

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



GRAPHIC SCALE: 1 inch equals 50 feet

-Denotes 5/8" iron (steel) rebar pin (#5 rebar) with cap bearing "C.H. McGUIRE P.S. 7770" fd. and used unless otherwise noted
o -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 APN -Denotes automatic file number
C/C.L. -Denotes centerline RW -Denotes right-of-way (margin)
L -Denotes lot line R -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" CR -Denotes "County Road"
PCRD -Denotes "Portage County Records and Deeds"
PCER -Denotes "Portage County Engineer's Records"
---Denotes existing edge of water
---Denotes wood/tree line

PPN 18-073-00-00-001-000
Richard Clark and Lisa Clark
INST 201407481, Parcel I,
less exception



PROPERTY LINE AND SITE LOCATION PLAT OF:
**PPN 18-065-00-00-019-000, PPN 18-065-00-00-020-000,
PPN 18-073-00-00-001-001 and PPN 18-073-00-00-001-000 (in part)**
Richard M. Clark, Jr. and Lisa M. Clark
8475 State Route 88

DEEDS OF RECORD:
INST 201407481, Parcels 1, 2 and 3 and
INST 201310192

PPN 18-073-00-00-002-000
Jeremy M. Stone
INST 201518686
8521 State Route 88

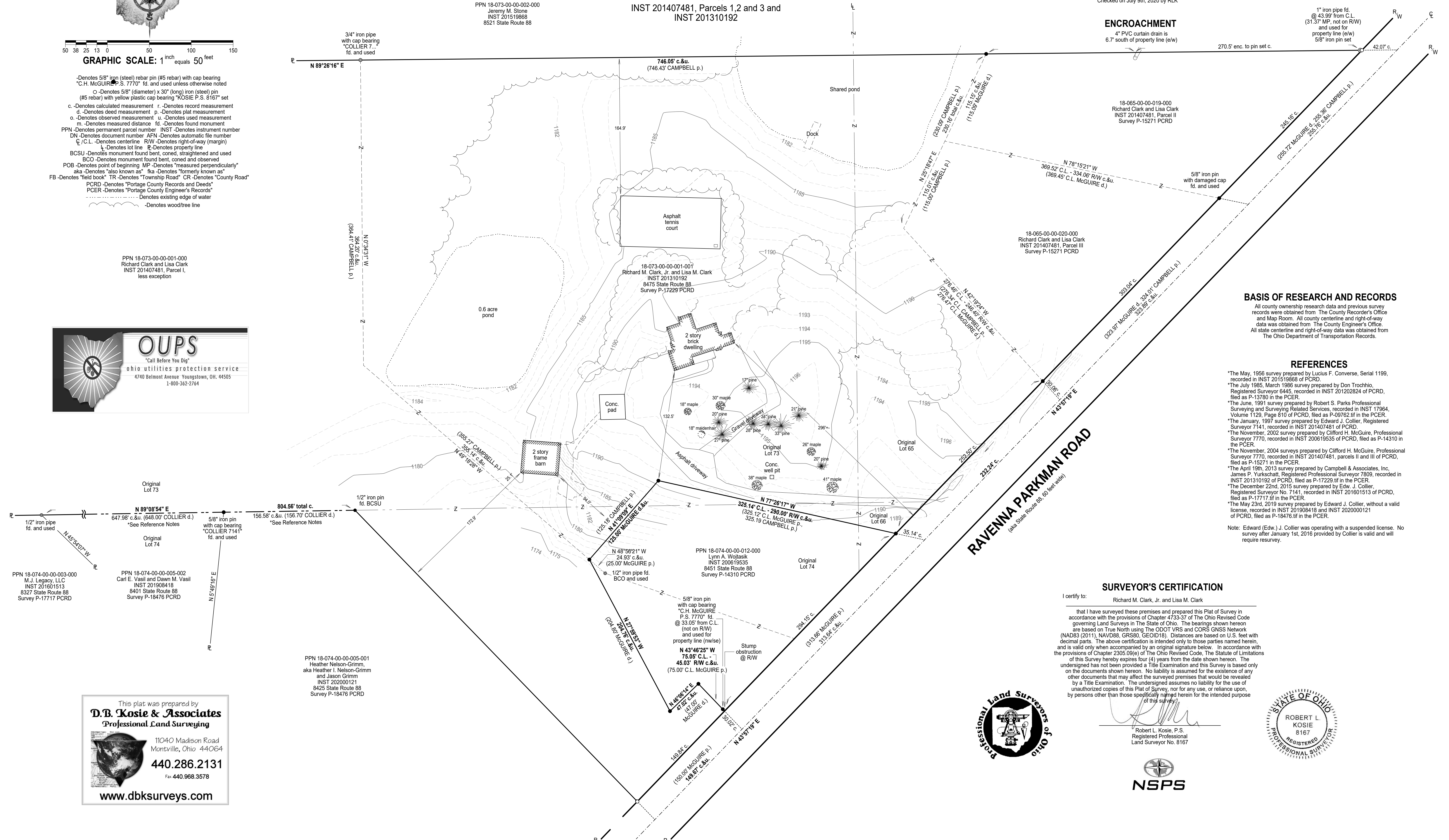
Situated in The	Month:	Page:
Township of Freedom, County of Portage and State of Ohio and known as being part of Original lots 65, 66, 73 and 74 within said Township and Township 4N, Range 7W in the Connecticut Western Reserve.	July	ONE
Survey for:	Year:	of ONE
Richard M. Clark, Jr. and Lisa M. Clark	2020	

Checked on July 9th, 2020 by RLK

ENCROACHMENT

4" PVC curtain drain is 6.7' south of property line (e/w)

1" iron pipe fd. @ 43.99' from C.L. (31.37' MP, not on R/W) and used for property line (e/w) 5/8" iron pin set



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 May, 1956 survey prepared by Lucius F. Converse, Serial 1199, recorded in INST 201519668 of PCRD.
- *The July 1985, March 1986 survey prepared by Don Trochilo, Registered Surveyor 6445, recorded in INST 201202824 of PCRD, filed as P-13780 in the PCER.
- *The June, 1991 survey prepared by Robert S. Parks Residential Surveying and Surveying Related Services, recorded in INST 17964, Volume 1129, Page 610 of PCRD, filed as P-09762.tif in the PCER.
- *The January, 1997 survey prepared by Edward J. Collier, Registered Surveyor 7141, recorded in INST 201407481 of PCRD.
- *The November, 2002 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in INST 200619535 of PCRD, filed as P-14310 in the PCER.
- *The November, 2004 surveys prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in INST 201407481, parcels II and III of PCRD, filed as P-15271 in the PCER.
- *The April 19th, 2013 survey prepared by Campbell & Associates, Inc., James P. Yurkschatt, Registered Professional Surveyor 7809, recorded in INST 201310192 of PCRD, filed as P-17229.tif in the PCER.
- *The December 22nd, 2015 survey prepared by Edw. J. Collier, Registered Surveyor No. 7141, recorded in INST 201601513 of PCRD, filed as P-17717.tif in the PCER.
- *The May 23rd, 2019 survey prepared by Edward J. Collier, without a valid license, recorded in INST 201908418 and INST 2020000121 of PCRD, filed as P-18476.tif in the PCER.

Note: Edward (Edw.) J. Collier was operating with a suspended license. No survey after January 1st, 2016 provided by Collier is valid and will require resurvey.

SURVEYOR'S CERTIFICATION

I certify to: Richard M. Clark, Jr. and Lisa M. Clark

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 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



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