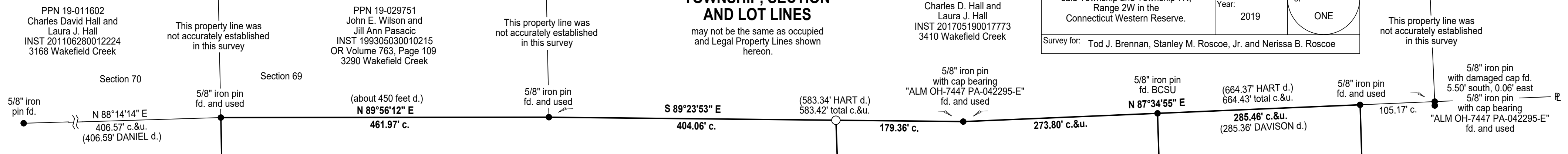


TOWNSHIP, SECTION AND LOT LINES
may not be the same as occupied and Legal Property Lines shown hereon.

PPN 19-039600
Charles D. Hall and
Laura J. Hall
INST 201705190017773
3410 Wakefield Creek

This property line was not accurately established in this survey



PLAT OF RE-SURVEY, LOT SPLIT AND CONSOLIDATION OF:
PPN 19-044489, Tod J. Brennan, Trustee, INST 201102230003360, Parcel No. 1,
PPN 19-005851, Tod J. Brennan, Trustee, INST 201102230003360, Parcel No. 2,
3377 State Route 87

PLAT OF RE-SURVEY OF:
PPN 19-034570, Stanley M. Roscoe, Jr. and Nerissa B. Roscoe,
INST 201805230010020, Parcel No. 2: 19-034570

DEEDS OF RECORD:
INST 201102230003360, Parcel No. 2: 19-034570

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, GEOID12B



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
- 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
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- C.L. -Denotes centerline RW -Denotes right-of-way (margin)
- ℓ -Denotes lot line ℓ -Denotes property line
- BCSU -Denotes monument found bent, coned, straightened and used
- BCO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- TCRD -Denotes "Trumbull County Records and Deeds"
- TCER -Denotes "Trumbull County Engineer's Records"
- TCTD -Denotes "Trumbull County Tax Map Department"
- aka -Denotes "also known as" fka -Denotes "formerly known as"
- Δ - Denotes delta angle R -Denotes radius distance
- T -Denotes tangent distance L -Denotes length distance
- LC -Denotes chord distance LCB -Denotes chord bearing

Checked on December 19th, 2019 by RLK

56.095 COMBINED ACRE PARCEL

PPN 19-005851
Tod J. Brennan, Trustee
INST 201102230003360,
Parcel No. 2

29.273 ACRE LOT SPLIT

PPN 19-005851
Tod J. Brennan, Trustee
INST 201102230003360,
Parcel No. 2

18.776 ACRE PARCEL

PPN 19-034570
Stanley M. Roscoe, Jr. and
Nerissa B. Roscoe
INST 201805230010020,
Parcel No. 2: 19-034570

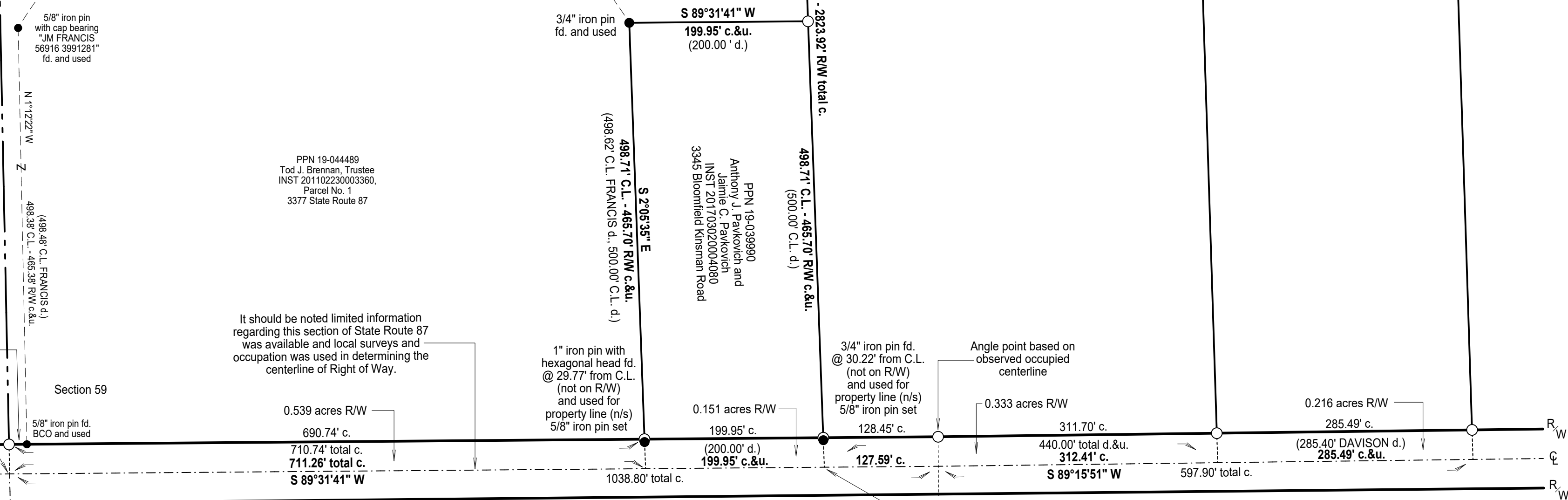
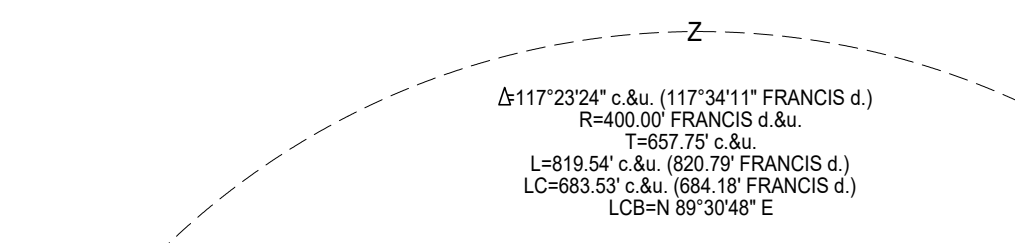
PPN 19-034572
Stanley M. Roscoe, Jr. and
Nerissa B. Roscoe
INST 201805230010020,
Parcel No. 1: 19-034571 & 19-034572

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.

REFERENCES

- *The June 19, 1951 survey prepared by F.L. Davison, Registered Surveyor, recorded in INST 201805230010020, Parcel No. 2: 19-034570 of TCRD.
- *The July, 1977 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 201405300010925, Parcel Number Two of TCRD.
- *The May, 2004 survey prepared by John N. Francis, Professional Surveyor S8916, recorded in INST 201102230003360, Parcel No. 1 of TCRD.
- *The April, 2017 survey prepared by Matthew A. Hart, PS No. 7447 of Advanced Land Measurement, Inc., recorded in INST 201705190017773 of TCRD.



It should be noted limited information regarding this section of State Route 87 was available and local surveys and occupation was used in determining the centerline of Right of Way.

STATE ROUTE 87
(aka Bloomfield-Kinsman Road, 66 feet wide)

SURVEYOR'S CERTIFICATION

I certify to:
Tod J. Brennan, Stanley M. Roscoe, Jr. and Nerissa B. Roscoe

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.

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



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

DBK PLAT NO. 1097 2019

