

Checked on April 30th, 2021 by RLK

PLAT OF RE-SURVEYS, LOT SPLIT AND CONSOLIDATION OF
PPN 25-031-00-00-001-000,
Brianne Finney aka Brianne R. Finney and
PPN 25-032-10-00-019-003,
Patricia A. Williams, 11529 Bloom Road

DEED OF RECORD:
 INST 201718600, Parcel Two and
 INST 201413355

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



GRAPHIC SCALE: 1 inch equals 100 feet

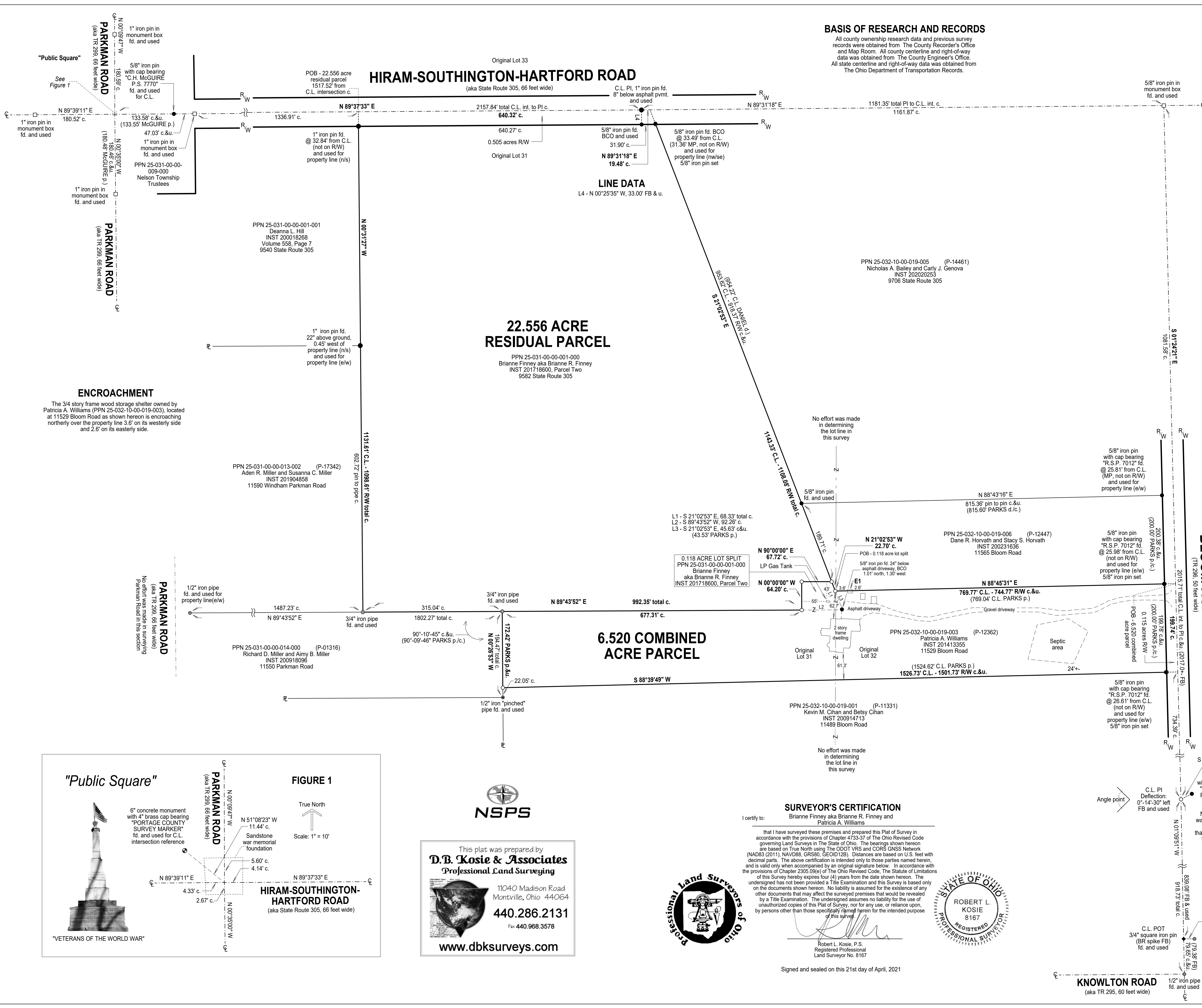
- o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
- c -Denotes calculated measurement
- d -Denotes deed measurement
- o -Denotes observed measurement
- m -Denotes measured distance
- PPN -Denotes permanent parcel number
- DN -Denotes document number
- q.c./c.l. -Denotes centerline
- l -Denotes lot line
- BCSU -Denotes monument found bent, coned, straightened and used
- POB -Denotes point of beginning
- aka -Denotes "also known as"
- FB -Denotes "field book"
- PCRD -Denotes "Portage County Records and Deeds"
- PCER -Denotes "Portage County Engineer's Records"
- PC -Denotes point of curve
- PCC -Denotes point of compound curve
- PI -Denotes point of angular intersection

REFERENCES

- *The undated field notes for Bloom Road shown in field book 614, Pages 61 and 62 in PCER.
- *The undated survey prepared by L.M. Satrom, Registered Surveyor 4226, recorded in Volume 1117, Page 333 of PCRD.
- *The August 31st, 1971 survey prepared by David J. Collier, Registered Surveyor 4819, recorded in INST 200918096 of PCRD, filed as P-01516.tif in the PCER.
- *The January, 1978 survey prepared by Stockman and Associates, Inc, Donald Trocchio, Registered Surveyor 6445, filed in INST 200018268, Volume 558, Page 0007 of PCRD.
- *The December, 1960 survey prepared by David J. Collier, Registered Surveyor 4819, recorded in INST 200613336, filed as P-08532.tif in the PCER.
- *The December, 1986 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in Volume 1111, Page 620 of PCRD, filed as P-08310.tif in the PCER.
- *The March, 1996 survey prepared by Robert S. Parks, P.S. 7012, recorded in INST 200914713 of PCRD and filed as P-11331.tif in the PCER.
- *The December, 1998 surveys prepared by Robert S. Parks, P.S. 7012, recorded in INST 200231636 and INST 200507017 of PCRD, filed as P-12447.tif and P-12362.tif in the PCER.
- *The September, 2000 survey prepared by Clifford H. McGuire, Registered Surveyor 7770, recorded in INST 200330326, filed as P-13329_B.tif in the PCER (not a viable download).
- *The September, 2007 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in INST 200601362, filed as P-16369.tif in the PCER.
- *The March, 2003 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in INST 202020253 of PCRD, filed as P-14461.tif in the PCER.
- *The March, 2013 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in INST 201904858 of PCRD, filed as P-17342.tif in the PCER.

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.



ENCROACHMENT

The 3/4 story frame wood storage shelter owned by Patricia A. Williams (PPN 25-032-10-00-019-003), located at 11529 Bloom Road as shown hereon is encroaching northerly over the property line 3.6' on its westerly side and 2.6' on its easterly side.

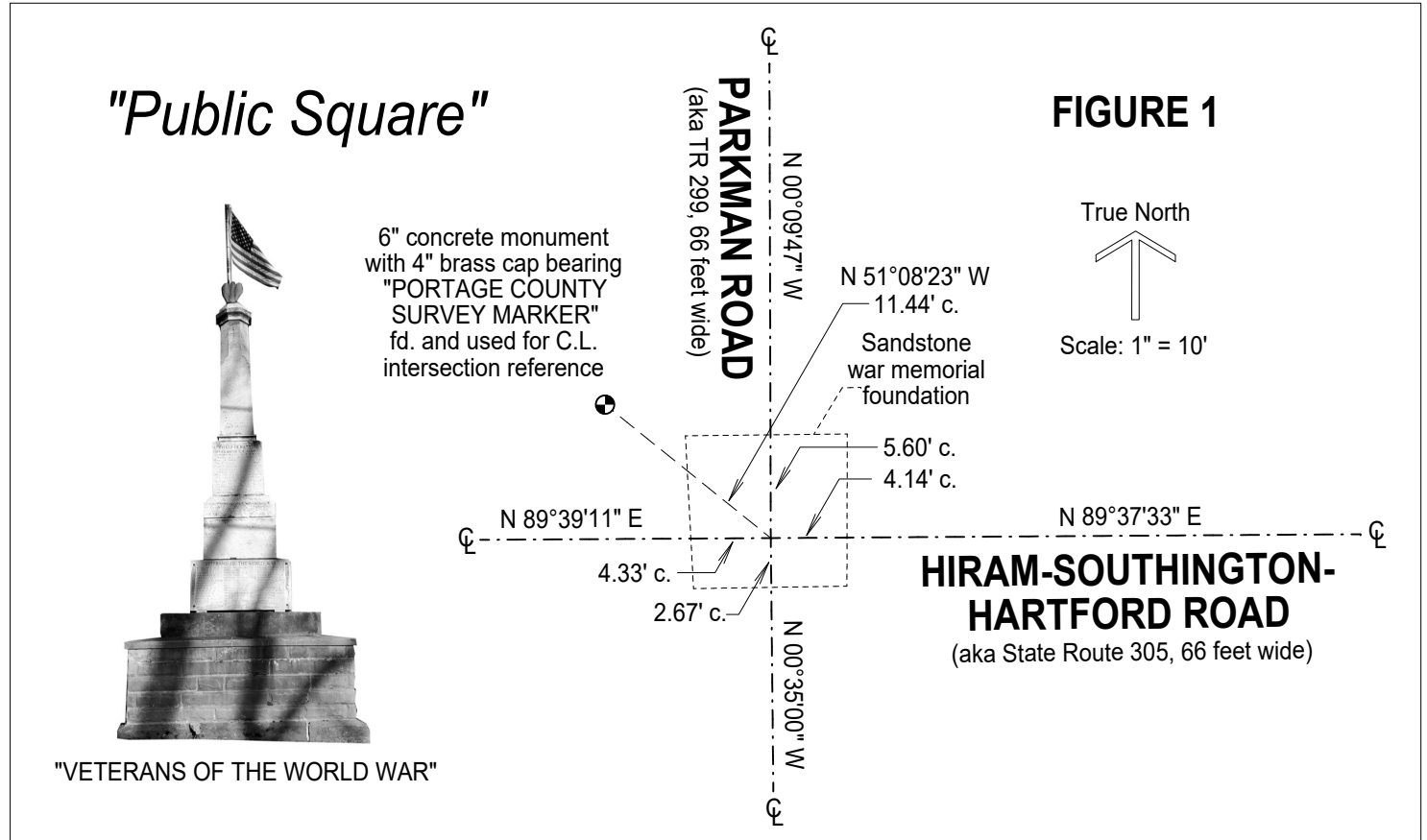


FIGURE 1

True North
 Scale: 1" = 10'

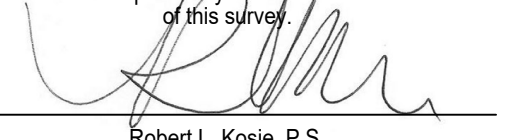

 This plat was prepared by
D.B. Kosie & Associates
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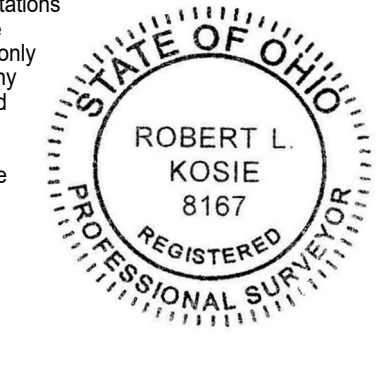


SURVEYOR'S CERTIFICATION

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 Survey 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

Signed and sealed on this 21st day of April, 2021



**DBK PLAT
 1148B 2021**