

TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD88, GRS80, Geoid12B



100 75 50 25 0 100 200 300 400

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)
- · — · — Denotes center of ditch/creek bed

- 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
- ℓ. / C.L. - Denotes centerline R/W - Denotes right-of-way (margin)
- ℓ. - Denotes lot line P. - Denotes property line POB - Denotes point of beginning
- MSA - Denotes "main septic field area" RSA - Denotes "replacement septic field area"
- ORR - Denotes "original road record" OH - Denotes "overhang"
- BSO - Denotes monument found bent, straightened and observed
- INST - Denotes "Instrument Number" TCRD - Denotes "Trumbull County Records and Deeds"
- Δ - Denotes delta angle R - Denotes radius distance
- T - Denotes tangent distance L - Denotes length distance
- LC - Denotes chord distance LCB - Denotes chord bearing
- PC - Denotes point of curve PT - Denotes point of tangency
- PCC - Denotes point of compound curve PRC - Denotes point of reverse curve
- PI - Denotes point of angular intersection (vertex) POT - Denotes point on tangency

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.

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 INST 200608110023311 of TCRD.

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 therefrom, 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

PLAT OF RE-SURVEY AND LOT SPLIT OF:

PPN 60-018600 and PPN 60-900234
Kenneth D. Miller and Emma E. Miller

DEEDS OF RECORD:
 OR Volume 377, Page 401 (Parcels Number One and Two), INST 200302060004792 and
 INST 200608110023311

COUNTY LINE DONLEY ROAD (NW)

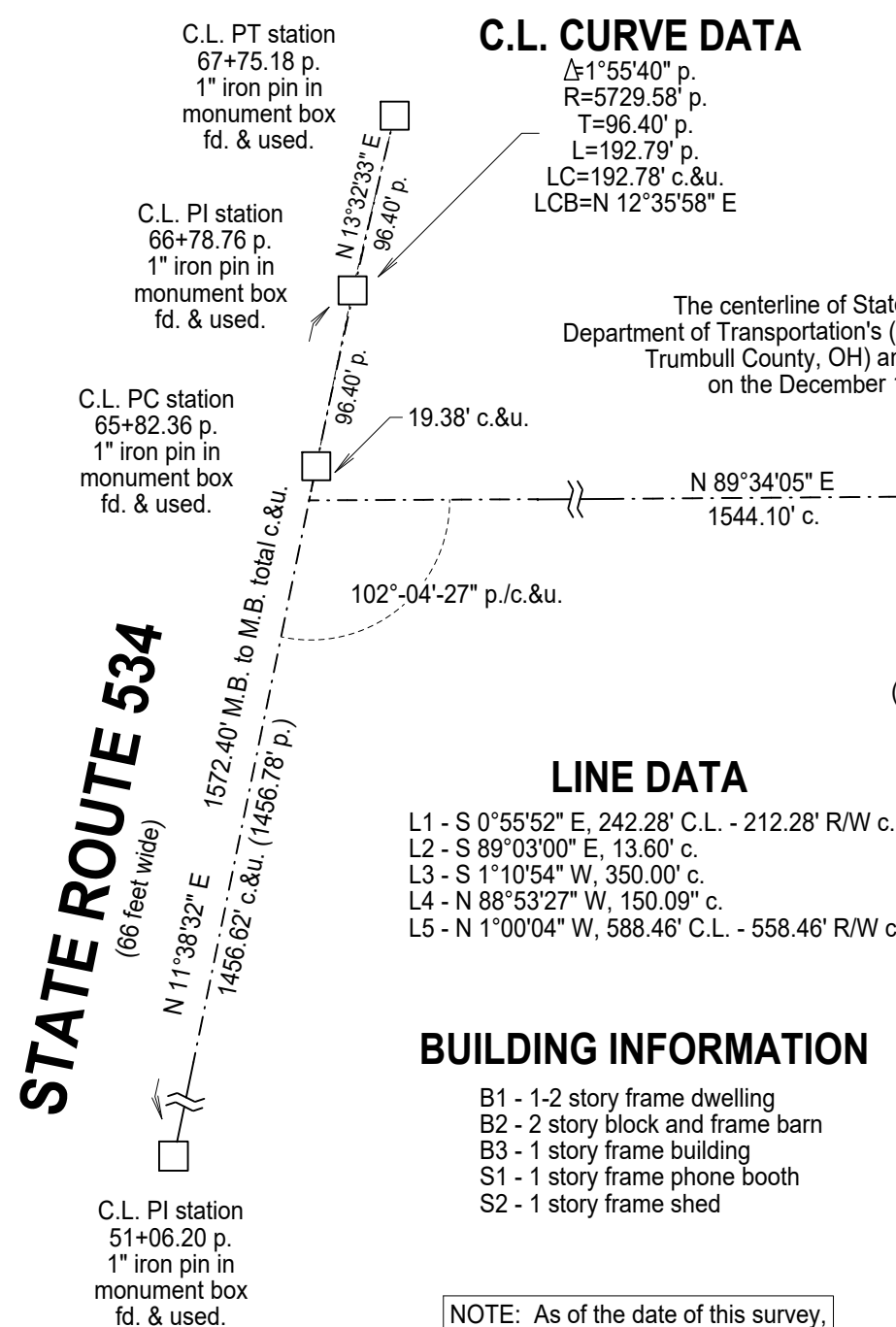
(AKA Donley Road, C.R. No. 302, 60 feet wide)

The centerline of State Route 534 and County Line Donley Road as shown hereon was established by using information obtained from the March 15th, 2010 Ohio Department of Transportation's (ODOT) centerline and right of way plans of State Route 534 (Tru-534-24.32 - Section 25, 26, 29, 30, 31 & 32 - T-7-M, R-5-W - Mesopotamia Township, Trumbull County, OH) and recorded as PID 23967 of said ODOT records. The R/W width of County Line Donley Road as shown hereon is based on information shown on the December 18th, 1841 Original Road Record of Donley Road and recorded in Volume 4, Pages 284 and 285 of Trumbull County Engineer's Records.

Situated in The	Month: 19th	Page:
Township of Mesopotamia, County of Trumbull and State of Ohio and Known as being part of Original Section No. 24 within said Township, and Township 7, Range 5 in The Connecticut Western Reserve	July	ONE
	Year: 2016	of ONE
Survey for:	Kenneth D. Miller and Emma E. Miller	

REVISED: August 18th, 2016

Checked 7-20-16 by RLK
 Checked 8-18-16 by RLK



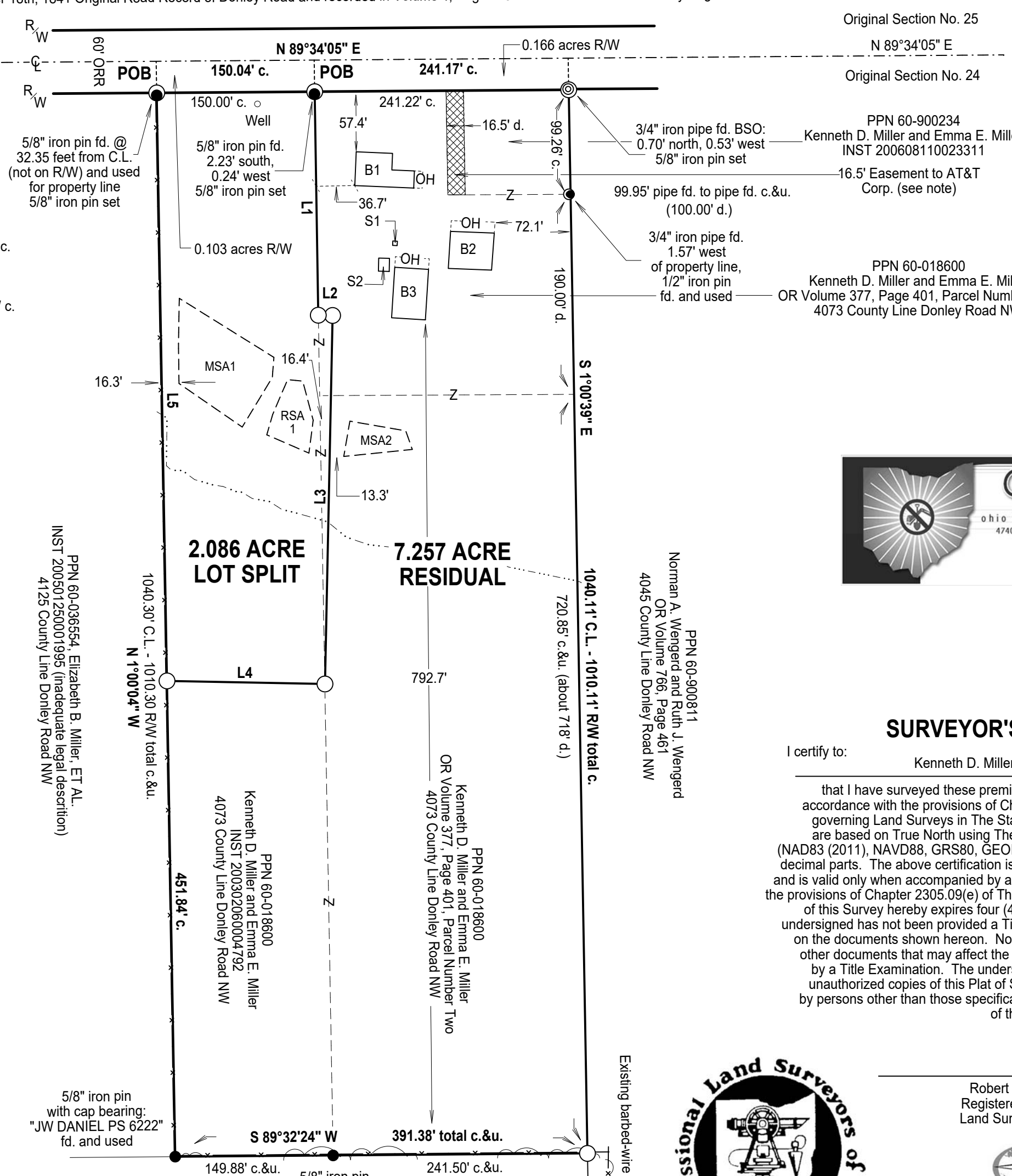
LINE DATA

- L1 - S 0°55'52" E, 242.28' C.L. - 212.28' R/W c.
- L2 - S 89°03'00" E, 13.60' c.
- L3 - S 1°10'54" W, 350.00' c.
- L4 - N 88°53'27" W, 150.09' c.
- L5 - N 1°00'04" W, 588.46' C.L. - 558.46' R/W c.

BUILDING INFORMATION

- B1 - 1-2 story frame dwelling
- B2 - 2 story block and frame barn
- B3 - 1 story frame building
- S1 - 1 story frame phone booth
- S2 - 1 story frame shed

NOTE: As of the date of this survey, the Trumbull County Auditor's GIS has parcel lines drawn wrong



Original Section No. 25
 N 89°34'05" E

PPN 60-900234
 Kenneth D. Miller and Emma E. Miller
 INST 200608110023311
 16.5' Easement to AT&T Corp. (see note)

PPN 60-018600
 Kenneth D. Miller and Emma E. Miller
 OR Volume 377, Page 401, Parcel Number One
 4073 County Line Donley Road NW



SURVEYOR'S CERTIFICATION

I certify to: Kenneth D. Miller 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, GEOID12B). 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.

Robert L. Kosie, P.S.
 Registered Professional
 Land Surveyor No. 8167



DBK PLAT NO.:
927 2016R

PPN 60-003500
 Jerry J.L. Miller and Sara T. Miller
 INST 198106120022927
 Volume 62, Page 379 (in part)