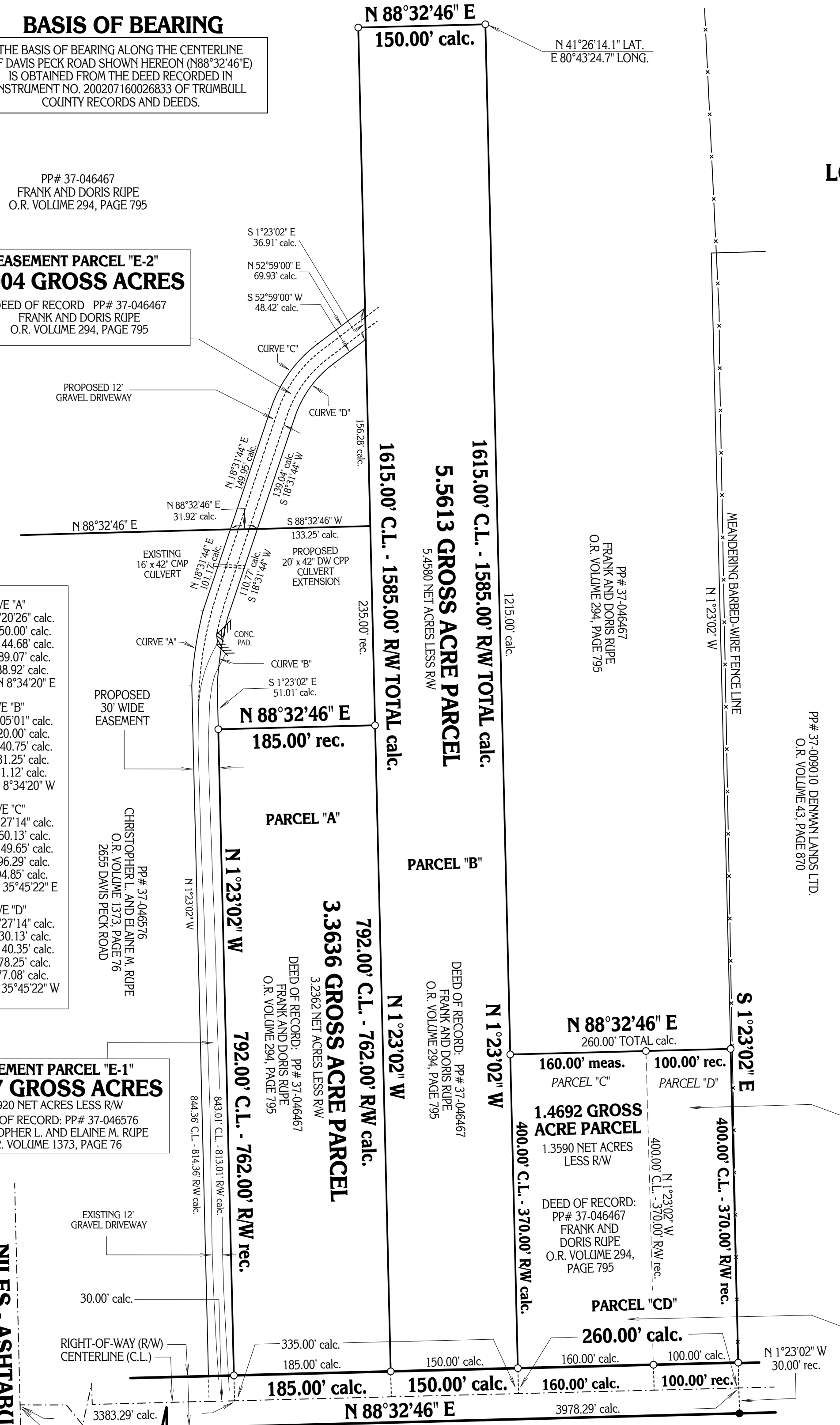
CURVE "C"
DELTA: 34°27'14" calc.
RADIUS: 160.13' calc.
TANGENT: 49.65' calc.
LENGTH: 96.29' calc.
CHORD: 94.85' calc.
BEARING: N 35°45'22" E

CURVE "D"
DELTA: 34°27'14" calc.
RADIUS: 130.13' calc.
TANGENT: 40.35' calc.
LENGTH: 78.25' calc.
CHORD: 77.08' calc.
BEARING: S 35°45'22" W

EASEMENT PARCEL "E-1" 0.7127 GROSS ACRES

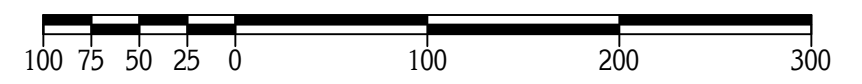
0.6920 NET ACRES LESS R/W
DEED OF RECORD: PP# 37-046576
CHRISTOPHER L. AND ELAINE M. RUPE
O.R. VOLUME 1373, PAGE 76

NILES - ASHTABULA ROAD
(STATE ROUTE 46 - 66 FEET WIDE)



LOT SPLIT AND RE-TRACEMENT (RE-SURVEY) PREPARED FOR: MATTHEW S. JONES, THOMAS A. & SANDI R. GRIFFIN AND FRANK M. & DORIS C. RUPE

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDER'S OFFICE AND THE COUNTY MAP ROOM. ALL COUNTY CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE TRUMBULL COUNTY ENGINEER'S OFFICE. ALL STATE CENTERLINE AND RIGHT-OF-WAY DATA WAS OBTAINED FROM THE OHIO DEPARTMENT OF TRANSPORTATION (O.D.O.T.) RECORDS.



GRAPHIC SCALE: 1" = 100'
O DENOTES 5/8" (DIAMETER) x 30" (LONG) IRON PIN WITH YELLOW PLASTIC CAP BEARING "KOSIE P.S. 8167" SET
- x - DENOTES BARBED WIRE FENCE FOUND
- - - DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

SITUATED IN THE TOWNSHIP OF GREENE,
COUNTY OF TRUMBULL AND STATE OF OHIO
AND KNOWN AS BEING PART OF ORIGINAL
LOT NO. 45 WITHIN SAID TOWNSHIP.



PARCEL "D"
**0.9183 GROSS
ACRE PARCEL**
0.8494 NET ACRES LESS R/W
DEED OF RECORD:
PP# 37-014860 THOMAS A. &
SANDI R. GRIFFIN
VOLUME 1020, PAGE 480
2711 DAVIS PECK ROAD

PARCEL "CD"
**2.3875 TOTAL
COMBINED GROSS
ACRE PARCEL**
2.2084 NET ACRES LESS R/W
DEEDS OF RECORD:
PP# 37-046467
FRANK AND DORIS RUPE
O.R. VOLUME 294, PAGE 795 AND
PP# 37-014860 THOMAS A. &
SANDI R. GRIFFIN
VOLUME 1020, PAGE 480

This plat of survey was prepared by
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www.dbksurveys.com



MATTHEW S. JONES, THOMAS A. & SANDI R. GRIFFIN AND
FRANK M. & DORIS C. RUPE
I CERTIFY TO: _____

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. 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. THE UNDERSIGNED HAS NOT BEEN PROVIDED A TITLE EXAMINATION AND THIS SURVEY IS BASED ONLY ON THE DOCUMENTS SHOWN ON THIS PLAT OF SURVEY. 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
REGISTRATION NO. 8167