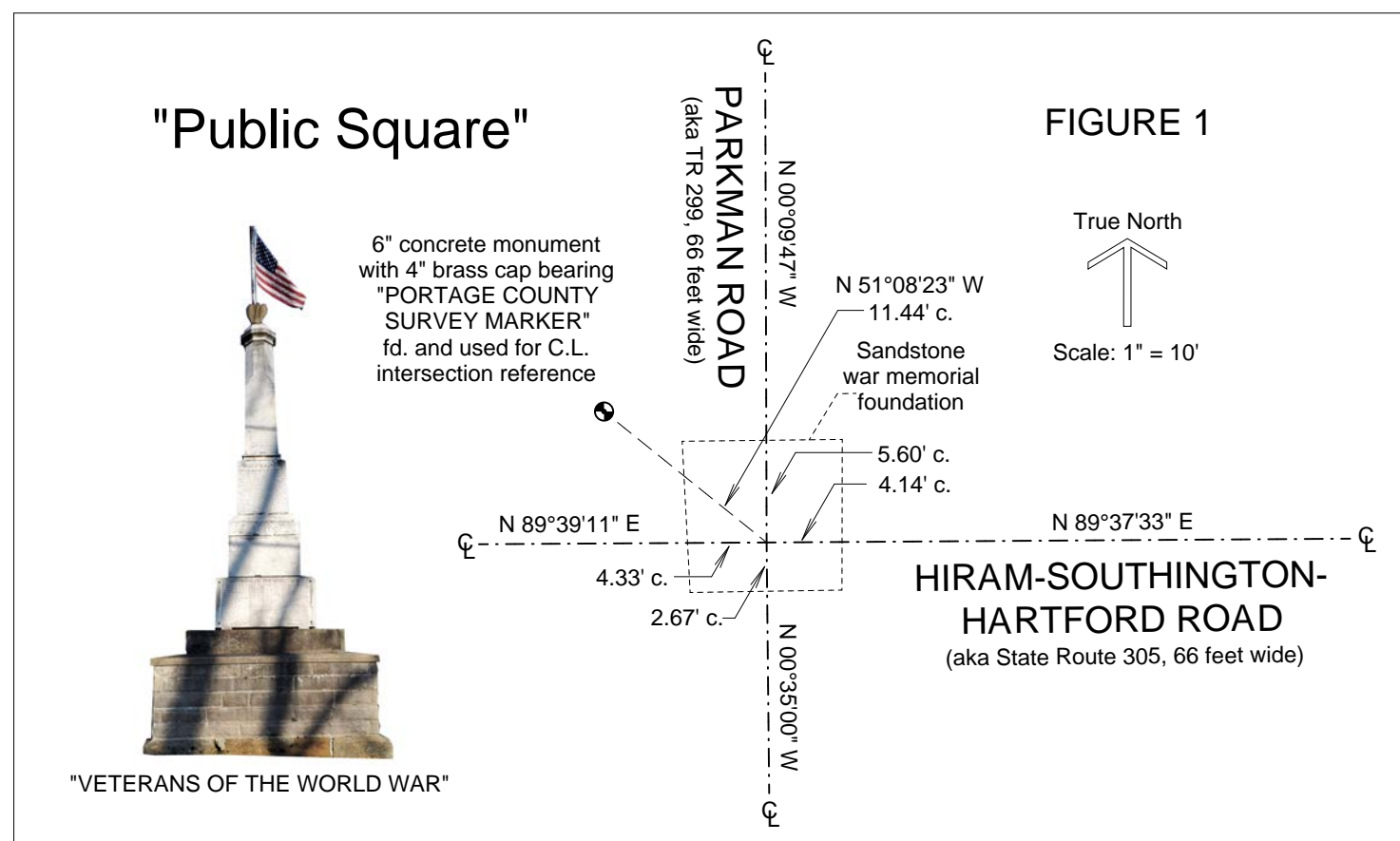


O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c -Denotes calculated and used measurement r -Denotes record measurement
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m -Denotes measured distance fd -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
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C/L -Denotes centerline R/W -Denotes right-of-way (margin)
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BO -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"
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PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency



ZONING INFORMATION

R2 - Residential District

Minimum Acres: 3.00
Minimum Setback: 100' from R/W (133 from C.L.)
Minimum Frontage: 250'
Minimum Sideyard: 25'
Minimum Rearyard: 50'

Zoning Inspector: Jackie Kable
Phone: 330-527-3524
PO Box 377
Garrettsville, Ohio
44231

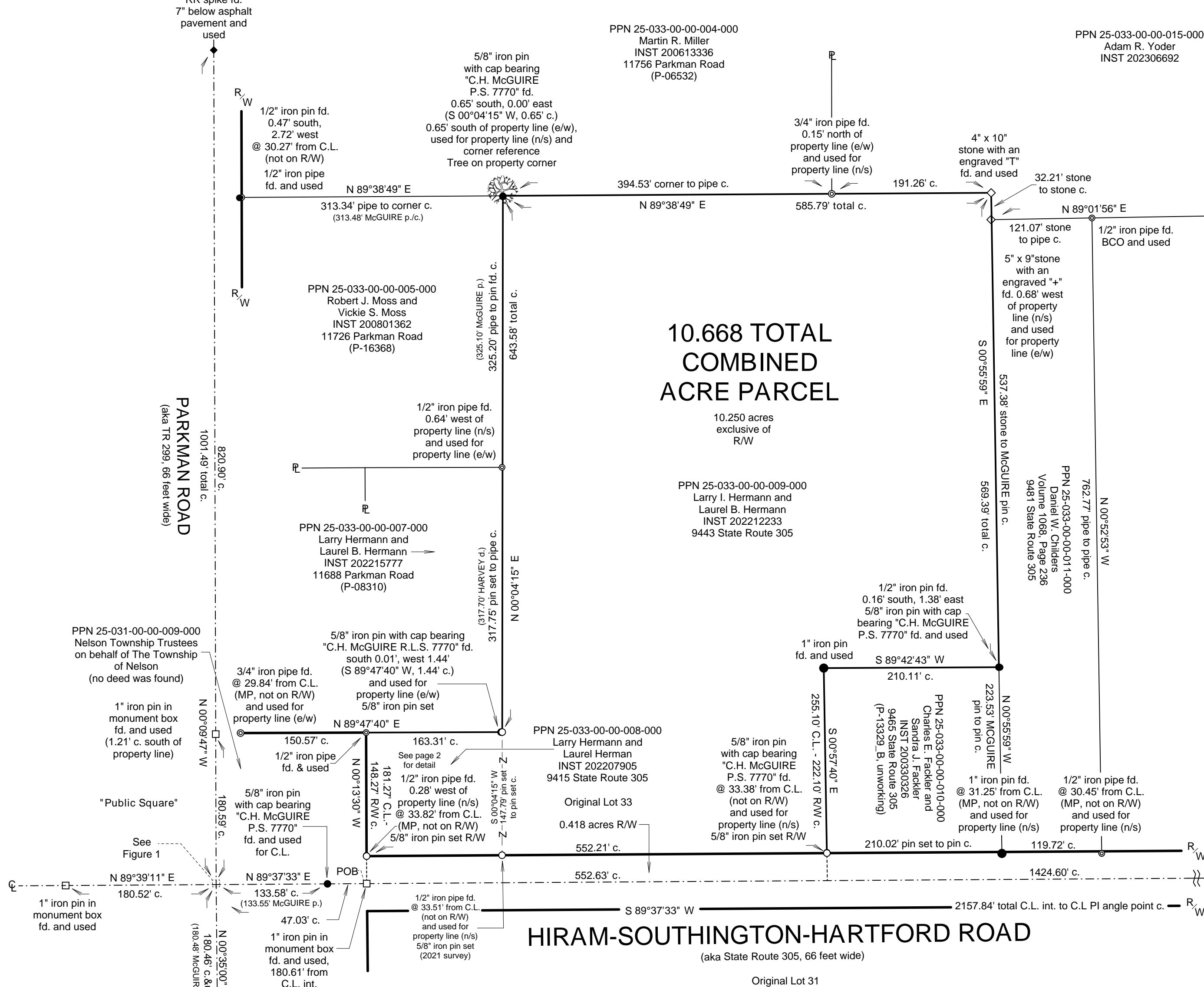


This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

MAP OF RE-SURVEY AND CONSOLIDATION OF
PPN 25-033-00-00-008-000
Larry Hermann and Laurel Herman
9415 State Route 305
and
PPN 25-033-00-00-009-000
Larry I. Hermann and Laurel B. Hermann
9443 State Route 305

DEED OF RECORD:
INST 202207905 and INST 202212233



Situated in The	Month:	Page:
Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 33 with said Township and Township 5N, Range 6W in the Connecticut Western Reserve.	APRIL	ONE
Survey for:	Year: 2021	TWO

Revised for consolidation on June 13th, 2023 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.

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-01316.tif in the PCER.
*The January, 1978 survey prepared by Stockman and Associates, Inc, Donald Trochko, Registered Surveyor 6445, recorded in INST 200018268, Volume 558, Page 0007 of PCRD.
*The December, 1980 survey prepared by David J. Collier, Registered Surveyor 4819, recorded in INST 200613336, filed as P-06532.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-06310.tif in the PCER.
*The December, 1998 surveys prepared by Robert S. Parks, P.S. 7012, recorded in INST 2002090127 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 200801362, filed as P-16368.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 201904558 of PCRD.

SURVEYOR'S CERTIFICATION

I certify to: **Larry I. Hermann and Laurel B. Hermann**

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, GEOID28). 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 (R) 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

Originally signed on April 26th, 2021, revised,
resigned and sealed on this 17th day of May, 2023



DBK MAP 1291 2023

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



GRAPHIC SCALE: 1 inch equals 20 feet

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Phone: 330-527-3524
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MAP OF RE-SURVEY AND CONSOLIDATION OF

PPN 25-033-00-00-008-000

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and

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DEED OF RECORD:

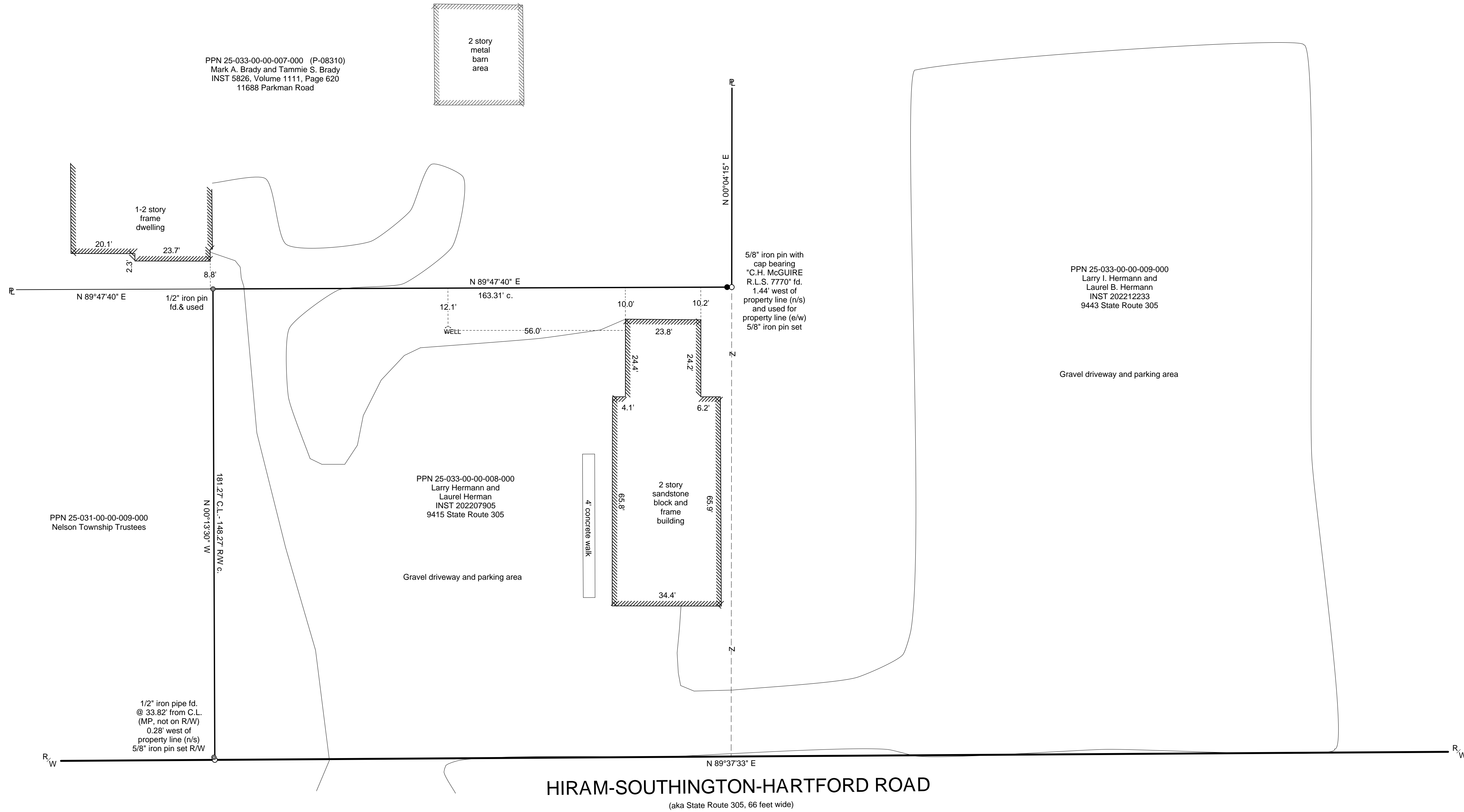
INST 202207905 and INST 202212233

Situated in The	Month:	Page:
Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 33 with said Township and Township 5N, Range 6W in the Connecticut Western Reserve.	May	TWO
Survey for:	Year:	of
Larry I. Hermann and Laurel B. Hermann	2023	TWO

Checked on May 18th, 2023 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.





10.668 TOTAL COMBINED ACRE PARCEL

0.418 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-033-00-00-008-000 and PPN 25-033-00-00-009-000, Larry Hermann and Laurel Herman Instrument Number (INST) 202207905 and INST 202212233 of Portage County Records and Deeds (PCRD). 9415 State Route 305 and 9443 State Route 305.

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 33 with said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at the centerline intersection of Hiram-Southington-Hartford Road (also known as being State Route 305, 66 feet wide) and Parkman Road (also known as being Township Road 299, 66 feet wide), referenced by a 6" concrete monument with a 4" brass cap bearing "PORTAGE COUNTY SURVEY MARKER" found North $51^{\circ}08'23''$ West, 11.44 feet therefrom.

Thence North $89^{\circ}37'33''$ East, along the centerline of said Hiram-Southington-Hartford Road, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 133.58 feet, a total distance of 180.61 feet to a 1" iron pin in a monument box found on the east line of PPN 25-031-00-00-009-000 as conveyed to Nelson Township Trustees (no deed was found), being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $00^{\circ}13'30''$ West, along said easterly line, passing through a 5/8 iron pin set at 33.00 feet and passing by a 1/2" iron pipe found 0.28 feet west of the property line at 33.82 feet, a total distance of 181.27 feet to a 1/2" iron pipe found at a northeasterly corner thereof, on the southerly line of PPN 25-033-00-00-007-000 as conveyed to Larry Hermann and Laurel B. Hermann, recorded in INST 202215777 of PCRD, being a northwesterly corner of the parcel herein described.

10.668 TOTAL COMBINED ACRE PARCEL (continued)

Thence North 89°47'40" East, along said southerly line of Hermann's land, passing through a 5/8" iron pin with cap bearing "C.H. McGuire R.L.S. 7770" found at 161.87 feet, a total distance of 163.31 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 00°04'15" East, along the easterly line of said Hermann's land, along the easterly line of PPN 25-033-00-00-005-000 as conveyed to Robert J. Moss and Vickie S. Moss, recorded in INST 200801362 of PCRD, passing by a 1/2" iron pipe found 0.64 feet west of the property line at 317.75 feet, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 642.93 feet and used as a corner reference, a total distance of 643.58 feet to the northeasterly corner thereof on the southerly line of PPN 25-033-00-00-004-000 as conveyed to Martin R. Miller, recorded in INST 200613336 of PCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°38'49" East, along said southerly line of Miller's land, along a southerly line of PPN 25-033-00-00-015-000 as conveyed to Adam R. Yoder, recorded in INST 202306692 of PCRD, passing by a 3/4" iron pipe found 0.15' north of the property line at 394.53 feet, a total distance of 585.79 feet to a 4" X 10" stone with an engraved "T" found, being the northeasterly corner of the parcel herein described.

Thence South 00°55'59" East, along a westerly line of said Yoder's land and also along the westerly line of PPN 25-033-00-00-011-000 as conveyed to Daniel W. Childers, recorded in Volume 1068, Page 236 of PCRD, passing by a 5" x 9" stone with an engraved "+" found 0.68 feet west of the property line at 32.21 feet, a total distance of 569.39 feet to a 5/8" iron pin with cap bearing "C.H. McGUIRE R.L.S. 7770" found at the northeasterly corner of PPN 25-033-00-00-010-000 as conveyed to Charles E. Fackler and Sandra J. Fackler, recorded in INST 200330326 of PCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°42'43" West, along the northerly line of said Fackler's land, 210.11 feet to a 1" iron pin found at the northwesterly corner thereof.

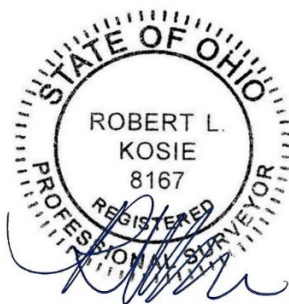
Thence South 00°57'40" East, along the westerly line of said Fackler's land, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 221.72 feet, a 5/8" iron pin set at 222.10 feet, a total distance of 255.10 feet to the southwesterly corner thereof, on the centerline of the aforesaid Hiram-Southington-Hartford Road, being a southeasterly corner of the parcel herein described.

10.668 TOTAL COMBINED ACRE PARCEL (continued)

Thence South 89°37'33" West, along said centerline, a frontage distance of 552.63 feet to **The Principal Place of Beginning of this Survey** and containing 10.668 acres of land, of which, 0.418 acres are within the R/W of said Hiram-Southington-Hartford Road, leaving 10.250 acres of land exclusive of said R/W, surveyed in April of 2023 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). 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 combined PPN 25-033-00-00-008-000 as conveyed to Larry Hermann and Laurel Herman, recorded in INST 202207905 together with PPN 25-033-00-00-009-000 as conveyed to Larry I. Hermann and Laurel B. Hermann, recorded in INST 202212233 of PCRD.

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

June 14th, 2023