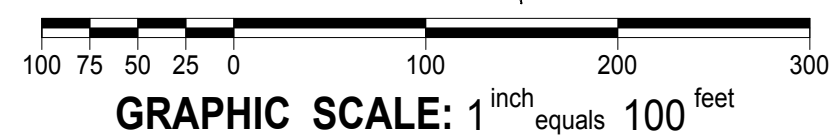


TRUE NORTH (Geodetic)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



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 and used measurement  
d -Denotes deed measurement p -Denotes plat measurement  
fd -Denotes found monument u -Denotes used measurement  
PPN -Denotes permanent parcel number INST -Denotes instrument number  
C/L -Denotes centerline RW -Denotes right-of-way (margin)  
BCO -Denotes monument found bent, coned and observed  
MP -Denotes "measured perpendicularly"  
aka -Denotes "also known as" Rka -Denotes "formerly known as"  
FB -Denotes "field book" TR -Denotes "Township Road" CR -Denotes "County Road"  
PCRD -Denotes "Portage County Records and Deeds"  
PCER -Denotes "Portage County Engineer's Records"  
(P-12345) -Denotes Portage County Engineer's Survey File Number  
HAR -Denotes "Donald D. Harvey" see References  
Denotes existing tree/wood line  
P -Denotes white wire flag marker found



**ZONING INFORMATION**

R2 - Residential District  
Minimum Acreage: 3.00  
Minimum Setback: 100' from RW (133 from C.L.)  
Minimum Frontage: 250'  
Minimum Sidesway: 25'  
Minimum Rearyard: 50'  
Zoning Inspector: Jackie Kable  
Phone: 330-527-3524  
PO Box 377  
Garrettsville, Ohio  
44231

PARKMAN ROAD  
(75' 229' 66 feet wide)



**D.B. Kosie & Associates, LLC**  
Professional Land Surveying

(440) 286-2131  
11040 Madison Road  
Montville, Ohio 44064  
www.dbksurveys.com



MAP OF RE-SURVEY, TOPOGRAPHY AND LOCATION OF  
**PPN 25-033-00-00-007-000**  
**Larry I. Hermann and Laurel B. Hermann, Trustees**  
**11688 Parkman Road and**  
**PPN 25-033-00-00-008-000**  
**9415 State Route 305**

DEEDS OF RECORD:  
INST 202406309 and INST 202406308

PPN 25-033-00-00-005-000  
Robert J. Moss and  
Vickie S. Moss  
INST 200801362  
11726 Parkman Road  
(P-16368)

**1.612 ACRE PARCEL**  
0.076 acres RW  
1.536 acres exclusive of RW

PPN 25-033-00-00-007-000  
Larry I. Hermann and Laurel B. Hermann, Trustees  
INST 202406309  
11688 Parkman Road  
(Survey P-08310)

**10.668 TOTAL ACRE PARCEL**  
0.418 acres RW  
10.250 acres exclusive of RW

PPN 25-033-00-00-008-000  
Larry I. Hermann and Laurel B. Hermann, Trustees  
INST 202406308  
9415 State Route 305  
(Survey P-19444)

PPN 25-033-00-00-010-000  
Charles E. Fackler and  
Sandra J. Fackler  
INST 200330326  
9465 State Route 305  
(P-13329\_B, unworking)

**SURVEYOR'S CERTIFICATION**

I certify to: **Larry I. Hermann and Laurel B. Hermann**  
that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4703-37 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, GEOID18B). 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 27th day of June, 2024

For any conflict resulting from electronic certifications please refer to CRC Section 1306.05. Electronic record or signature satisfies legal requirements.



Situated in The	Month:	Page:
Township of Nelson, County of Portage and State of Ohio and known as being part of Original Lot 33 with said Township and Township 5N, Range 6W in the Connecticut Western Reserve.	June	ONE
Survey for:	Year:	of
Larry I. Hermann and Laurel B. Hermann	2024	ONE

Checked by RLK on June 29th, 2024

**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.

**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 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 Trochid, 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 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 December, 1998 surveys prepared by Robert S. Parks, P.S. 7012, recorded in INST 2002090127 and INST 200507017 of PCRD, filed as P-12447.tif and P-12362.tif in the PCER.
- \*The September, 2000 survey prepared by Clifford H. McGuire, Registered Surveyor 7770, recorded in INST 200330326, 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 202020253 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.

4" x 10" stone with an engraved "T" fd. and used

5/8" iron pin fd. and used

1" iron pin fd. and used

5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" fd. and used

5/8" iron pin with cap bearing "C.H. MCGUIRE P.S. 7770" fd. and used for property line (n/s) 5/8" iron pin set RW (33.00' from C.L.)

**HIRAM-SOUTHINGTON-HARTFORD ROAD**  
(State Route 305, 66 feet wide)

**DBK MAP 1359 2024**