

MAP OF RESURVEY, LOT SPLIT AND CONSOLIDATION OF
 PPN 18-090953, PPN 18-090594 and PPN 18-050900,
 Melvin C. Miller and Elizabeth Y. Miller,
 Melvin C. Miller and Elizabeth Miller and
 Samuel M. Miller and Rachel J. Miller
 17760 Peters Road and 17772 Peters Road

DEEDS OF RECORD:
 Volume 1032, Page 462, Volume 1120, Page 1220 and
 Volume 1032, Page 463

PPN 18-091339
 Freeman E. Mullet and
 Martha B. Mullet
 Volume 2026, Page 2524
 13596 Bundysburg Road

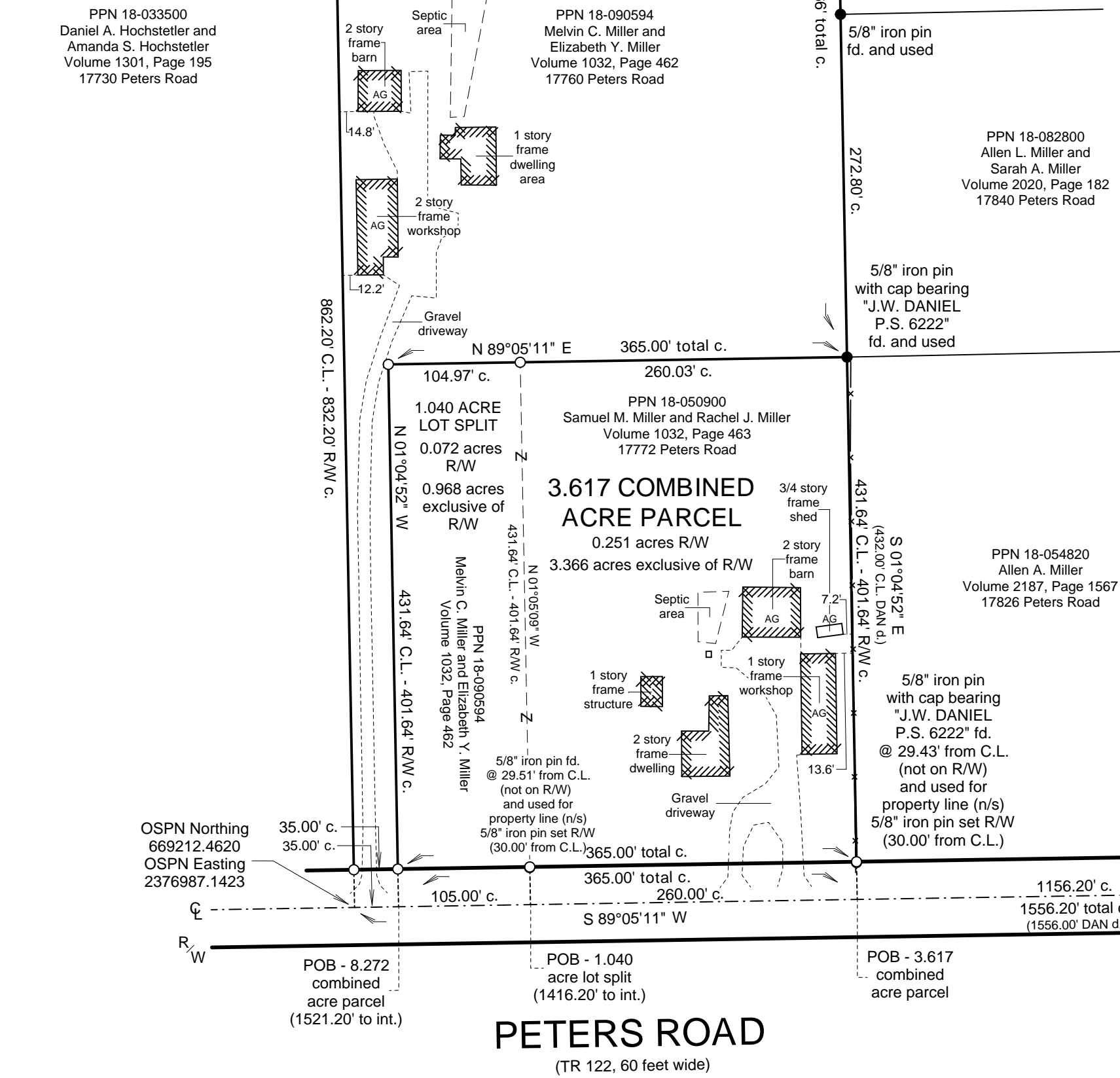
PPN 18-090953
 Melvin C. Miller and
 Elizabeth Miller
 Volume 1120, Page 1220

PPN 18-091120
 William W. Byler and
 Kathryn R. Byler
 Volume 2047, Page 302
 13670 Bundysburg Road

PPN 18-082800
 Allen L. Miller and
 Sarah A. Miller
 Volume 2020, Page 182
 17840 Peters Road

PPN 18-054820
 Allen A. Miller
 Volume 2187, Page 1567
 17826 Peters Road

PPN 18-033500
 Daniel A. Hochstetler and
 Amanda S. Hochstetler
 Volume 1301, Page 195
 17730 Peters Road



PETERS ROAD
 (TR 122, 60 feet wide)

I certify to: **SURVEYOR'S CERTIFICATION**
 Melvin C. Miller and Elizabeth Y. Miller, Melvin C. Miller and Elizabeth Miller and
 Samuel M. Miller and Rachel J. Miller

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 sealed on this 1st day of August, 2024
 For any conflict resulting from electronic certifications
 please refer to ORC Section 1306.06. Electronic record
 or signature satisfies legal requirements.



Sited in The Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 5 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve.	Month: August	Page: ONE	24-101
	Year: 2024	of ONE	
Survey for: Melvin C. Miller and Elizabeth Y. Miller, Melvin C. Miller and Elizabeth Miller and Samuel M. Miller and Rachel J. Miller			

Checked on August 2nd, 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.

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 d. -Denotes deed measurement
- p. -Denotes plat measurement u. -Denotes used measurement
- fd. -Denotes found monument
- PPN -Denotes permanent parcel number INST -Denotes instrument number
- DN -Denotes document number AFN -Denotes automatic file number
- CL / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- POB -Denotes point of beginning MP -Denotes "measured perpendicularly"
- aka -Denotes "also known as" fka -Denotes "formerly known as"
- FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
- PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
- GCRD -Denotes "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"
- OSPN -Denotes "Ohio State Plane Coordinate System, Ohio North"
- AG -Denotes "Agricultural" DAN -Denotes "Jerry W. Daniel", see References

REFERENCES

- *The October, 1995 surveys prepared by Jerry W. Daniel, Professional Surveyor 6222 recorded in Volume 1120, Page 1220, Volume 1032, Page 462 and Volume 1032, Page 463 of GCRD.
- *The August, 2016 surveys prepared by Jerry W. Daniel, Professional Surveyor 6222 recorded in Volume 2020, Page 182 and Volume 2026, Page 2524 of GCRD.
- *The April, 2000 survey prepared by Jerry W. Daniel, Professional Surveyor 6222 recorded in Volume 1301, Page 195 of GCRD.



NOTE: after much effort, no monuments, neither original or field book were found to aid in determining the centerline R/W of Bundysburg Road, therefore, the occupied centerline was located every 200 feet from County Line Donely Road (south) to Peters Road (north), calculated and averaged using least square calculation (best fit line), and used.

ZONING INFORMATION
 No Zoning Information Available

ENGINEERS APPROVAL

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070
 By: SNR Date: 08/19/2024

24-101



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

DBK MAP 1353 2024



1.040 ACRE LOT SPLIT

0.072 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-090594, Melvin C. Miller and Elizabeth Y. Miller, Volume 1032, Page 462 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 5 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Bundysburg Road (Township Road 311, 60 feet wide) and Peters Road (Township Road 122, 60 feet wide), referenced by a 6" concrete monument with a brass cap bearing "Gauga County Control Survey 18" found North 54°20'39" West, 38.91 feet therefrom, and being north 669237.2765 and east 2378543.1467 in the Ohio North State Plane Coordinates System.

Thence South 89°05'11" West, along the centerline of said Peters Road 1416.20 feet to the southwesterly corner of PPN 18-050900 as conveyed to Samuel M. Miller and Rachel J. Miller, recorded in Volume 1032, Page 463 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°05'11" West, continuing along said centerline, a frontage distance of 105.00 feet to the southwesterly corner of the parcel herein described.

Thence North 01°04'52" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 431.64 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 89°05'11" East, along the northerly line of the parcel herein described, 104.97 feet to a 5/8" iron pin set at the northwesterly corner of the aforesaid Miller

1.040 ACRE LOT SPLIT (continued)

parcel (PPN 18-050900), being the northeasterly corner of the parcel herein described.

Thence South 01°05'09" East, along the westerly line of said Miller's land, passing through a 5/8" iron pin set at 401.64 feet and a 5/8" iron pin found at 402.13 feet, a total distance of 431.64 feet to **The Principal Place of Beginning of this Survey** and containing 1.040 acres of land, of which, 0.072 acres are within the R/W of said Peters Road, leaving 0.968 acres of land exclusive of said R/W, surveyed in August of 2024 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.

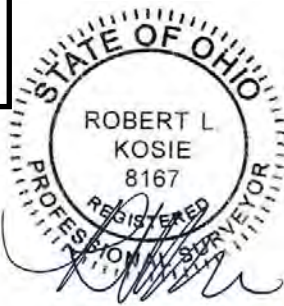
The intent of this survey is to divide 1.040 acres of land from PPN 18-090594 as conveyed to Melvin C. Miller and Elizabeth Y. Miller, recorded in Volume 1032, Page 462 of GCRD.

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).

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 08/19/2024

24-101



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

August 5th, 2024



3.617 COMBINED ACRE PARCEL

0.251 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 18-090594, Melvin C. Miller and Elizabeth Y. Miller, Volume 1032, Page 462 and PPN 18-050900, Samuel M. Miller and Rachel J. Miller, Volume 1032, Page 463 of Geauga County Records and Deeds (GCRD). 17772 Peters Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 5 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Bundysburg Road (Township Road 311, 60 feet wide) and Peters Road (Township Road 122, 60 feet wide), referenced by a 6" concrete monument with a brass cap bearing "Gauga County Control Survey 18" found North 54°20'39" West, 38.91 feet therefrom, and being north 669237.2765 and east 2378543.1467 in the Ohio North State Plane Coordinates System.

Thence South 89°05'11" West, along the centerline of said Peters Road 1156.20 feet to the southwesterly corner of PPN 18-054820 as conveyed to Allen A. Miller, recorded in Volume 2187, Page 1567 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°05'11" West, continuing along said centerline, a frontage distance of 365.00 feet to the southwesterly corner of the parcel herein described.

Thence North 01°04'52" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 431.64 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 89°05'11" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 104.97 feet, a total distance of 365.00 feet to a

3.617 COMBINED ACRE PARCEL (continued)

5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found the northwesterly corner of the aforesaid Miller parcel (PPN 18-054820), being the northeasterly corner of the parcel herein described.

Thence South 01°04'52" East, along the westerly line of said Miller's land, passing through a 5/8" iron pin set at 401.64 feet and a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 402.21 feet, a total distance of 431.64 feet to **The Principal Place of Beginning of this Survey** and containing 3.617 acres of land, of which, 0.251 acres are within the R/W of said Peters Road, leaving 3.366 acres of land exclusive of said R/W, surveyed in August of 2024 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.

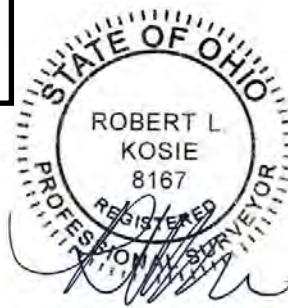
The intent of this survey is to combine 1.040 acres of land that was divided from PPN 18-090594 as conveyed to Melvin C. Miller and Elizabeth Y. Miller, recorded in Volume 1032, Page 462 together with PPN 18-050900 as conveyed to Samuel M. Miller and Rachel J. Miller, recorded in Volume 1032, Page 463 of GCRD. Known as being 17772 Peters Road.

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).

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 08/19/2024

24-101



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

August 5th, 2024



8.272 COMBINED ACRE PARCEL

0.024 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) PPN 18-090953 and PPN 18-090594, Melvin C. Miller and Elizabeth Miller, Volume 1120, Page 1220 and Volume 1032, Page 462 of Geauga County Records and Deeds (GCRD).
17760 Peters Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 5 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Bundysburg Road (Township Road 311, 60 feet wide) and Peters Road (Township Road 122, 60 feet wide), referenced by a 6" concrete monument with a brass cap bearing "Gauga County Control Survey 18" found North 54°20'39" West, 38.91 feet therefrom, and being north 669237.2765 and east 2378543.1467 in the Ohio North State Plane Coordinates System (SPC).

Thence South 89°05'11" West, along the centerline of said Peters Road 1521.20 feet to a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°05'11" West, continuing along said centerline, a frontage distance of 35.00 feet to the southeasterly corner of PPN 18-033500 as conveyed to Daniel A. Hochstetler and Amanda S. Hochstetler, recorded in Volume 1301, Page 195 of GCRD, being the southwesterly corner of the parcel herein described and North 669212.4620 and East 2376987.1423 in the SPC.

Thence North 01°05'09" West, along the easterly line of said Hochstetler's land, passing through a 5/8" iron pin set at 30.00 feet and a 5/8" iron pin found at 862.20 feet, a total distance of 1293.69 feet to a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at the northeasterly corner thereof, on a southerly line of PPN 18-091339 as conveyed to Freeman E. Mullet and Martha B. Mullet, recorded in Volume 2026, Page 2524 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°51'18" East, along said southerly line of Mullet's land, 400.10 feet to a 5/8" iron pin found at the northeasterly corner of the parcel herein described.

8.272 COMBINED ACRE PARCEL (continued)

Thence South 01°04'52" East, along a westerly line of said Mullet's land, along the westerly line of PPN 18-091120 as conveyed to William W. Byler and Kathryn R. Byler, recorded in Volume 2047, Page 302 and along a westerly line of PPN 18-082800 as conveyed to Allen L. Miller and Sarah A. Miller, recorded in Volume 2020, Page 182 of GCRD, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 140.71 feet, a 5/8" iron pin with cap bearing "J.W. DANIEL

.S. 6222" found at 431.92 feet and a 5/8" iron pin found at 590.86 feet, a total distance of 863.66 feet to a 5/8" iron pin with cap bearing "J.W. DANIELS P.S. 6222" found at a southwesterly corner thereof, being a southeasterly corner of the parcel herein described.

Thence South 89°05'11" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 260.03 feet, a total distance of 365.00 feet to a 5/8" iron pin set.

Thence South 01°04'52" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 401.64 feet a total distance of 431.64 feet to **The Principal Place of Beginning of this Survey** and containing 8.272 acres of land, of which, 0.024 acres are within the R/W of said Peters Road, leaving 8.248 acres of land exclusive of said R/W, surveyed in August of 2024 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.

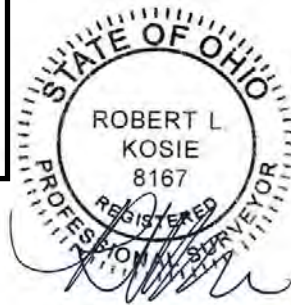
The intent of this survey is to combine the residual of land remaining in PPN 18-090594 as conveyed to Melvin C. Miller and Elizabeth Y. Miller, recorded in Volume 1032, Page 462 after a 1.040 acre division therefrom, together with PPN 18-090953 as conveyed to Melvin C. Miller and Elizabeth Miller, recorded in Volume 1120, Page 1220 of GCRD. Known as being 17760 Peters Road.

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).

Survey Plat & Description
 Approved Per O.R.C. 315.251
 Geauga County Engineer
 Reviewed under the supervision of
 Steven N. Roessner, P.S. Ohio #7070
 By: SNR Date: 08/19/2024

24-101



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

August 5th, 2024