

RE-PLAT OF SUB-LOTS 3 AND 4

SITUATED IN THE TOWNSHIP OF CHAMPION, COUNTY OF TRUMBULL, AND STATE OF OHIO AND KNOWN AS BEING SUB-LOTS NO. 3 AND 4 WITHIN THE McALLISTER ALLOTMENT AS RECORDED IN PLAT VOLUME 13, PAGE 8 OF TRUMBULL COUNTY RECORDS AND DEEDS.

DEED OF RECORD: INSTRUMENT NO. 20112140024180

TOWNSHIP/CITY/VILLAGE: CHAMPION TOWNSHIP UNINCORPORATED	MONTH: YEAR:	PAGE: OF ONE ONE
SURVEY FOR: JOHN JAMES WALSH, JR. DMD LLC.		
LAST REVISION: MARCH 20TH, 2012		

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 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.

BASIS OF BEARING
THE BASIS OF BEARING WAS DETERMINED BY USING TRUMBULL COUNTY GPS SURVEY MONUMENT NO. 151. SAID MONUMENT BEING A 3 1/2" ALUMINUM DISK IN A 10" DIAMETER CONCRETE HOLE FOUND TO BE 1" BELOW GRADE AND IN GOOD CONDITION. SAID MONUMENT HAVING A LATITUDE OF N 41° 17' 29.68179", A LONGITUDE OF W 80° 49' 25.14671", AND AN ORTHOMETRIC ELEVATION OF 936.26.



NAD83, NGVD88, GRS80, GEOID09

GRAPHIC SCALE: 1" EQUALS 20'

O DENOTES 5/8" DIAMETER x 30" LONG IRON PIN WITH YELLOW PLASTIC CAP BEARING 'KOSIE P.S. 8167' SET
--- DENOTES RIGHT-OF-WAY (R/W) CENTERLINE (C.L.)

PP# 46-224500
SUB-LOT NO. 5
G. & K. MARTIN FAMILY BUSINESS LIMITED PARTNERSHIP
INSTRUMENT NO. 200904100007038
4713 MAHONING AVENUE

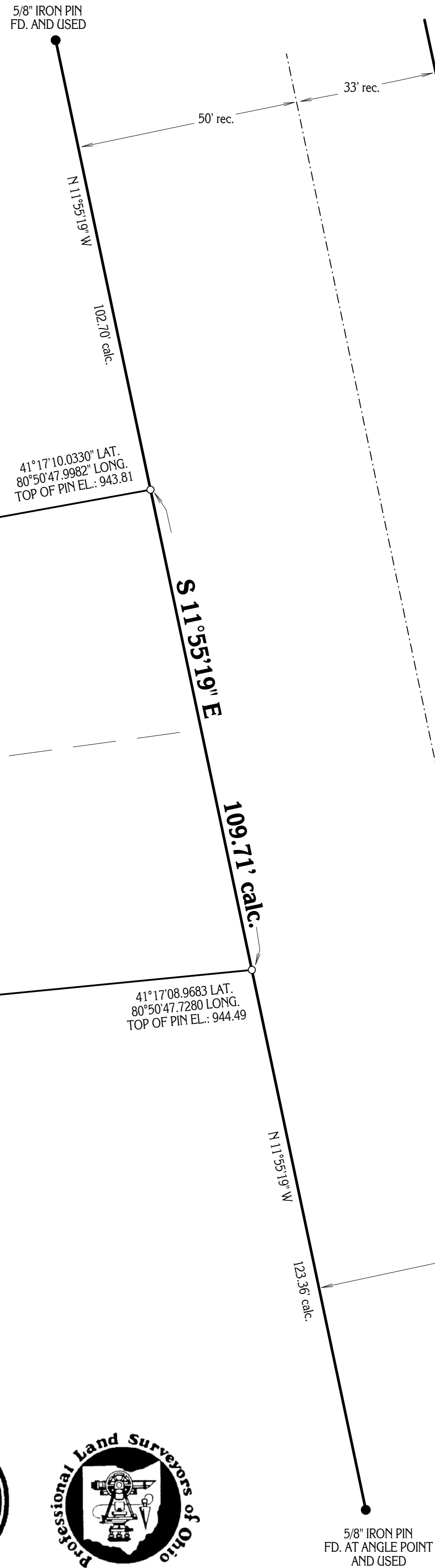
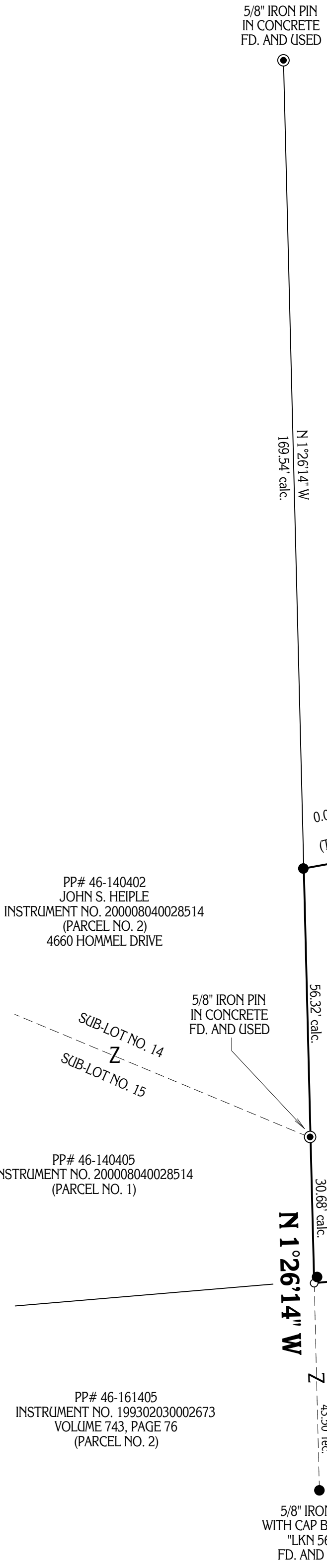
273.22' calc.

NEW PARCEL 3-A
0.6335 COMBINED
ACRE PARCEL
(27594.3542 SQ. FT.)

JOHN JAMES WALSH, JR. DMD LLC.
INSTRUMENT NO. 20112140024180
4705 MAHONING AVENUE

290.71' calc.

PP# 46-161400
SUB-LOT NO. 2
DONALD R. AND CATHY C. MILLER
INSTRUMENT NO. 199302030002673
VOLUME 743, PAGE 76
(PARCEL NO. 1)
4693 MAHONING AVENUE



STATE ROUTE 45, 88' WIDE MAHONING AVENUE

OWNER'S ACCEPTANCE

I, JOHN JAMES WALSH, JR. DMD LLC, THE UNDERSIGNED OWNER OF THE LANDS SHOWN HEREON, DO HEREBY ACCEPT THIS RE-PLAT AND LOT CONSOLIDATION AND MAP OF THE SAME. I ALSO CERTIFY THAT THIS RE-PLAT SHOWN HEREON IS ALL OF THE LANDS CONVEYED TO JOHN JAMES WALSH, JR. DMD LLC. (PERMANENT PARCELS NO. 46-069863 AND 46-237720) AND RECORDED IN INSTRUMENT NO. 20112140024180 OF TRUMBULL COUNTY RECORDS AND DEEDS. ALSO KNOWN AS 4705 MAHONING AVENUE.

SIGNED
PRINTED JOHN JAMES WALSH, JR. DMD LLC.

BEFORE ME, A NOTARY PUBLIC IN THE COUNTY OF _____ AND STATE OF OHIO, PERSONALLY APPEARED THE ABOVE SIGNED WHO ACKNOWLEDGED THE SIGNING OF THIS FOREGOING INSTRUMENT TO BE THEIR OWN PERSONAL ACT AND DEED. IN WITNESS WHEREOF, I HAVE SET MY HAND AND OFFICIAL SEAL AT _____, THIS _____ DAY OF _____, 2012.

NOTARY PUBLIC: SIGNED
PRINTED _____

PLANNING COMMISSION ACCEPTANCE

APPROVED BY THE TRUMBULL COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2012.

DIRECTOR: SIGNED
PRINTED _____

AUDITOR

ENTERED FOR TRANSFER THIS _____ DAY OF _____, 2012.

TRUMBULL COUNTY AUDITOR: SIGNED
PRINTED _____

RECORDER

RECEIVED FOR RECORD ON THIS _____ DAY OF _____, 2012, AT _____ O'CLOCK

AND RECORDED IN INSTRUMENT NO. _____ AND/OR PLAT VOLUME _____, PAGE _____ OF THE TRUMBULL COUNTY RECORDS ON THIS _____ DAY OF _____, 2012.

TRUMBULL COUNTY RECORDER: SIGNED
PRINTED _____

SURVEYOR'S CERTIFICATION

I CERTIFY TO: JOHN JAMES WALSH, JR. DMD 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 NAD83, NGVD88, GRS80 - GEOID 09 (MARCH 2012). 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

This plat was prepared by
D.B. Kosie & Associates
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