

N/F
JOYCE K. BENDER, TRUSTEE
INSTR: 200112200048628
PPN: 16-02800104

S 82° 31' 32" E 608.49'

2.223 Ac.

INC. 0.10 AC. IN ROAD R/W

N/F
PATRICIA ZANDER
INSTR: 201011180021588
PPN: 16-901015

5/8" IPF @ 162.41'
58° 04' 25" W 145.83'

N/F
JAMES MICHAEL HAYNIE &
JONATHAN WILLIAM HAYNIE
INSTR: 200901120000529
PPN: 16-900434

N 5° 45' 00" E 175.25'

25.00' 1/2" IPF

N 84° 10' 35" W 274.00'

N 84° 10' 38" W 274.00'
0.076 AC
PART OF PPN: 16-900786
PT OF INSTR: 201302140003861

N 84° 10' 38" W 328.30'

S 5° 45' 00" W 12.00'

— MAP OF SURVEY —
PART OF SECTION 39
VIENNA TOWNSHIP
TRUMBULL COUNTY
OHIO

N
JULY 2025

4.221 Ac.

INC. 0.39 AC. IN ROAD R/W

N/F
GREGORY HOMESTEAD, LLC
INSTR: 201302140003861
PART OF PPN: 16-900786

672.65'

N/F
GREGORY HOMESTEAD, LLC
INSTR: 201302140003861
PT OF PPN: 16-900786

LEGEND

- 5/8" IRON PIN FOUND (IPF)
- 5/8" x 30" CAPPED REBAR SET "A. EWING 6341"

BASIS OF BEARING IS
BASED ON OHIO STATE
PLANE COORDINATE
SYSTEM NORTH ZONE

ALAN N. EWING
REGISTERED SURVEYOR
6857 LANGSTON RUN
CANFIELD, OH 44406
330 533 6911



Alan N. Ewing
7.18.25

CURVE DATA

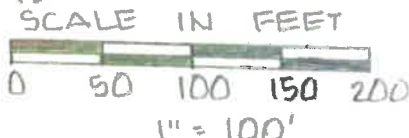
$\Delta = 26^{\circ} 50' 43"$
R = 190.99'
L = 89.49'
Chd = 88.67'
Brg = N 7° 39' 59" W

N 84° 23' 00" W 253.43'

N 84° 23' 00" W 206.95'

- HOLE -
AS SHOWN ON
GIS TAX MAP
SCOVILLE NORTH RD

N 56° 06' 42" E 239.96'
NILES VIENNA RD. SE



ALAN N. EWING
REGISTERED SURVEYOR
6857 Langston Run
Canfield, Ohio 44406
Phone 330 533 6911- Cell 330 272 8110



July 18, 2025

2.223 Ac – 1093 Scoville North Road SE

Known as being part of Section 39, Vienna Township, Trumbull County, Ohio and being PPN: 16-901015 and part of PPN 16-900786 and property formerly described in Instr: 201011180021588 and part of Instr: 201302140003861, and more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Scoville North Road SE and the centerline of Niles Vienna Road SE, thence N 56°06' 42" E, along the centerline of Niles Vienna Road SE, a distance of 239.96 feet to railroad spike found; thence N 84° 23' 00" W, along lands n/f owned by Gregory Homestead, LLC as recorded in Instr: 201302140003861, a distance of 206.95 feet to a 5/8"x 30" capped rebar set; thence N 5°45' 00" E, through said lands of Gregory Homestead, LLC, a distance of 672.65 feet to the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N 84°10' 38" W, through said lands of Gregory Homestead, LLC, a distance of 274.00 feet to the centerline of Scoville North Road SE, and passing over a 5/8"x 30" capped rebar set at 25.00 feet from said centerline;

Thence N 5°45' 00" E, along the centerline of Scoville North Road SE, a distance of 175.25 feet to a point;

Thence S 82°31' 32" E, along lands n/f owned by Joyce K. Bender, Trustee, as recorded in Instr: 200112200048628, and passing over a 5/8" iron pin found at 25.26 feet, a total distance of 608.49 feet to a 5/8" iron pin found;

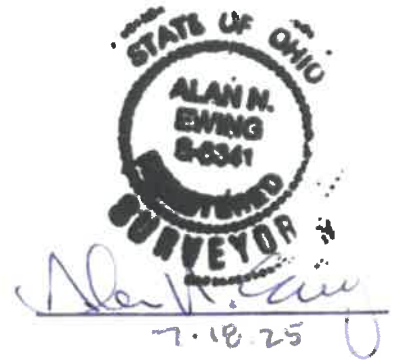
Thence N 8°04' 25" W, along lands n/f owned by James Michael Haynie & Jonathon William Haynie as recorded in Instr: 200901120000529, a distance of 145.83 feet to a corner referenced by a 5/8"x 30" capped rebar set 5.00 feet west;

Thence N 84°10' 38" W, along said lands of Gregory Homestead, LLC, and passing over said 5/8"x 30" capped reference set at 5.00 feet, a total distance of 328.30 feet to a 5/8x 30" capped rebar set;

Thence S 5°45' 00" W, along said lands of Gregory Homestead, LLC, a distance of 12.00 feet to the place of beginning and containing within said bounds 2.223 acres of land of which 0.101 acres is located in the road right of way. Be the same more or less, but subject to all legal highways and easements of record. Basis of Bearing is based on Ohio State Plane Coordinate System North Zone.

According to an actual field survey by Alan N. Ewing, Registered Surveyor #6341 in July 2025.

ALAN N. EWING
REGISTERED SURVEYOR
6857 Langston Run
Canfield, Ohio 44406
Phone 330 533 6911- Cell 330 272 8110



July 18, 2025

0.076 Ac – 1093 Scoville North Road SE

Known as being part of Section 39, Vienna Township, Trumbull County, Ohio and being part of PPN 16-900786 and part of property formerly described in Instr: 201302140003861, and more particularly described as follows:

Beginning at a 5/8" iron pin found at the intersection of the centerline of Scoville North Road SE and the centerline of Niles Vienna Road SE, thence N 56° 06' 42" E, along the centerline of Niles Vienna Road SE, a distance of 239.96 feet to railroad spike found; thence N 84° 23' 00" W, along lands n/f owned by Gregory Homestead, LLC as recorded in Instr: 201302140003861, a distance of 206.95 feet to a 5/8"x 30" capped rebar set; thence N 5° 45' 00" E, through said lands of Gregory Homestead, LLC, a distance of 672.65 feet to the TRUE POINT OF BEGINNING of the parcel herein described;

Thence N 84° 10' 38" W, through said lands of Gregory Homestead, LLC, a distance of 274.00 feet to the centerline of Scoville North Road SE, and passing over a 5/8"x 30" capped rebar set at 25.00 feet from said centerline;

Thence N 5° 45' 00" E, along the centerline of Scoville North Road SE, a distance of 12.00 feet to a point;

Thence S 84° 10' 38" E, along lands n/f owned by Patricia Zander, as recorded in Instr: 201011180021588, and passing over a 5/8" iron pin found at 25.00 feet, a total distance of 274.00 feet to a 5/8"x 30" capped rebar set;

Thence S 5° 45' 00" W, along said lands of Gregory Homestead, LLC, a distance of 12.00 feet to the place of beginning and containing within said bounds 0.076 acres of land of which 0.007 acres is located in the road right of way. Be the same more or less, but subject to all legal highways and easements of record. Basis of Bearing is based on Ohio State Plane Coordinate System North Zone.

According to an actual field survey by Alan N. Ewing, Registered Surveyor #6341 in July 2025.