

APPROVALS

COMMISSIONER'S ACCEPTACE

We, Sabrina Christian-Bennett, Jill Crawford and Mike Tinlin, being the Commissioners for the County of Portage, Ohio, do hereby accept this Nelson Township Public Square Resurvey and Lot Split of same and dedicate all of the area within R/W 1 as shown hereon (1.264 acres, shaded area) to The Public forever and agree that any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Signed _____
Printed Sabrina Christian-Bennett, Commissioner

Signed _____
Printed Jill Crawford, Commissioner

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Mike Tinlin, Commissioner

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

TRUSTEE'S ACCEPTACE

We, Anna Mae VanDerHoeven, Mike Kortan and Joe Leonard, being the Trustees for the Township of Nelson, County of Portage, Ohio, the undersigned owner(s) of the lands shown hereon, do hereby accept this Nelson Township Public Square Resurvey and Lot Split of same and dedicate all of the area within R/W 1 as shown hereon (1.264 acres, shaded area) to The Public forever and agree that any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Signed _____
Printed Joe Leonard, Trustee

Signed _____
Printed Anna Mae VanDerHoeven, Chairperson

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Mike Kortan, Vice Chairperson

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____,

this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

ENGINEER'S APPROVAL

This plat has been reviewed and meets the minimum standards for Boundary Surveys Codified in Chapter 4733-37 of the Ohio Administrative Code this _____ day of _____, 202____.

Signed _____
Printed Larry D. Jenkins, Jr., P.E., P.S.,
Portage County Engineer

REGIONAL PLANNING COMMISSION APPROVAL

Approved this _____ Day of _____, 202____.

Signed _____
Printed Todd Peetz, Director,
Portage County Regional Planning
Commission

PORTAGE COUNTY COMBINED GENERAL HEALTH DISTRICT

Approved this _____ Day of _____, 202____.

Signed _____
Printed _____

TAX MAP APPROVAL

Approved this _____ Day of _____, 202____.

Signed _____
Printed _____

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

ZONING APPROVAL

This resurvey and lot split complies with the applicable Nelson Township Zoning Resolution.

This _____ day of _____, 2025.

and is accepted by:

Signed _____
Printed _____
Nelson Township Zoning Inspector

AUDITOR

Transferred this _____ day of _____, 202____.

Signed _____
Printed Matt Kelly,
Portage County Auditor

RECORDER

Filed for record this _____ day of _____, 202____ at _____ M.

Recorded this _____ day of _____, 202____ in plat Volume _____, Page _____

Signed _____
Printed Lori Calcei,
Portage County Recorder

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



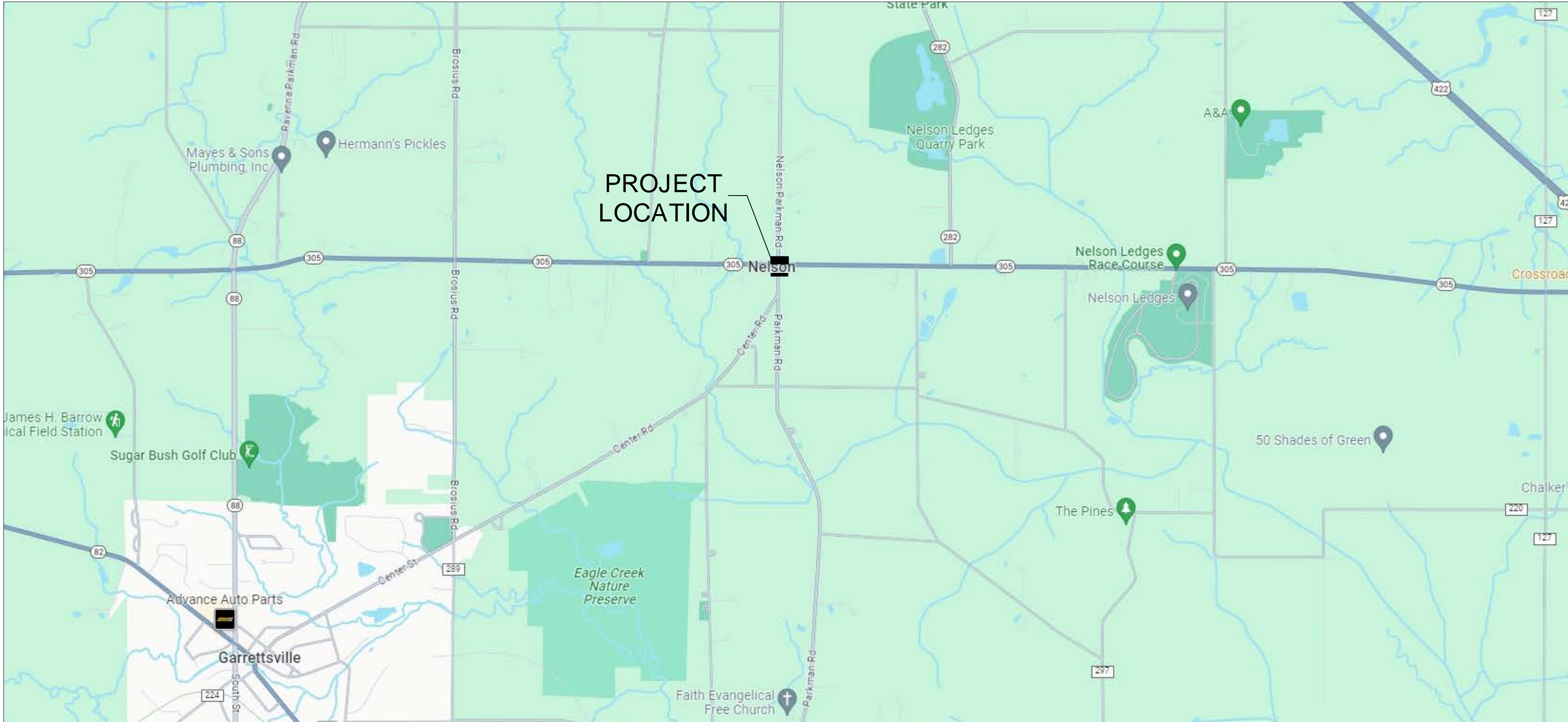
NELSON TOWNSHIP PUBLIC SQUARE RESURVEY AND LOT SPLIT

FOR

Nelson Township Trustees on behalf of The Township of Nelson and the Township of Nelson, County of Portage and State of Ohio

PPN 25-031-00-00-009-000 and PPN 25-031-00-00-009-001

DEED OF RECORD:
INST 202127774



GRAPHIC SCALE: 1 inch equals 2000 feet



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

REFERENCES

- *The July, 1969 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-00031 in the PCER.
- *The December, 1986 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-08310, 0 in the PCER.
- *The May, 1987 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-08277 in the PCER.
- *The September, 2000 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18320 in the PCER.
- *The December 14th, 2011 survey prepared by Jerry W. Slay, PS 6222, filed as P-17078 in the PCER.
- *The March 2016 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18320 in the PCER.
- *The December, 2020 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18889 in the PCER.
- *The December, 2021 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-19283 in the PCER.
- *The June 14th, 2023 survey prepared by D.B. Kosie & Associates, LLC, Robert L. Kosie, Sr., Registered Professional Surveyor 8167 recorded in INST 202310313 of PCRD, filed as P-19444 in the PCER.

Situated in The Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lots 20, 22, 31 and 33 with said Township and Township 5N, Range 6W in the Connecticut Western Reserve.	Month: June Year: 2024	Page: ONE of TWO
Survey for:	Nelson Township Trustees on behalf of The Township of Nelson and the Township of Nelson, County of Portage and State of Ohio	

Checked on June 7th, 2024 by RLK, MBL
Checked on May 6th, 2025 by RLK, MBL

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.

SURVEYOR'S CERTIFICATION

I certify to: Nelson Township Trustees on behalf of The Township of Nelson and the Township of Nelson, County of Portage and State of Ohio

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.

Signed _____
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 7th day of June, 2024

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP 1291 2024

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



GRAPHIC SCALE: 1 inch equals 20 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 and used measurement r - Denotes record measurement
d - Denotes deed measurement p - Denotes plat measurement
fd - Denotes found monument u - Denotes used measurement
PPN - Denotes permanent parcel number INST - Denotes instrument number
C/L - Denotes centerline R/W - Denotes right-of-way (margin)
L - Denotes lot line R - Denotes property line
BCO - Denotes monument found bent, coned and observed
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"
(P-12345) - Denotes Portage County Engineer's Survey File Number
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
DWCP - Denotes "Double-walled corrugated plastic pipe"
CMP - Denotes "Corrugated metal pipe" DIB - Denotes "Drop inlet basin"
UG - Denotes "Utility pole [number, if any]" UG - Denotes "Underground electric [shallow <24"]"
- Denotes "Guy wire" - Denotes "Overhead electric lines"

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

CURVE DATA

CURVE C1 D=46°45'42" c. R=58.05' c. T=25.10' c. L=47.38' c. LC=46.07' c. LCB=N 66°18'04" E	CURVE C2 D=50°29'27" c. R=51.43' c. T=24.25' c. L=45.32' c. LC=43.87' c. LCB=S 24°13'05" E	TOTAL CURVE C3 D=53°17'20" c. R=58.05' c. T=61.84' c. L=94.85' c. LC=46.07' c. LCB=N 89°43'53" E	CURVE R1 D=83°37'29" c. R=28.05' c. T=29.88' c. L=45.84' c. LC=40.90' c. LCB=N 89°43'55" E
CURVE C4 D=39°08'40" c. R=51.43' c. T=18.28' c. L=35.14' c. LC=34.46' c. LCB=S 24°13'05" E	CURVE C5 D=50°29'27" c. R=51.43' c. T=24.25' c. L=45.32' c. LC=43.87' c. LCB=S 21°01'51" W	TOTAL CURVE C6 D=89°47'30" c. R=51.43' c. T=61.24' c. L=80.60' c. LC=72.60' c. LCB=S 01°16'24" W	CURVE R2 D=89°27'53" c. R=21.43' c. T=21.23' c. L=33.46' c. LC=30.16' c. LCB=S 01°16'24" W
CURVE C7 D=43°20'09" c. R=70.35' c. T=27.95' c. L=53.21' c. LC=51.95' c. LCB=S 67°40'26" W	CURVE C8 D=46°22'40" c. R=70.35' c. T=30.14' c. L=56.94' c. LC=55.40' c. LCB=N 67°28'09" W	TOTAL CURVE C9 D=89°42'50" c. R=70.35' c. T=70.00' c. L=110.15' c. LC=99.24' c. LCB=N 89°08'13" W	CURVE R3 D=89°42'53" c. R=40.35' c. T=40.15' c. L=63.18' c. LC=56.92' c. LCB=N 89°08'13" W
CURVE C10 D=45°10'27" c. R=55.13' c. T=22.24' c. L=42.27' c. LC=41.25' c. LCB=N 23°54'30" W	CURVE C11 D=57°12'01" c. R=55.13' c. T=52.50' c. L=83.90' c. LC=41.25' c. LCB=N 22°25'24" E	TOTAL CURVE C12 D=57°12'01" c. R=55.13' c. T=52.50' c. L=83.90' c. LC=41.25' c. LCB=N 00°40'46" W	CURVE R4 D=87°12'00" c. R=25.13' c. T=23.93' c. L=38.25' c. LC=34.66' c. LCB=N 00°40'47" W

ACREAGE CALCULATION

Total Parcel (PPN 25-031-00-00-009-001, PPN 25-031-00-00-009-000, including the two 0.002 acre triangle parcels from PPN 25-031-00-00-008-000 and 25-020-00-00-008-000) - 3.003 acres total

-Lot 1 - 0.832 acres
-Lot 2 - 0.228 acres
-Lot 3 - 0.220 acres
-Lot 4 - 0.229 acres
-Lot 5 - 0.107 acres
-Lot 6 - 0.123 acres
-Lot 7 - 0.002 acres
-Lot 8 - 0.002 acres

R/W 1 total - 1.264 acres (including Lots 7 & 8)

DBK MAP 1291 2024

