

APPROVALS

TRUSTEE'S ACCEPTANCE

We, Anna Mae VanDerHoeven, Mike Kortan and Joe Leonard, being the Trustees for the Township of Nelson, County of Portage, Ohio, do hereby accept this Nelson Township Public Square Resurvey and Lot Split of same and dedicate all of the area within R/W 1 as shown hereon (1.264 acres, shaded area) to The Public forever and agree that any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Signed _____
Printed Joe Leonard, Trustee

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Anna Mae VanDerHoeven, Chairperson

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Mike Kortan, Vice Chairperson

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

COMMISSIONER'S ACCEPTANCE

We, Anthony J. Badalamenti, Sabrina Christian-Bennett and Mike Tinlin, being the Commissioners for the County of Portage, Ohio, do hereby accept this Nelson Township Public Square Resurvey and Lot Split of same and dedicate all of the area within R/W 1 as shown hereon (1.264 acres, shaded area) to The Public forever and agree that any use of improvements made on this land, the undersigned shall use reasonable efforts to conform the use with all existing valid Zoning, Platting, Health and/or other lawful regulations.

Signed _____
Printed Anthony J. Badalamenti, President

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Sabrina Christian-Bennett, Vice President

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

Signed _____
Printed Mike Tinlin, Board Member

NOTARY PUBLIC

Before me, a Notary Public in the County of _____ and State of Ohio, personally appeared the above signed who acknowledged the signing of this foregoing instrument to be their own personal act and deed. In witness where of, I have set my hand and official seal at _____, this _____ day of _____, 20____.

Notary Public: Signed _____
Printed _____

ENGINEER'S APPROVAL

This plat has been reviewed and meets the minimum standards for Boundary Surveys Codified in Chapter 4733-37 of the Ohio Administrative Code this _____ day of _____, 202____.

Signed _____
Printed Larry D. Jenkins, Jr., P.E., P.S., Portage County Engineer

PLANNING COMMISSION APPROVAL

Signed _____
Printed Todd Peetz, Director, Portage County Regional Planning Commission

AUDITOR

Transferred this _____ day of _____, 202____.

Signed _____
Printed Matt Kelly, Portage County Auditor

RECORDER

Filed for record this _____ day of _____, 202____ at _____ M.
Recorded this _____ day of _____, 202____ in plat Volume _____ Page _____

Signed _____
Printed Lori Cateel, Portage County Recorder

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

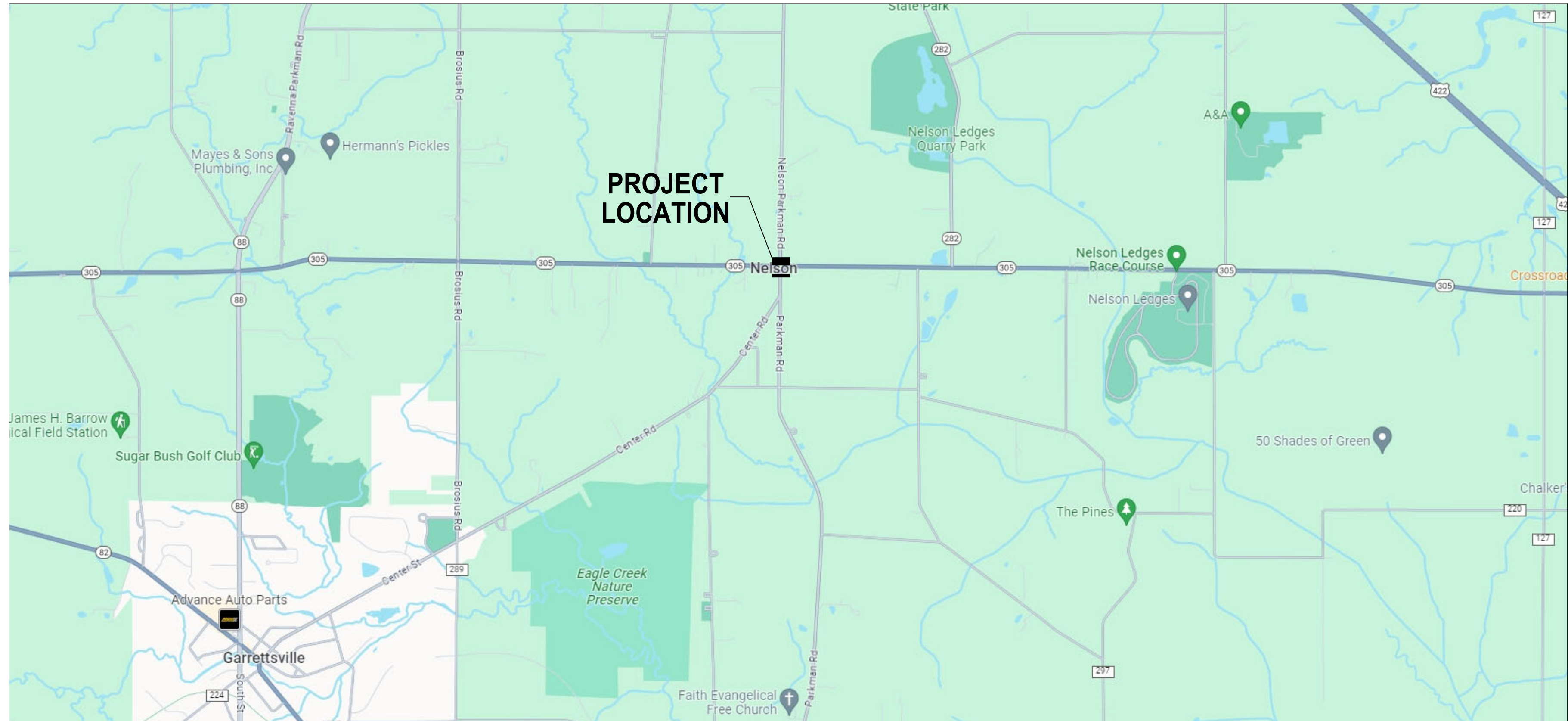


NELSON TOWNSHIP PUBLIC SQUARE RESURVEY AND LOT SPLIT

FOR
Nelson Township Trustees on behalf of The Township of Nelson and the Township of Nelson, County of Portage and State of Ohio

PPN 25-031-00-00-009-000 and PPN 25-031-00-00-009-001

DEED OF RECORD:
INST 202127774



GRAPHIC SCALE: 1 inch equals 2000 feet

ZONING INFORMATION

R2 - Residential District
Minimum Acres: 3.00
Minimum Setback: 100' from R/W (133 from C.L.)
Minimum Frontage: 250'
Minimum Sideyard: 25'
Minimum Rearyard: 50'

Zoning Inspector: Jackie Kable
Phone: 330-527-3524
PO Box 377
Garrettsville, Ohio 44231

REFERENCES

- *The July, 1969 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-00031 in the PCER.
- *The December, 1986 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-08310_0 in the PCER.
- *The May, 1987 survey prepared by Donald D. Harvey, Registered Surveyor 4112, filed as P-08277 in the PCER.
- *The September, 2000 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18320 in the PCER.
- *The December 14th, 2011 survey prepared by Jerry W. Slay, PS 6222, filed as P-17078 in the PCER.
- *The March 2016 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18320 in the PCER.
- *The December, 2020 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-18869 in the PCER.
- *The December, 2021 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, filed as P-19283 in the PCER.
- *The June 14th, 2023 survey prepared by D.B. Kosie & Associates, LLC, Robert L. Kosie, Sr., Registered Professional Surveyor 8167 recorded in INST 202310313 of PCRD, filed as P-19444 in the PCER.

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: Nelson Township Trustees on behalf of The Township of Nelson and the Township of Nelson, County of Portage and State of Ohio	Year: 2024	TWO

Checked on June 7th, 2024 by RLK, MBL

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.



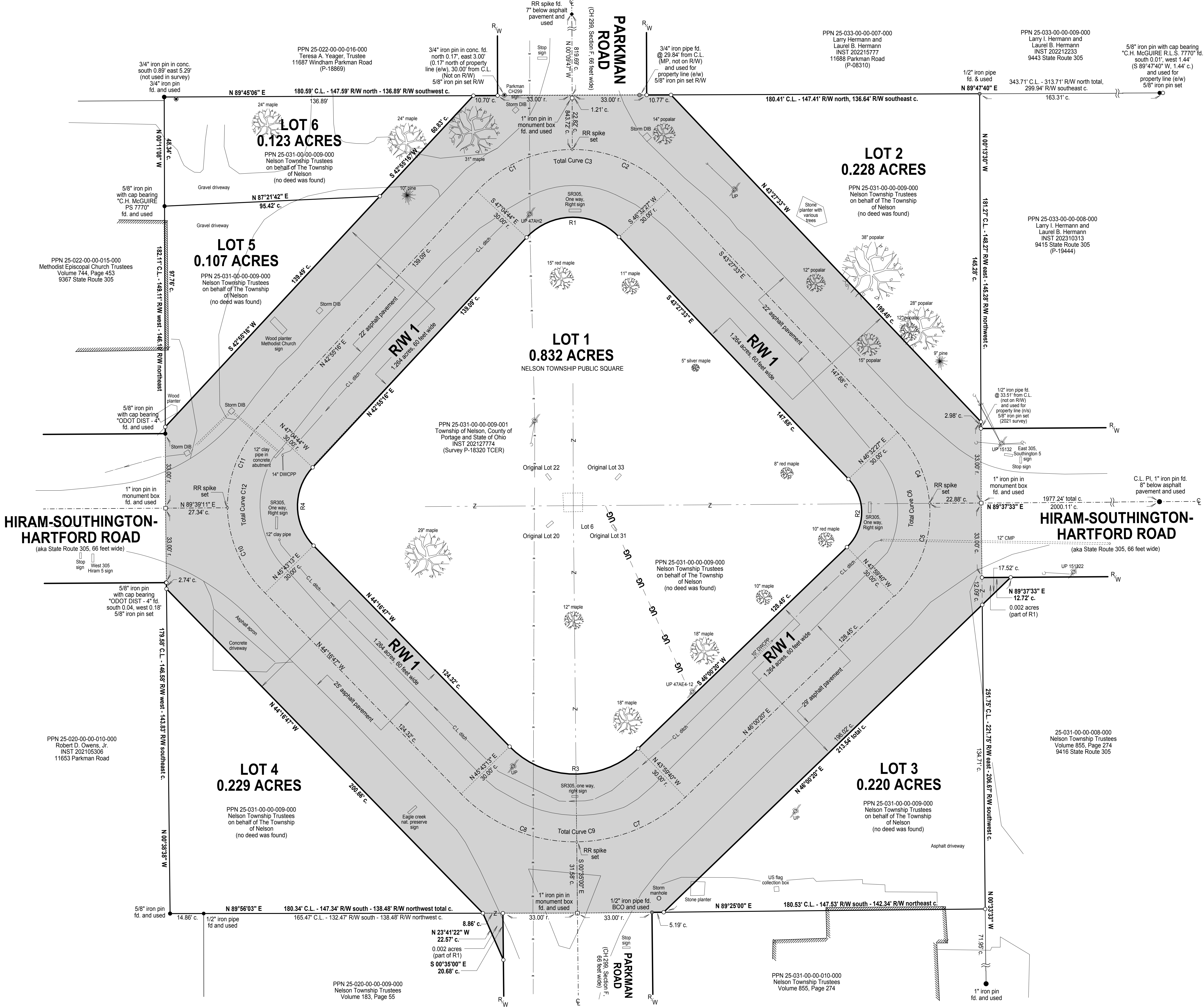
This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Monteville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com



Signed and sealed on this 7th day of June, 2024
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167



DBK MAP 1291 2024



TRUE NORTH (Geodetic North)
 ODOT VRS and CORS GNSS Network
 NAD83 (2011), NAVD83, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 20 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 and used measurement
- d. - Denotes deed measurement
- ppn - Denotes permanent parcel number
- q/c.l. - Denotes centerline
- r.w. - Denotes right-of-way (margin)
- l. - Denotes lot line
- bc - Denotes monument found bent, coned and observed
- aka - Denotes "also known as"
- fb - Denotes "field book"
- tr - Denotes "Township Road"
- pcrd - Denotes "Portage County Records and Deeds"
- pcer - Denotes "Portage County Engineer's Records"
- pt - Denotes point of tangency
- pc - Denotes point of curve
- pcc - Denotes point of compound curve
- prc - Denotes point of reverse curve
- pot - Denotes point on tangency
- dwgcpp - Denotes "Double-walled corrugated plastic pipe"
- cmp - Denotes "Corrugated metal pipe"
- db - Denotes "Drop inlet basin"
- up - Denotes "Utility pole [number, if any]"
- ug - Denotes "Underground electric (shallow <24")"
- guy - Denotes "Guy wire"
- oe - Denotes "Overhead electric lines"

This plat was prepared by
D.B. Kosie & Associates
 Professional Land Surveying

11040 Madison Road
 Montville, Ohio 44064
440.286.2131
 Fax 440.968.3578
www.dbksurveys.com

CURVE DATA

CURVE C1	CURVE C2	TOTAL CURVE C3	CURVE R1
Δ46°45'42" c.	Δ46°51'37" c.	Δ93°37'20" c.	Δ93°37'29" c.
R=58.05' c.	R=58.05' c.	R=58.05' c.	R=28.05' c.
T=25.10' c.	T=25.18' c.	T=25.18' c.	T=29.88' c.
L=47.38' c.	L=47.48' c.	L=94.85' c.	L=48.84' c.
LC=46.07' c.	LC=46.16' c.	LC=84.65' c.	LC=40.90' c.
LCB=N 66°18'04" E	LCB=N 66°53'16" E	LCB=N 89°43'53" E	LCB=N 89°43'55" E
CURVE C4	CURVE C5	TOTAL CURVE C6	CURVE R2
Δ39°08'40" c.	Δ50°29'27" c.	Δ89°47'30" c.	Δ89°27'53" c.
R=51.43' c.	R=51.43' c.	R=51.43' c.	R=21.43' c.
T=18.29' c.	T=24.25' c.	T=51.24' c.	T=21.23' c.
L=35.14' c.	L=45.32' c.	L=80.60' c.	L=33.46' c.
LC=34.46' c.	LC=43.87' c.	LC=72.60' c.	LC=30.16' c.
LCB=S 24°11'05" E	LCB=S 21°01'51" W	LCB=N 01°16'24" W	LCB=S 01°16'24" W
CURVE C7	CURVE C8	TOTAL CURVE C9	CURVE R3
Δ43°20'09" c.	Δ46°22'40" c.	Δ89°42'50" c.	Δ89°42'53" c.
R=70.35' c.	R=70.35' c.	R=70.35' c.	R=40.35' c.
T=27.95' c.	T=30.14' c.	T=70.00' c.	T=40.15' c.
L=53.21' c.	L=56.94' c.	L=110.15' c.	L=63.18' c.
LC=51.95' c.	LC=55.40' c.	LC=99.24' c.	LC=56.92' c.
LCB=S 67°40'26" W	LCB=N 67°28'09" W	LCB=N 89°08'13" W	LCB=N 89°08'13" W
CURVE C10	CURVE C11	TOTAL CURVE C12	CURVE R4
Δ43°56'09" c.	Δ44°10'27" c.	Δ87°12'01" c.	Δ87°12'00" c.
R=55.13' c.	R=55.13' c.	R=55.13' c.	R=25.13' c.
T=22.37' c.	T=22.37' c.	T=52.50' c.	T=22.83' c.
L=42.27' c.	L=42.50' c.	L=83.90' c.	L=38.25' c.
LC=41.25' c.	LC=41.46' c.	LC=76.04' c.	LC=34.66' c.
LCB=N 23°54'30" W	LCB=N 22°25'24" E	LCB=N 00°40'46" W	LCB=N 00°40'47" W

ACREAGE CALCULATION

Total Parcel (PPN 25-031-00-00-009-001, PPN 25-031-00-00-009-000, including the two 0.002 acre triangle parcels from PPN 25-031-00-00-008-000 and 25-020-00-00-009-000) - 3.003 acres total

- Lot 1 - 0.832 acres
- Lot 2 - 0.228 acres
- Lot 3 - 0.220 acres
- Lot 4 - 0.229 acres
- Lot 5 - 0.107 acres
- Lot 6 - 0.123 acres

RW 1 total (including the two 0.002 acre triangle parcels) - 1.264 acres



DBK MAP 1291 2024