

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



100 75 50 25 0 100 200 300 400
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 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)
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" CH -Denotes "County Highway"
PCRD -Denotes "Portage County Records and Deeds"
PCER -Denotes "Portage County Engineer's Records"
odot -Denotes "Ohio Department of Transportation"
Δ -Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
PC -Denotes point of curve PT -Denotes point of tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency

CURVE DATA

C1
D=00°11'42" c.&u.
R=12277.67' odot p.&u.
T=20.89' c.&u.
L=41.78' c.&u.
LC=41.78' c.&u.
LCB=S 00°25'12" E

C2
D=02°04'19" c.&u.
R=12277.67' odot p.&u.
T=222.01' c.&u.
L=443.97' c.&u.
LC=443.95' c.&u.
LCB=S 00°42'49" W

C3
D=00°11'38" c.&u.
R=12357.67' odot p.&u.
T=20.91' c.&u.
L=41.81' c.&u.
LC=41.81' c.&u.
LCB=N 00°25'14" W

PPN 20-033-00-00-058-000
Jay H. Osborne and
Larissa L. Miller
INST 202203816
11405 State Route 82
Document: P-01039

No effort was made in
determining this property
line in this survey

PPN 20-033-00-00-056-000
Kit E. Semplak and
Gene R. Semplak
Volume 224, Page 215
11339 State Route 82
Document: P-01039

No effort was made in
determining this property
line in this survey

No effort was made in determining the C.L. R/W
of Garfield Road north of this intersection or
Wakefield Road east or west of this intersection

1 1/2" iron pin in
monument box
fd. and used
C.L. intersection station
705+41.00 odot p.
WAKEFIELD ROAD
(aka State Route 82) (aka State Route 305)

GARFIELD ROAD
(aka Garfield Street, right of way varies)

1" iron pin in
monument box fd.
south 0.04', west 0.14'
C.L. PI station
729+06.00 odot p.
(729+05.98, 2.40 right c.)

No effort was made in
determining this corporation
line in this survey

Original Lot 28
HIRAM VILLAGE
Corporation Line
HIRAM TOWNSHIP
Original Lot 33

1/2" iron pipe fd.
@ 70.00' from C.L.
(not on R/W)
and used for
property line (e/w)
5/8" iron pin set R/W

10.00' c.
N 89°30'25" E
249.32' C.L. -
169.32' R/W
total c.&u.
(250.00' C.L. d.)

Corner
References
20.00'
Pond area
20.00'

2.287 ACRE PARCEL
1.553 acres exclusive of R/W
PPN 20-033-00-00-057-000
Lynn Anundson
INST 202125252
11385 State Route 82

299.76' c.&u.
(300.00' d.)
N 00°32'06" W
399.62' total c.&u.
(400.00' d.)
99.86' c.&u.
(100.00' d.)

5/8" iron pin fd.
0.26' east of
property line (n/s)
and used for
property line (e/w)

1/2" iron pipe
fd. and used
49.52' c.
1/2" iron pipe fd.
@ 30.48' from C.L.
(not on R/W)
and used for
property line (e/w)
5/8" iron pin set R/W

249.24' C.L. -
169.24' R/W c.&u.
(250.00' C.L. d.)

5/8" Iron pin fd.
@ 30.49' from C.L.
(MP, not on R/W)
and used for
property line (e/w)

1" iron pin in
monument box
fd. and used
C.L. PC station
726+63.11 ahead
odot p.
(726+62.93 back)

1" iron pin in
monument box
fd. and used
C.L. PT station
731+48.82 ahead odot p.
(731+48.86 back)

1" iron pin in
monument box fd.
south 0.04', west 0.14'
C.L. PI station
729+06.00 odot p.
(729+05.98, 2.40 right c.)

1/2" iron pipe fd.
@ 70.00' from C.L.
(not on R/W)
and used for
property line (e/w)
5/8" iron pin set R/W

10.00' c.
N 89°30'25" E
249.32' C.L. -
169.32' R/W
total c.&u.
(250.00' C.L. d.)

Corner
References
20.00'
Pond area
20.00'

2.287 ACRE PARCEL
1.553 acres exclusive of R/W
PPN 20-033-00-00-057-000
Lynn Anundson
INST 202125252
11385 State Route 82

299.76' c.&u.
(300.00' d.)
N 00°32'06" W
399.62' total c.&u.
(400.00' d.)
99.86' c.&u.
(100.00' d.)

5/8" iron pin fd.
0.26' east of
property line (n/s)
and used for
property line (e/w)

1/2" iron pipe
fd. and used
49.52' c.
1/2" iron pipe fd.
@ 30.48' from C.L.
(not on R/W)
and used for
property line (e/w)
5/8" iron pin set R/W

249.24' C.L. -
169.24' R/W c.&u.
(250.00' C.L. d.)

5/8" Iron pin fd.
@ 30.49' from C.L.
(MP, not on R/W)
and used for
property line (e/w)

1" iron pin in
monument box
fd. and used
C.L. PI station
756+21.08 odot p.

No effort was made in determining the C.L. R/W
of SR 700 south of this point in this survey

Situated in The	Month:	Page:
Township of Hiram, County of Portage and State of Ohio and known as being part of Original Lot 33 within said Township and Township 5N, Range 7W in the Connecticut Western Reserve	November	ONE
	Year:	ONE
	2022	
Survey for:	Lynn Anundson	

Checked on November 30th, 2022 by RLK

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.

MAP OF SURVEY OF

PPN 20-033-00-00-057-000

Lynn Anundson

11385 State Route 82

DEED OF RECORD:

INST 202125252



REFERENCES

*The 1955 Location Plat and Improvement Plans for State Route 82,
POR 82, 13.36 - 16.23, Twinsburg - Warren Road filed as
Portage SR082_14.440_1923.pdf in the odot records.
*The May 7th, 1971 survey prepared by L.F. Converse,
Registered Surveyor 1199, filed as P-1039 of PCER.

SURVEYOR'S CERTIFICATION

I certify to: Lynn Anundson

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, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 30th day of November, 2022



DBK MAP 1251 2022

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



2.287 ACRE PARCEL

0.734 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-033-00-00-057-000,
Lynn Anundson, Instrument Number (INST) 202125252 of Portage County Records and
Deeds (PCRD). 11385 State Route 82.

Situated in the Township of Hiram, County of Portage and State of Ohio and known as being part of Original Lot 33 within said Township and Township 5N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1 1/2" iron pin in a monument box found at the centerline intersection of Garfield Road (also known as Garfield Street, R/W varies) and Wakefield Road (SR 82 west, SR 305 east, 66 feet wide).

Thence South 01°45'41" West, along the centerline of said Garfield Road, 2121.93 feet to a point of curve therein.

Thence along the centerline of said Garfield Road, along the centerline of State Route 82 (also known as Old State Route 700, Twinsburg - Warren Road, right of way varies), and along said curve, deflecting to the left, having a delta angle of 02°04'19", a radius distance of 12277.67 feet, a tangent distance of 222.01 feet, a chord bearing of South 00°42'49" West, a chord distance of 443.95 feet, a length distance of 443.97 feet to a southeasterly corner of PPN 20-033-00-00-058-000 as conveyed to Jay H. Osborne and Larissa L. Miller, recorded in INST 202203816 of PCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence continuing along said centerline and said curve, deflecting to the left, having a delta angle of 00°11'42", a radius distance of 12277.67 feet, a tangent distance of 20.89 feet, a chord bearing of South 00°25'12" East, a chord distance of 41.78 feet, a frontage (in part) length distance of 41.78 feet to a 1" iron pin in a monument box found at a point of tangency therein.

Thence South 00°32'06" East, continuing along said centerline a frontage distance (in part) of 357.85 feet to a northeasterly corner of PPN 20-033-00-00-056-000 as conveyed to Kit E. Semplak and Gene R. Semplak, recorded in Volume 224, Page 215 of PCRD, being the

2.287 ACRE PARCEL (continued)

southeasterly corner of the parcel herein described.

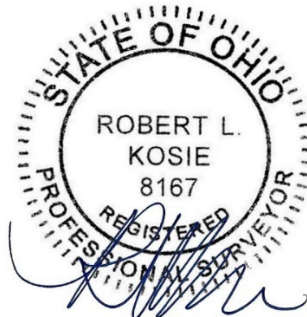
Thence South 89°30'28" West, along a northerly line of said Semplak's land, passing through a 1/2" iron pipe found at 30.48 feet, a 5/8" iron pin set at 80.00 feet, a total distance of 249.24 feet to a 1/2" iron pipe found at the southwesterly corner of the parcel herein described.

Thence North 00°32'06" West, along an easterly line of said Semplak's land, along an easterly line of the aforesaid Osborne parcel (PPN 20-033-00-00-058-000), passing by a 5/8" iron pin found 0.26 feet east of the property line at 99.86 feet, a 5/8" iron pin set as a corner reference at 379.62 feet, a total distance of 399.62 feet to the northwesterly corner of the parcel herein described.

Thence North 89°30'25" East, along a southerly line of the said Osborne parcel, passing through a 5/8" iron pin set as a corner reference at 20.00 feet, a 5/8" iron pin set at 169.32 feet, and a 1/2" iron pipe found at 179.32 feet, a total distance of 249.32 feet to **The Principal Place of Beginning of this Survey** and containing 2.287 acres of land, of which, 0.734 acres are within the R/W of said State Route 82, leaving 1.553 acres of land exclusive of said R/W, surveyed in December of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 20-033-00-00-057-000 as conveyed to Lynn Anundson, recorded in INST 202125252 of PCRD. Also known as 11385 State Route 82.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr., Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on November 30th, 2022