Situated in The	Month:	Page:
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	April	ONE of ONE
	Year: 2026	
Survey for: Sunrise Training Center (Dan Byler) and MG Civil Design (Dan Barcikoski, P.E.)		

Checked on this 20th day of April, 2026 by RLK, MBL

TRUE NORTH (Geodetic 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 P -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" 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"
UG utility box - Denotes Underground Utility Box
-Denotes Telephone Pole

100 75 50 25 0 100 200 300

GRAPHIC SCALE: 1 inch equals 100 feet

TOPOGRAPHY AND LOCATION SURVEY OF

PPN 25-050-00-00-004-001
Sunrise Training Center

DEED OF RECORD:
INST 202517668

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.

PPN 25-050-00-00-004-004
John Williams, Trustee
INST 202509718
11718 Fenstermaker Road
(Document: P-19698)

N 89°45'03" E
407.19' C.L. - 377.19' R/W d.

5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used Top of pin el: 956.80

5/8" iron pin with cap bearing "KOSIE\PS 8167" fd. and used Top of pin el: 954.50

N 00°57'51" W 578.55' d.
578.55 p.

N 00°50'11" W 578.53' R/W d.

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
Sunrise Training Center
INST 202517668
(Document: P-19698)

Pink flag
Orange/White flag
Pink/Orange flag
Mound
Guy
6" post
3" post
Tele/pole
UG utility box
C.L. ditch
Sign

S 89°45'03" W
405.90' C.L. - 375.90' R/W d.

Original Lot 50

Overgrown gravel apron

5/8" iron pin with cap bearing "KOSIE PS 8167" fd. and used Top of pin el: 956.9

33.00' p &u.

Railroad spike fd. and used

FENSTERMAKER ROAD
(TH 307, Section A, 60 feet wide)

STATE ROUTE 305
(aka Hiram Southington Hartford Road, 66 feet wide)

Original Lot 48

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Orthophotogrammetry and actual field location

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

UTILITY INFORMATION DISCLAIMER

All utility information shown hereon was provided by:
Above ground field location only

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any underground structure that is not visible, any mistitling or malapropism, or that which is not shown hereon. Always call the Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

PPN 25-050-00-00-004-002
Barry Boyd and
Kristina Louise Boyd
INST 202509931
(Document: P-19698)

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 202202020002312 of TCRD.
*The June 30, 2000 survey prepared by Rob A. Szuch, 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.

OUPS "Call Before You Dig" ohio utilities protection service 4740 Belmont Avenue Youngstown, OH. 44505 1-800-362-2764

NSPS

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

SURVEYOR'S CERTIFICATION

I certify to: Sunrise Training Center (Dan Byler) and MG Civil Design (Dan Barcikoski, P.E.)

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 17th day of April, 2026

Professional Land Surveyors of Ohio

STATE OF OHIO ROBERT L. KOSIE 8167 REGISTERED PROFESSIONAL SURVEYOR

DBK MAP 1466 2026