

BOUNDARY RE-SURVEY, CONSOLIDATION, AND SITE PLAN PREPARED FOR: JOHN JAMES WALSH, JR. DMD LLC.

DEED OF RECORD: INSTRUMENT NO. 20112140024180

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



NAD83, NGVD88, GRS80, GEOID09



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



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.

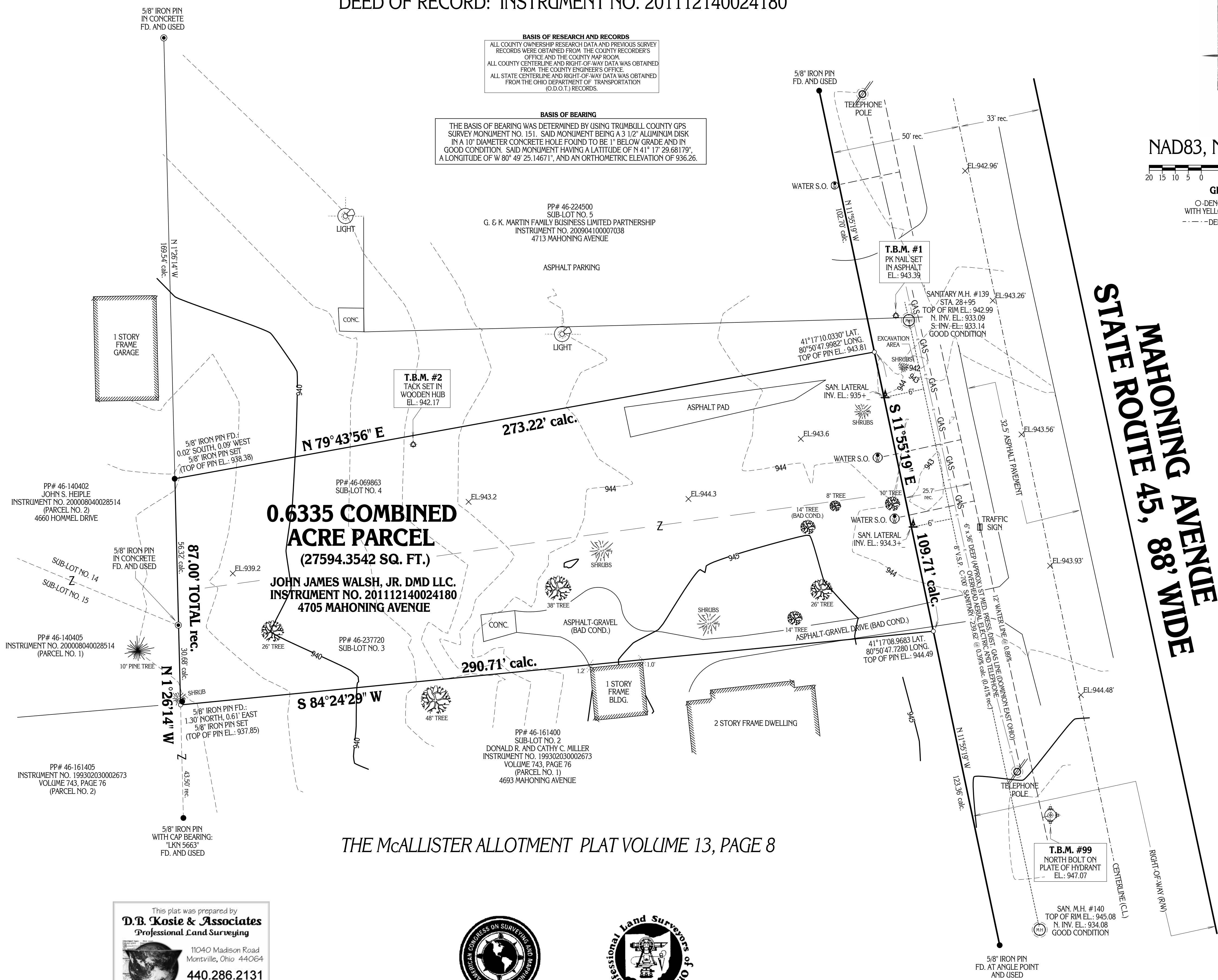
ALL WATER LINE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD LOCATIONS AND INFORMATION OBTAINED FROM THE TRUMBULL COUNTY SANITARY ENGINEER AS SHOWN ON DRAWINGS CHAMP 114-1 AND CHAMP 115.
ALL SANITARY SEWER LINE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD LOCATIONS AND INFORMATION OBTAINED FROM THE TRUMBULL COUNTY SANITARY ENGINEER AS SHOWN ON DRAWING CHAMP 372.
ALL DOMINION EAST OHIO GAS LINE INFORMATION SHOWN HEREON IS BASED ON ACTUAL FIELD LOCATIONS AS DETERMINED BY O.U.P.S. AND INFORMATION OBTAINED FROM DOMINION EAST OHIO GAS AS SHOWN ON DRAWINGS A206201423 AND A206201423-map.

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

BASIS OF RESEARCH AND RECORDS
ALL COUNTY OWNERSHIP RESEARCH DATA AND PREVIOUS SURVEY RECORDS WERE OBTAINED FROM THE COUNTY RECORDERS' 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.



THE McALLISTER ALLOTMENT PLAT VOLUME 13, PAGE 8

This plat was prepared by
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DBK PLAT NO. 647 - 12