

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



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" lka - 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"
Denotes wire fence line found

GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEY, LOT SPLIT, CONSOLIDATION AND RESIDUAL OF

PPN 29-333-00-00-015-001 and PPN 29-333-00-00-015-000

John B. Shipley
5662 State Route 14

DEED OF RECORD:
INST 201218368, Parcels 1 and 2

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.

Situated in The	Month:	Page:
Township of Ravenna, County of Portage and State of Ohio and known as being part of Original South Ravenna Lots 33 and 36 within said Township and Township 3N, Range 8W in the Connecticut Western Reserve.	March	ONE
Year:	2025	of ONE
Survey for:	John B. Shipley	

Original Lot 37
1" iron pin in 2" iron pipe found in concrete and used

Original Lot 36
247.11' c. (247.14 p.)

Checked on March 7th, 2025 by RLK

BALTIMORE & OHIO RAILROAD
(Chessie Systems Railroad)

S 05°14'26" E
30.00' p. & u.
1/2" iron pipe fd. and used

N 84°38'45" E
905.19' c. (905.31' p.)

S 89°57'22" E

247.11' c. (247.14 p.)

Original Lot 36

REFERENCES

*The 1930 State of Ohio Department of Highways (ODOT) Improvement Plans for Cleveland - East Liverpool Road, S.H. (I.C.H.) No. 12, Sections U-P, Portage County, Ravenna-Edinburg Townships, filed as POR_14_12.58.pdf in ODOT records.
*The October 7th, 1957 survey of McKinney Allotment Subdivision No. 1 prepared by Lucius F. Converse, Registered Surveyor 1199, recorded in Plat Volume 13, Page 30 of PCRD.
*The July, 1958 survey prepared by Leo E. Martin, Registered Surveyor 2587, recorded in INST 202024182, Parcel 2 of PCRD, filed as P- 07892 in the PCER.
*The 1965 State of Ohio Department of [Highways] Alignment of ATB-45- (2-37-2.88) (7-24-11.23) (Page 2/75) filed as ATB-45-(7-24-11.23) 1965 Pg. 02 of 75.dju in ODOT records.
*The November 25th, 1967 survey prepared by Robert A. Turso, Registered Surveyor 4632, recorded in Volume 316, Page 82 of PCRD, filed as P-00820 in the PCER.
*The March, 1975 survey prepared by R.G. Twigg, Registered Surveyor 5638, recorded in DN 201218368 of PCRD.
*The August 10th, 1984 survey prepared by David J. Collier, Registered Surveyor 4819, recorded in INST 201512114, Parcel One of PCRD, filed as P- 07431 in the PCER.
*The March, 1986 survey prepared by David J. Collier, Registered Surveyor 4819, recorded in INST 202024182, Parcel 1 of PCRD, filed as P- 07892 in the PCER.
*The May 22nd, 1994 survey prepared by Edward J. Collier, Registered Surveyor 7141, filed as P-10757 in the PCER.
*The August 8th, 1994 survey prepared by Edward J. Collier, Registered Surveyor 7141, filed as P-10756 in the PCER.
*The 2005 State of Ohio Department of Transportation Improvement Plans for POR-14-13.39 Ravenna Township, Portage County, Right of Way, filed as Portage_SR014_13.140_2005.pdf in ODOT records.
*The November 13th, 2016 survey prepared by Beth A. Pearson, Professional Surveyor 8430, filed as P-17917 in the PCER.

1" iron pin in 2" iron pipe found in concrete 0.17' west of property line (n/s)

593.33' total c.

171.07' c.

1" iron pin in 2" iron pipe found in concrete and used

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown hereon.



76.925 COMBINED ACRE PARCEL

0.061 acres R/W
76.864 acres exclusive of R/W

PPN 29-333-00-00-015-001
John B. Shipley
INST 201218368, Parcel 1
(P-10756)

ZONING APPROVAL

This re-survey, lot split, consolidation and residual complies with the applicable Ravenna Township Zoning Resolution.

This _____ day of _____, 2025.

and is accepted by:

Signed _____
Printed _____
Ravenna Township Zoning Inspector

PPN 29-335-00-00-021-000
United States of America
Volume 805, Page 186

SURVEYOR'S CERTIFICATION

I certify to: John B. Shipley

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 3rd day of March, 2025.
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



DBK MAP 1391 2025



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



PPN 29-336-00-00-001-001
Louis R. Neptune and
Paulette C. McGrew - Neptune
INST 202024182, Parcel No. 1
(P-07892)

PPN 29-336-00-00-001-000
Thomas G. Sisley and Maria J. Sisley
Volume 1166, Page 862
5600 State Route 14
(P-10757)

1/2" iron "pinched" pipe fd. and used

98' 36" c.

S 24°12'11" E

516.55' total c.

404.17' c.

1/2" iron "pinched" pipe fd. and used

173.70' p. & u.

173.70' p. & u.

173.70' p. & u.

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