

| | | |
|---|--------|-------|
| Situated in The | Month: | Page: |
| Township of Bloomfield, County of Trumbull and State of Ohio, known as being part of Original Lot 88 within said Township and Township 7N, Range 4W in the Connecticut Western Reserve. | June | ONE |
| Survey for: | Year: | ONE |
| Norma Jean Buber | 2024 | |

Checked on June 13th, 2024 by RLK, MBL

TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



- -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 R/W -Denotes right-of-way (margin)
- ℄ -Denotes lot line ℄ -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"
- aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- TCRD -Denotes "Trumbull County Records and Deeds"
- TCER -Denotes "Trumbull County Engineer's Records"
- TCTD -Denotes "Trumbull County Tax Map Department"



MAP OF SURVEY OF:
PPN 49-003200
Norma Jean Buber
DEED OF RECORD:
INST 201905220009239
1600 Flagg East Road

PPN 49-028000
George L. Hoppert III
INST 201904170006921
1726 Flagg East Road

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

Norma Jean Buber

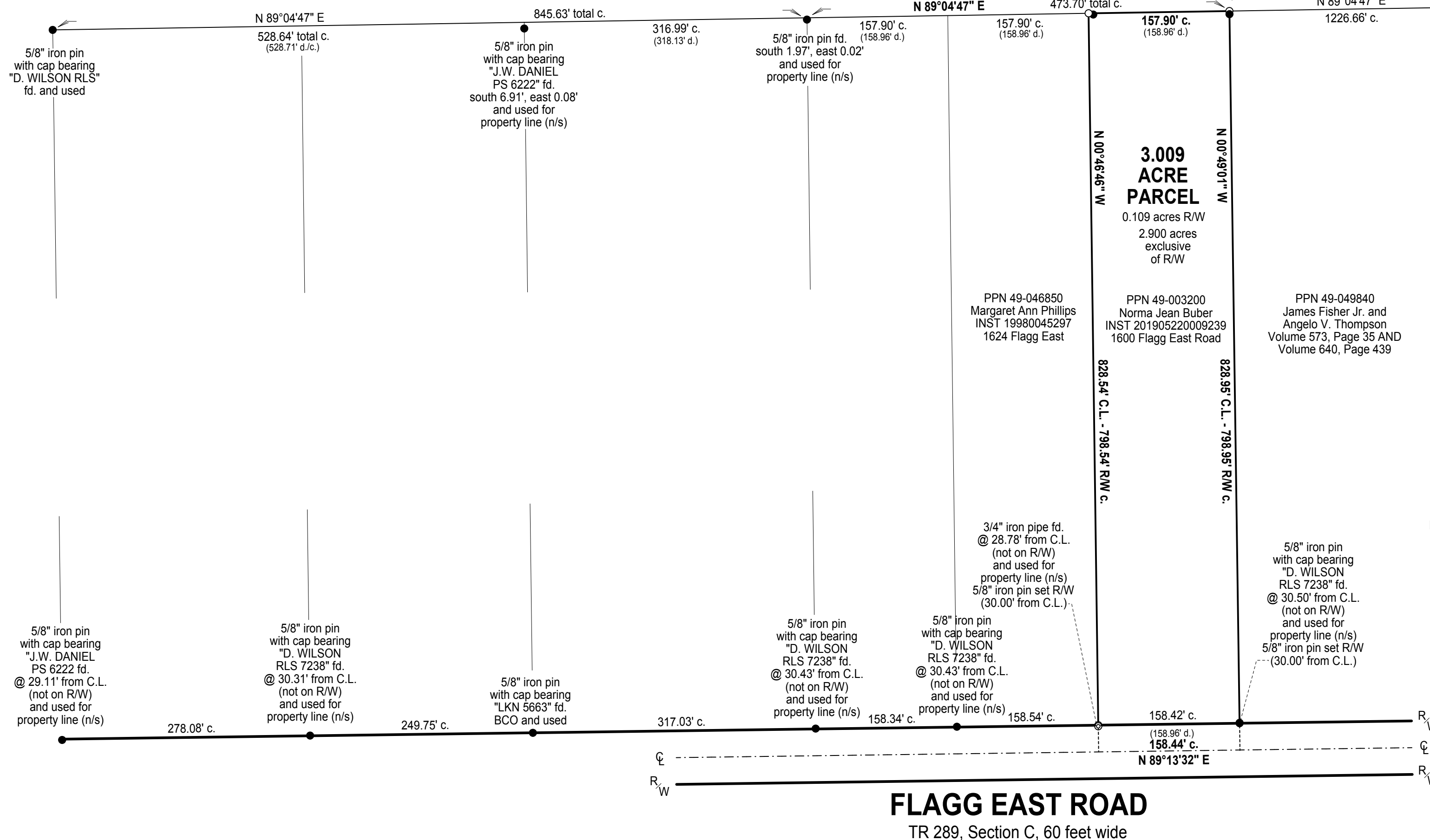
I certify that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (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
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167



Signed and sealed on this 12th day of June, 2024.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



FLAGG EAST ROAD
TR 289, Section C, 60 feet wide

REFERENCES

- *The September, 1999 survey prepared by Danny L. Wilson, Professional Surveyor 7238, recorded as INST 202210050020420, Parcel 1, in TCRD.
- *The March, 2011 survey prepared by Jerry W. Daniel, Professional Surveyor No. 6222, recorded as INST 201904170006921 in TCRD.
- *The February, 2013 survey prepared by Lynn, Kittinger and Noble Inc., Carroll L. Herrmann, Professional Surveyor 5663, recorded as INST 201304030007922 in TCRD.
- *The December, 2017 survey prepared by Crabbs' Surveying Order 6966, Timothy E. Stocker, Professional Surveyor 7245, recorded as INST 202210050020420, Parcel 2 in TCRD.

This map of survey prepared by
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