

Survey for:

Knapp Road, LLC

Checked on this 20th day of May, 2025 by RLK, MBL  
Revised on May 29th, 2025

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.

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



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 APN -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 MIP -Denotes "measured perpendicularly" aka -Denotes "also known as" fka -Denotes "formerly known as"  
FB -Denotes "field book" TH -Denotes "Township Highway"  
CH -Denotes "County Highway"  
PCRD -Denotes "Portage County Records and Deeds"  
PCER -Denotes "Portage County Engineer's Records"  
TCRD -Denotes "Trumbull County Records and Deeds"  
TCER -Denotes "Trumbull County Engineer's Records"

PPN 25-050-00-00-005-000  
Lawrence C. Homich, Jr.  
Volume 1156, Page 477,  
INST 200347244 and  
INST 202111056



ZONING APPROVAL

This Re-survey, Lot Split and Consolidation of Lots complies with the applicable Township Zoning Resolution.

This day of , 20.

and is accepted by:

Signed  
Printed  
Township Zoning Inspector

ENGINEER'S APPROVAL

REFERENCES

\*The July 21st, 1972 survey prepared by H.R. Van Oss, Reg. Surveyor 2835, filed as P-02054\_0.pdf in the PCER.  
\*The March, 1973 survey prepared by Harold E. Phillips, Registered Surveyor 5394, recorded in INST 201919447 of PCRD, filed as P-02657\_0.pdf in the PCER.  
\*The April 10th, 1986 survey prepared by David J. Collier, Registered Surveyor, filed as P-07941\_0.pdf in the PCER.  
\*The October 21st, 1999 survey prepared by Millman Surveying, Inc., Deron J. Millman, P.S. 7717, filed as P-12811\_0.pdf in the PCER.  
\*The February, 2019 survey prepared by C.H. McGuire, Professional Surveyor 7770, recorded in INST 20220200202312 of TCER.  
\*The June 30, 2000 survey prepared by Rob A. Sauch, Professional Surveyor No. 7288, recorded in INST 202501767 of PCRD.  
\*The May, 2025 survey prepared by D.B. Kosie & Associates, LLC, filed as P-19698 in the PCER.

PORTAGE COUNTY  
Nelson Township  
Original Lot 50

TRUMBULL COUNTY  
Southington Township  
Original Lot 12  
Original Lot 21

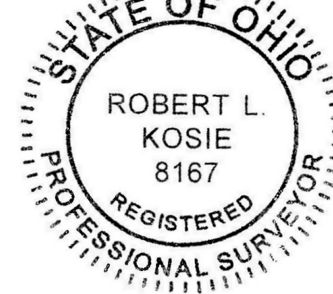
SURVEYOR'S CERTIFICATION

I certify to: Knapp Road, LLC

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 stamped on this 19th day of May, 2025



DBK MAP 1410 2025

MAP OF RESURVEY, LOT SPLITS and RESIDUAL OF  
PPN 25-050-00-00-004-000

Knapp Road, LLC  
10531 State Route 305

DEED OF RECORD:  
INST 202506930

PPN 25-050-00-00-003-000  
Joseph Spolarich and  
Catherine Spolarich  
INST 201704926 and INST 201919446  
12006 Fenstermaker Road  
(P-02657)

Parcel 1  
8.064 ACRE LOT SPLIT  
0.207 acres R/W  
7.857 acres exclusive of R/W  
PPN 25-050-00-00-004-000  
Knapp Road, LLC  
INST 202506930  
(P-13156, P-19698)

Parcel 2  
8.050 ACRE LOT SPLIT  
0.207 acres R/W  
7.843 acres exclusive of R/W  
PPN 25-050-00-00-004-000  
Knapp Road, LLC  
INST 202506930  
(P-13156, P-19698)

Parcel 3  
9.113 ACRE LOT SPLIT  
0.234 acres R/W  
8.879 acres exclusive of R/W  
PPN 25-050-00-00-004-000  
Knapp Road, LLC  
INST 202506930  
(P-13156, P-19698)

Parcel 4  
8.020 RESIDUAL ACRE PARCEL  
0.207 acres R/W  
7.813 acres exclusive of R/W  
PPN 25-050-00-00-004-000  
Knapp Road, LLC  
INST 202506930  
(P-13156, P-19698)

Parcel D  
8.006 ACRE LOT SPLIT  
0.207 acres R/W  
7.799 acres exclusive of R/W  
PPN 25-050-00-00-004-004  
Windsor Road Land, LLC  
INST 202505495, Parcel D  
(P-13156, P-19698)

Parcel A  
5.399 ACRE PARCEL  
0.398 acres R/W  
5.001 acres exclusive of R/W  
PPN 25-050-00-00-004-001  
Windsor Road Land, LLC  
INST 202505495, Parcel A  
(P-13156, P-19698)

Parcel B  
5.001 ACRE PARCEL  
PPN 25-050-00-00-004-002  
Windsor Road Land, LLC  
INST 202505495, Parcel B  
(P-13156, P-19698)

Parcel C  
5.001 ACRE PARCEL  
PPN 25-050-00-00-004-003  
Windsor Road Land, LLC  
INST 202505495, Parcel C  
(P-13156, P-19698)

STATE ROUTE 305

(aka Hiram Southington Hartford Road, 66 feet wide)  
Original Lot 48



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







Parcel 1

## **8.064 ACRE LOT SPLIT**

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-050-00-00-004-000,  
Knapp Road, LLC, Instrument Number (INST) 202506930 of Portage County  
Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 50 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of State Route 305 (also known as Hiram Southington Hartford Road, 66 feet wide) and Fenstermaker Road (Township Highway 307, Section A, 60 feet wide), referenced by a 1" iron pin in a monument box found at the centerline intersection of said State Route 305 and Nicholson Road (Township Highway 298, 60 feet wide) being North 89°27'19" West, 291.94 feet therefrom and a 3/4" iron pin found at the centerline intersection of said Fenstermaker Road and Kennedy Ledge Road (Township Highway 306, Section A, 60 feet wide) being North 00°57'51" West, 5728.51 feet therefrom.

Thence North 00°57'51" West, along the centerline of said Fenstermaker Road, 1851.63 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'51" West, continuing along said centerline, a frontage distance of 300.00 feet to the southwesterly corner of PPN 25-050-00-00-003-000 as conveyed to Joseph Spolarich and Catherine Spolarich, recorded in INST 201704926 and INST 201919446 of PCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°43'45" East, along the southerly line of said Spolarich's land, passing through a 5/8" iron pin found at 30.01 feet, a total distance of 1171.90 feet to a 5/8" iron pin set at the northwesterly corner of PPN 25-050-00-00-005-000 as

8.064 ACRE LOT SPLIT (continued)

conveyed to Lawrence C. Homrich, Jr., recorded in Volume 1156, Page 477, INST 200347244 and INST 202111056 of PCRD, being the northeasterly corner of the parcel herein described and witnessed by a 5/8" iron pin with a damaged cap found 0.51 feet north and 0.27 feet west therefrom.

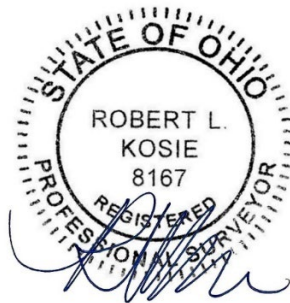
Thence South 00°34'49" East, along the westerly line of said Homrich's land, passing by a 5/8" iron pin found 0.20 feet west of the property line at 235.07 feet, a total distance of 300.00 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°43'48" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1139.88 feet, a total distance of 1169.89 feet to **The Principal Place of Beginning of this Survey** and containing 8.064 acres of land, of which, 0.207 acres are within the R/W of said Fenstermaker Road, leaving 7.857 acres of land exclusive of said R/W, surveyed in June 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 divide 8.064 acres of land from PPN 25-050-00-00-004-000 as conveyed to Knapp Road, LLC, recorded in INST 202506930 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

*May 21st, 2025*  
*Revised May 29th, 2025*



Parcel 2

## **8.050 ACRE LOT SPLIT**

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-050-00-00-004-000,  
Knapp Road, LLC, Instrument Number (INST) 202506930 of Portage County  
Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 50 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of State Route 305 (also known as Hiram Southington Hartford Road, 66 feet wide) and Fenstermaker Road (Township Highway 307, Section A, 60 feet wide), referenced by a 1" iron pin in a monument box found at the centerline intersection of said State Route 305 and Nicholson Road (Township Highway 298, 60 feet wide) being North 89°27'19" West, 291.94 feet therefrom and a 3/4" iron pin found at the centerline intersection of said Fenstermaker Road and Kennedy Ledge Road (Township Highway 306, Section A, 60 feet wide) being North 00°57'51" West, 5728.51 feet therefrom.

Thence North 00°57'51" West, along the centerline of said Fenstermaker Road, 1551.63 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'51" West, continuing along said centerline, a frontage distance of 300.00 feet to the northwesterly corner of the parcel herein described.

Thence North 89°43'48" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 1169.89 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 25-050-00-00-005-000 as conveyed to Lawrence C. Homrich, Jr., recorded in Volume 1156, Page 477, INST 200347244 and INST 202111056 of PCRD.



8.050 ACRE LOT SPLIT (continued)

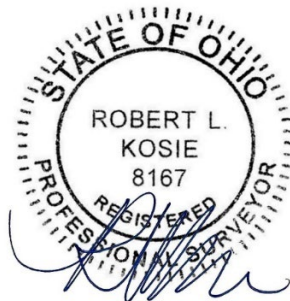
Thence South 00°34'49" East, along said westerly line of Homrich's land, passing by a 5/8" iron pin with cap bearing "ROB SZUCH PS 7288" found 0.20 feet east of the property line at 170.72 feet, a total distance of 300.00 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 89°43'52" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1137.87 feet, a total distance of 1167.88 feet to **The Principal Place of Beginning of this Survey** and containing 8.050 acres of land, of which, 0.207 acres are within the R/W of said Fenstermaker Road, leaving 7.843 acres of land exclusive of said R/W, surveyed in June 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 divide 8.050 acres of land from PPN 25-050-00-00-004-000 as conveyed to Knapp Road, LLC, recorded in INST 202506930 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

May 21st, 2025  
Revised May 29<sup>th</sup>, 2025



Parcel 3

## **9.113 ACRE LOT SPLIT**

0.234 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-050-00-00-004-000,  
Knapp Road, LLC, Instrument Number (INST) 202506930 of Portage County  
Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 50 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of State Route 305 (also known as Hiram Southington Hartford Road, 66 feet wide) and Fenstermaker Road (Township Highway 307, Section A, 60 feet wide), referenced by a 1" iron pin in a monument box found at the centerline intersection of said State Route 305 and Nicholson Road (Township Highway 298, 60 feet wide) being North 89°27'19" West, 291.94 feet therefrom and a 3/4" iron pin found at the centerline intersection of said Fenstermaker Road and Kennedy Ledge Road (Township Highway 306, Section A, 60 feet wide) being North 00°57'51" West, 5728.51 feet therefrom.

Thence North 00°57'51" West, along the centerline of said Fenstermaker Road, 1211.55 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'51" West, continuing along said centerline, a frontage distance of 340.08 feet to the northwesterly corner of the parcel herein described.

Thence North 89°43'52" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 1167.88 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 25-050-00-00-005-000 as conveyed to Lawrence C. Homrich, Jr., recorded in Volume 1156, Page 477, INST 200347244 and INST 202111056 of PCRD.



9.113 ACRE LOT SPLIT (continued)

Thence South 00°34'49" East, along said westerly line of Homrich's land, passing by a 5/8" iron pin found underwater 0.19 feet east of the property line at 106.21 feet, a total distance of 340.42 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described, witnessed by a 5/8" iron pin found 1.17 feet south and 0.15 feet east therefrom.

Thence South 89°44'57" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1135.60 feet, a total distance of 1165.60 feet to **The Principal Place of Beginning of this Survey** and containing 9.113 acres of land, of which, 0.234 acres are within the R/W of said Fenstermaker Road, leaving 8.879 acres of land exclusive of said R/W, surveyed in June 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 divide 9.113 acres of land from PPN 25-050-00-00-004-000 as conveyed to Knapp Road, LLC, recorded in INST 202506930 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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

May 21st, 2025  
Revised May 29<sup>th</sup>, 2025



Parcel 4

## **8.020 RESIDUAL ACRE PARCEL**

0.207 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-050-00-00-004-000,  
Knapp Road, LLC, Instrument Number (INST) 202506930 of Portage County  
Records and Deeds (PCRD).

Situated in the Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 50 within said Township and Township 5N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of State Route 305 (also known as Hiram Southington Hartford Road, 66 feet wide) and Fenstermaker Road (Township Highway 307, Section A, 60 feet wide), referenced by a 1" iron pin in a monument box found at the centerline intersection of said State Route 305 and Nicholson Road (Township Highway 298, 60 feet wide) being North 89°27'19" West, 291.94 feet therefrom and a 3/4" iron pin found at the centerline intersection of said Fenstermaker Road and Kennedy Ledge Road (Township Highway 306, Section A, 60 feet wide) being North 00°57'51" West, 5728.51 feet therefrom.

Thence North 00°57'51" West, along the centerline of said Fenstermaker Road, 911.55 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'51" West, continuing along said centerline, a frontage distance of 300.00 feet to the northwesterly corner of the parcel herein described.

Thence North 89°44'57" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1165.60 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 25-050-00-00-005-000 as conveyed to Lawrence C. Homrich, Jr., recorded in Volume 1156, Page 477, INST 200347244 and INST 202111056 of PCRD, witnessed by a 5/8" iron pin found 1.17 feet south and 0.15 feet east therefrom.



8.020 RESIDUAL ACRE PARCEL (continued)

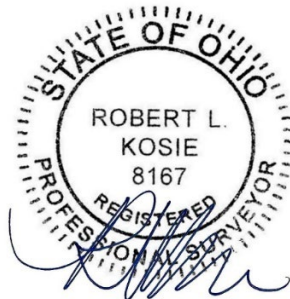
Thence South 00°34'49" East, along said westerly line of Homrich's land, passing by a 5/8" iron pin with cap bearing "ROB SZUCH PS 7288" found 0.23 feet east of the property line at 235.35 feet, a total distance of 300.00 feet to a 5/8" iron pin set at the northeasterly corner of PPN 25-050-00-00-004-004 as conveyed to Windsor Road Land, LLC, recorded in INST 202505495, Parcel D of PCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°45'00" West, along the northerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin set at 1133.59 feet, a total distance of 1163.59 feet to **The Principal Place of Beginning of this Survey** and containing 8.020 acres of land, of which, 0.207 acres are within the R/W of said Fenstermaker Road, leaving 7.813 acres of land exclusive of said R/W, surveyed in June 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 describe the 8.020 acres of land remaining in PPN 25-050-00-00-004-000 as conveyed to Knapp Road, LLC, recorded in INST 202506930 of PCRD, after an 8.064 acre division, an 8.050 acre division, and a 9.113 acre division therefrom.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



Robert L. Kosie, Sr.,  
Ohio Certified Registered  
Professional Surveyor 8167  
Signed and Sealed on

May 21st, 2025  
Revised May 29<sup>th</sup>, 2025