

TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid12a



GRAPHIC SCALE: 1" EQUALS 100'

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set

—x—x— Denotes barbed-wire fence found

~~~~~ Denotes edge of tree line (woodline)

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  
C.L. -Denotes centerline R/W -Denotes right-of-way (margin)  
L -Denotes lot line RL -Denotes property line  
POB -Denotes point of beginning

**EASEMENT TO AT&T CORPORATION**

Being part of PPN 60-900234 as conveyed to Kenneth D. and Emma E. Miller (hereinafter referred to as "Grantee") from AT&T Corporation, a New York corporation (hereinafter referred to as "Grantor") and recorded in Instrument No. 200608110023311 of Trumbull County Records and deeds.

EASEMENT: GRANTOR DOES HEREBY RESERVE for itself, its heirs, successors, legal representatives, affiliates and assigns, a permanent and exclusive right-of-way and easement ("Easement") to install, construct, reconstruct, operate, maintain (to include aerial patrol), alter, replace, relocate, abandon and remove such communications systems that currently exist or as Grantor from time to time may require, such systems consisting of, but not being limited to cables and wires, waveguides, surface testing terminals, conduits, manholes, markers, regeneration huts and other appurtenances ("Facilities") over, upon, under, across and through the westerly 16.5 feet of the Property ("Easement Area"), and the reasonable right of ingress and egress upon the Easement Area and the Property to and from the Easement Area for the purposes of exercising Grantor's aforesaid rights. Grantee covenants it shall not, nor shall it permit any person or entity, to alter the Easement Area by means of excavation, grading, paving, laying asphalt or any other act that would result in the alteration of the surface or subsurface of said Easement Area or any land immediately adjacent to Easement Area, without the written consent of Grantor. Grantee and its successors and assigns shall not at any time erect, construct or place on or below the surface of the Easement Area, any building or structure, and Grantee shall not permit any other person or entity to erect, construct or place a building or structure on the Easement Area at any time, without the written consent of the Grantor. Notwithstanding the foregoing, Grantee shall be permitted to utilize the Easement Area for the limited purpose of planting and harvesting Grantee's crops, however, Grantor shall have the right to keep the Easement Area clear of trees, brush, and roots and other obstructions of whatever nature including crops, which may interfere with the safe and proper operation of the Facilities or with the stated purpose of this Easement. In the event that crops or any other vegetation is destroyed as a result of the use of Grantor's rights reserved herein, Grantor shall have no liability or obligation to reimburse Grantee for any damages resulting thereof, including but not limited to, the loss of revenue and compaction of soil.



This plat was prepared by  
**D.B. Kosie & Associates**  
Professional Land Surveying

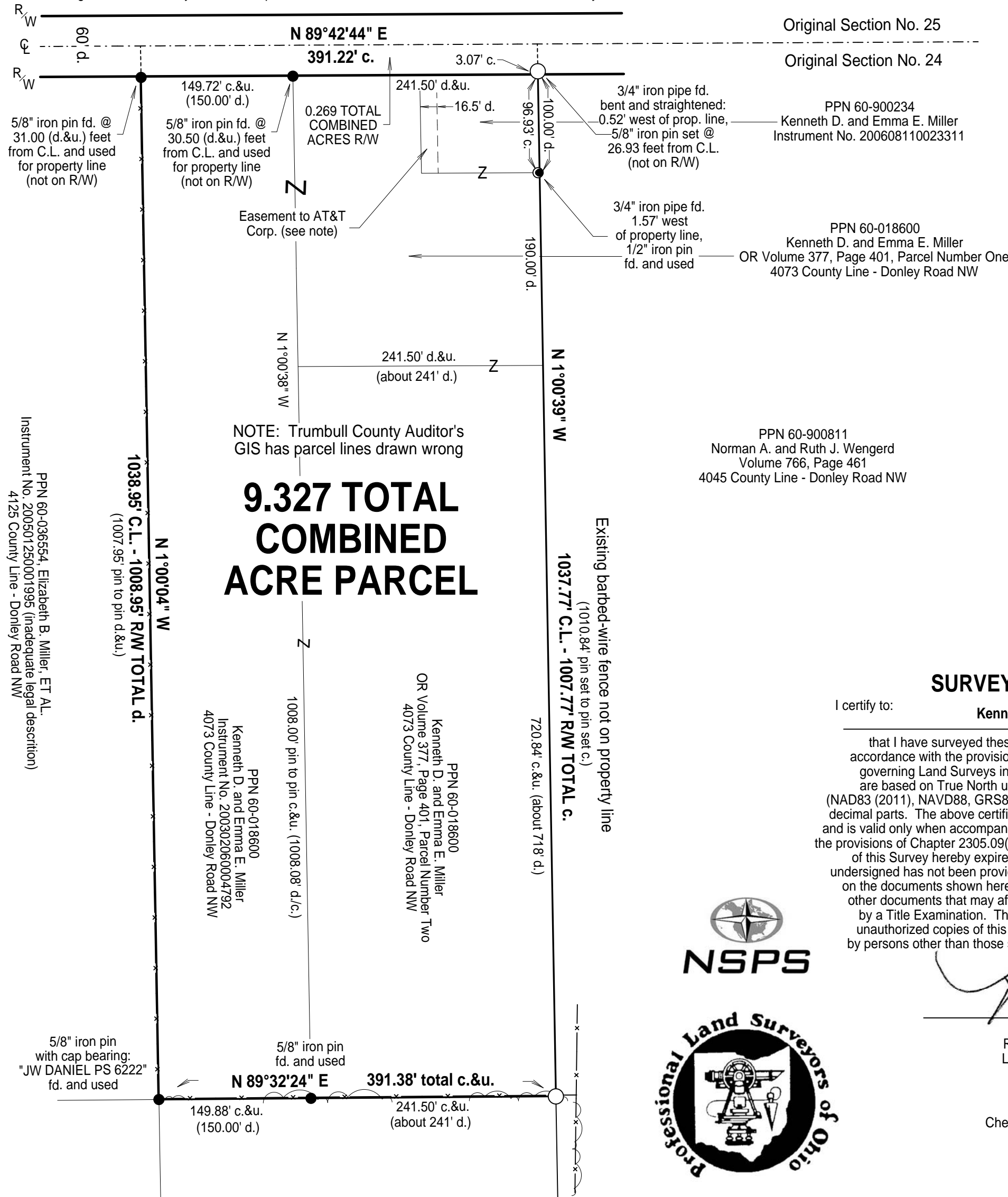
11040 Madison Road  
Montville, Ohio 44064  
**440.286.2131**  
Fax 440.968.3578  
[www.dbksurveys.com](http://www.dbksurveys.com)

PLAT OF SURVEY OF:  
**PPN 60-018600 and PPN 60-900234 as conveyed to  
Kenneth D. and Emma E. Miller** (4 parcels)

DEEDS OF RECORD:  
OR Volume 377, Page 401 (Parcels Number One and Two), Instrument No. 200302060004792 and  
Instrument No. 200608110023311

**COUNTY LINE - DONLEY ROAD NW**  
(AKA DONLEY ROAD, 60 FEET WIDE)

Centerline R/W information was obtained from deed information (Instrument No. 200302060004792) and a thorough centerline survey was not completed. R/W information shown hereon is for reference only.



|                                                                                                                                                                                                      |             |           |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------|-----------|
| Situated in The                                                                                                                                                                                      | Month: 22nd | Page: ONE |
| Township of Mesopotamia, County of Trumbull and State of Ohio and Known as being part of Original Section No. 24 within said township, being Range 5, Township 7 in The Connecticut Western Reserve. | Year: 2015  | of ONE    |
| Survey for: <b>Kenneth D. and Emma E. Miller</b>                                                                                                                                                     |             |           |

**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.



**SURVEYOR'S CERTIFICATION**

I certify that: **Kenneth D. and Emma E. Miller**

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, GEOID12A). 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. 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.

*(Signature)*  
Robert L. Kosie, P.S.  
Registered Professional  
Land Surveyor No. 8167

Checked by: RLK-5-22-15



**DBK PLAT NO.: 889 2015**