

Checked on May 18th, 2026 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.

TRUE NORTH (Geodetic)

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GR80, Geoid18



- ⊙ -Denotes 1/2" iron pipe found and used unless otherwise noted
- -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
- d. -Denotes deed measurement
- o. -Denotes observed measurement
- m. -Denotes measured distance
- PN -Denotes permanent parcel number
- DN -Denotes document number
- Q -Denotes centerline
- l_p -Denotes lot line
- BCSU -Denotes monument found bent, coned, straightened and used
- BOO -Denotes monument found bent, coned and observed
- POB -Denotes point of beginning
- FB -Denotes "field book"
- PC -Denotes point of curve
- PCC -Denotes point of compound curve
- PI -Denotes point of angular intersection (vertex)
- PCRD -Denotes "Portage County Records and Deeds"
- PCER -Denotes "Portage County Engineer's Survey File Number"
- PT -Denotes point of Tangency
- PRC -Denotes point of reverse curve
- POT -Denotes point on tangency
- PCER -Denotes "Portage County Engineer's Survey File Number"
- TR -Denotes "Township Road"
- CR -Denotes "County Road"

REFERENCES

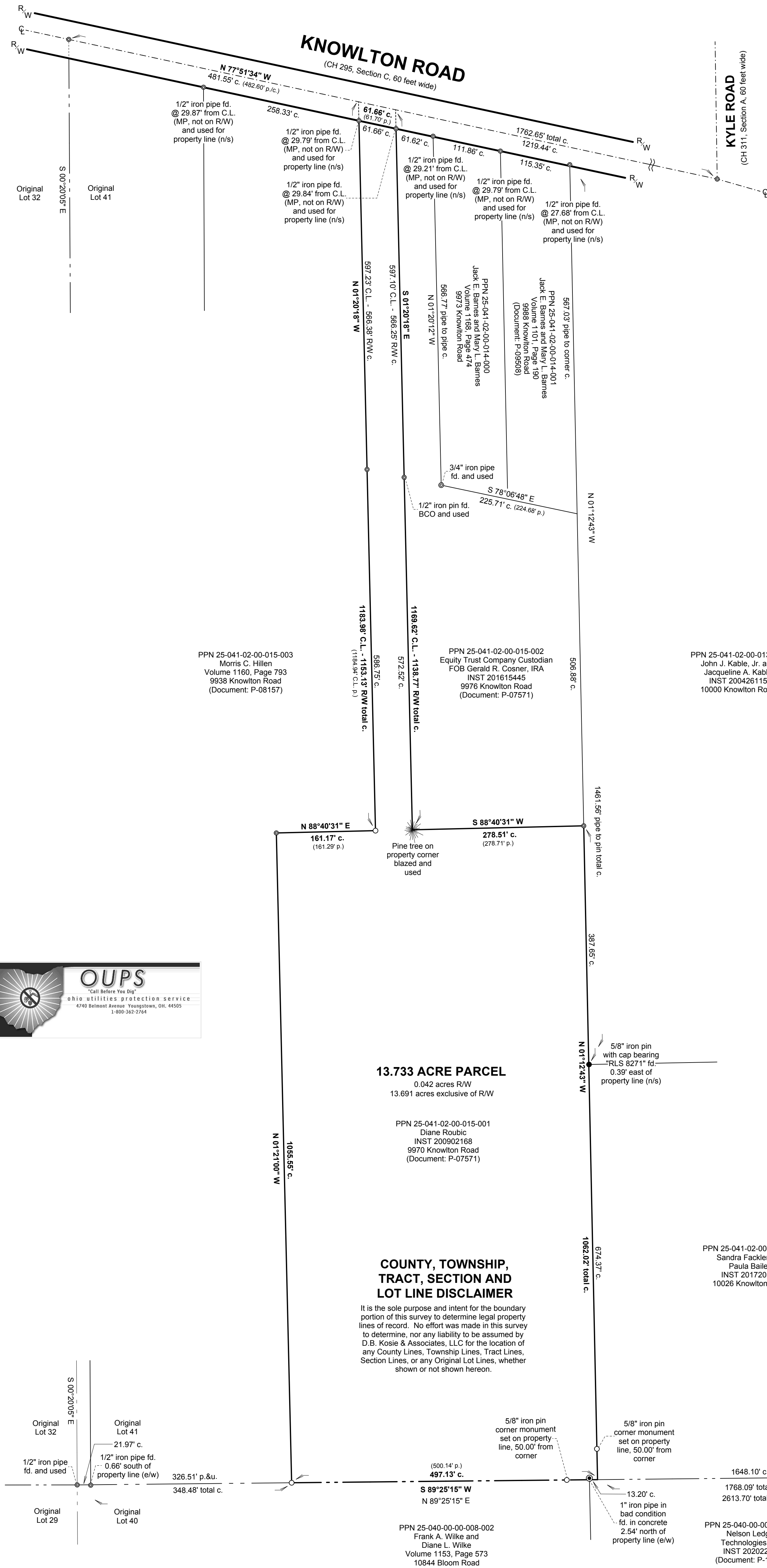
- *The undated field notes for Bloom Road shown in field book 614, Pages 61 and 62 in PCER.
- *The undated survey prepared by L.M. Satrom, Registered Surveyor 4226, recorded in Volume 1117, Page 333 of PCRD.
- *The June, 1967 survey prepared by Donald D. Harvey, Registered Surveyor 4112, recorded in INST 200426115 in the PCER.
- *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 Trocho, 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 February and March, 1985 survey prepared by Donald L. Harvey, Registered Surveyor 4112, filed as Survey P-07571_0.pdf in the PCER.
- *The August, 1985 survey prepared by Donald L. Harvey, Registered Surveyor 4112, filed as Survey P-08157_0.pdf 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-08310.tif in the PCER.
- *The September, 1990 survey prepared by Samuel C. Janish and Floyd L. Thomas, Registered Surveyors 5739 and 5461, filed as Survey P-09508_0.pdf in the PCER.
- *The March, 1996 survey prepared by Robert S. Parks, P.S. 7012, recorded in INST 200914713 of PCRD and filed as P-11331.tif in the PCER.
- *The December, 1998 surveys prepared by Robert S. Parks, P.S. 7012, recorded in INST 200231636 and INST 200507017 of PCRD, filed as P-12447.tif and P-12362.tif in the PCER.
- *The January, 1999 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as Survey P-12467_0.pdf in the PCER.
- *The September, 2000 survey prepared by Clifford H. McGuire, Registered Surveyor 7770, recorded in INST 200303225, 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 200202253 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 201904858 of PCRD, filed as P-17342.tif in the PCER.

MAP OF SURVEY OF
PPN 25-041-02-00-015-001

Diane Roubic

9970 Knowlton Road

DEED OF RECORD:
INST 200902168



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.

SURVEYOR'S CERTIFICATION

I certify to:
Diane Roubic, Steve Bartlett and Diane Bartlett

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, GR80, GEOID18). 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 2305.09(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 No. 8167

Signed and sealed on this 16th day of May, 2026.

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



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

