



PCRD -Denotes "Portage County Records and Deeds"
PCER -Denotes "Portage County Engineer's Records"
TH -Denotes "Township Highway" LE -Denotes "Less Exceptions)

**PPN 04-023-00-00-066-000 and
PPN 04-023-00-00-065-000
Deborah White
4432 Edson Road**

Diagram illustrating a proposed driveway layout and property boundaries. The diagram shows a road on the left and a property line on the right. A dashed line represents the proposed driveway, which is 102.52' total c. (101.63' pipe to pipe c., 101.35' p/c.). The driveway is 1" x 1" iron axel fd. and used for property line (n/s). The driveway is 1/2" iron pipe fd. @ 30.67' from C.L. (39.96' d.) (MP, not on R/W) and used for property line (n/s). The driveway is 1/2" iron pipe fd. @ 40.42' C.L. (39.96' d.) (not on R/W) and used for property line (n/s). The driveway is 5/8" iron pin set R/W (39.86' from C.L.). The driveway is 39.86' c. (101.63' pipe to pipe c., 101.35' p/c.). The driveway is 102.52' total c. (101.63' pipe to pipe c., 101.35' p/c.). The driveway is 165.48' c. (268.00' total c.). The driveway is N 00° 30' 55" W.

EDSON ROAD
(aka Diagonal Road, TH 90, 60 feet wide)

PPN 04-023-00-00-065-000
Deborah White
INST 200632903, Parcel Two
4432 Edson Road

REFERENCES

1/2" iron pin fd. and used

N 00°08'17" W
39.48' c.

1/2" iron pipe fd.
@ 29.34' from C.L.
(MP, not on R/W),
0.29' west of
property line (n/s)

N 00°08'17" W

Original Lot 23

Original Lot 24

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

PPN 04-023-00-00-064-000
Christopher P. Cook and Erin Hetzel, Trustees
INST 201716344
4458 Edison Road

PPN 04-023-00-00-064-000
her P. Cook and Erin Hetzel

S 01°40'52" E
349.38' C.L. - 310.21' R/W c
(350.16' C.L. d.)

N 00°30'45" W
195.14' C.L. - 155.28' R/W C.
(194.56' C.L.d.)

102.52' total c.

1" x 1" iron axel
fd. and used for
property line (n/s)

(267.10' pipe to pipe total c.
268.00' total c.
165.48' c.

209.89' c.
392.20' total c.

Original
Lot 23

Original
Lot 24

Checked on March 5th, 2025 by RLK

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.



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



I certify to: Deborah White

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 herein 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 (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 4th 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 1397 2025





1.123 COMBINED ACRE PARCEL

0.161 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 04-023-00-00-066-000 (less exceptions) and PPN 04-023-00-00-065-000, Deborah White INST 200632903, Parcels One and Two of Portage County Records and Deeds (PCRD).
4432 Edson Road

Situated in the Township of Brimfield, County of Portage and State of Ohio and known as being part of Original Lot 23 within said Township and Thorndike Township 2N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1/2" iron pin found on the centerline of Edson Road (also known as Diagonal Road, Township Highway 90, 60 feet wide) at its intersection with the line dividing Original Lots 23 and 24.

Thence South 48°17'45" West, along said centerline, 293.11 feet to the northwesterly corner of PPN 04-023-00-00-064-000 as conveyed to Christopher P. Cook and Erin Hetzel, Trustees, recorded in INST 201716344 of PCRD, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 01°40'52" East, along the westerly line of the said Christopher P. Cook and Erin Hetzel, Trustees parcel, passing through a 5/8" iron pin set at 39.17 feet and a 1/2" iron pipe found at 40.09 feet, a total distance of 349.38 feet to a 1/2" iron pipe found at the southwesterly corner thereof, on a northerly line of PPN 04-023-00-00-067-000 as conveyed to Deborah L. Patterson White, recorded in INST 202110655 of PCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°45'19" West, along said northerly line of the Deborah L. Patterson White parcel, 182.31 feet to a 1/2" iron pipe found at the southwesterly corner of the parcel herein described.

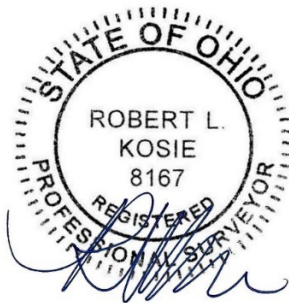
1.123 COMBINED ACRE PARCEL (continued)

Thence North 00°30'45" West, along an easterly line of the said Deborah L. Patterson White parcel, passing through a 1/2" iron pipe found at 154.72 feet and a 5/8" iron pin set at 155.28 feet, a total distance of 195.14 feet to a northeasterly corner thereof, on the centerline of the aforesaid Edson Road, being the northwesterly corner of the parcel herein described.

Thence North 48°17'45" East, along said centerline, a frontage distance of 232.80 feet to **The Principal Place of Beginning of this Survey** and containing 1.123 acres of land, of which, 0.161 acres are within the R/W of said Edson Road, leaving 0.962 acres of land exclusive of said R/W, surveyed in March of 2025 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 combine PPN 04-023-00-00-066-000 (less exceptions) as conveyed to Deborah White, recorded in INST 200632903, Parcel One together with PPN 04-023-00-00-065-000 as conveyed to Deborah White, recorded in INST 200632903, Parcel Two of PCRD. Known as being 4432 Edson Road.

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

March 5th, 2025