Situated in The	Month:	Page:
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20 and Section 19, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve.	August	ONE of ONE
	Year: 2024	
Survey for:	Mark M. Byler, Ruby M. Byler, Allen M. Miller and Martha R. Miller	

Checked on August 20th, 2024 by RLK, MBL
Revised on August 29th, 2024

MAP OF LOT SPLITS, RESIDUALS AND CONSOLIDATIONS OF

PPN 25-190841, Mark M. Byler and Ruby M. Byler and PPN 25-190872, Allen M. Miller and Martha R. Miller

DEEDS OF RECORD:

Volume 2139, Page 2261 and
Volume 2180, Page 1463

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



● -Denotes 5/8" iron (steel) rebar pin (#5 rebar) with cap bearing "J.W. DANIEL P.S. 6222" fd. 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
◒ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" found, set in the August, 2019 (GCER 19-081), November, 2020 (GCER 20-121) or the September, 2023 (GCER 20-125) survey.
c. -Denotes calculated and used 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)
℄ -Denotes lot line ℘-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"
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
aka - Denotes "also known as" AG -Denotes agricultural use
– · · · – · · · – · · · – · · · – Denotes approximate edge of Grand River
(AG) -Denotes "Agricultural"

200 150 100 50 0 200 400 600 800

GRAPHIC SCALE: 1 inch equals 200 feet

MONUMENTATION NOTE

All monumentation found hereon is are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121, or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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.

LINE DATA

L1 - S 57°17'03" W, 214.77' C.L. - 184.21' R/W c. (215.00' C.L. DANIEL p.)
L2 - S 43°51'06" E, 50.05' c. (50.00' DANIEL p.)
L3 - S 57°25'55" W, 105.11' c. (105.00' DANIEL p.)
L4 - S 43°53'16" E, 110.15' c. (110.00' DANIEL p.)
L5 - S 57°18'10" W, 71.52' c. (71.00' DANIEL p.)

CL1 - N 89°06'29" E, 99.93' c. (100.00' GCER p.)
CL2 - S 43°43'15" E, 136.06' c. (135.98' DANIEL p.)
CL3 - S 43°43'15" E, 205.88' c. (205.77' DANIEL p.)
CL4 - S 43°43'15" E, 130.18' c.
CL234 - S 43°43'15" E, 472.12' total c.

MONUMENT DATA

M1
5/8" iron pin with damaged cap fd. @ 29.87' from C.L. (not on R/W) and used for property line (ne/sw) 5/8" iron pin set on R/W (30.11' from C.L.)

M2
5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. @ 30.22' from C.L. (not on R/W) and used for property line (ne/sw) 5/8" iron pin set on R/W (30.56' from C.L.)

M3
5/8" iron pin with cap bearing "KOSIE PS 5276" fd. @ 29.79' from C.L. (not on R/W) and used for property line (ne/sw) 5/8" iron pin set R/W (30.56' from C.L.)

PARCEL DATA

PAR1
PPN 25-190356
Joseph J. Miller and Irene A. Miller
Volume 1300, Page 1138
15685 Nash Road

PAR2
PPN 25-190057
Lester A. Schmucker and Kathryn A. Schmucker
Volume 882, Page 243
17810 Tavern Road

PAR3
3.114 ACRE LOT SPLIT
0.042 acres R/W
3.072 acres exclusive of R/W
PPN 25-190872
Allen M. Miller and Martha R. Miller
Volume 2180, Page 1463

PAR4
5.086 ACRE LOT SPLIT
0.042 acres R/W
5.044 acres exclusive or R/W
PPN 25-190872
Allen M. Miller and Martha R. Miller
Volume 2180, Page 1463

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.

LINE DATA

L6 - S 11°59'55" E, 109.08' c. (109.20' DANIEL p.)
L7 - S 18°12'55" E, 139.06' c. (141.70' DANIEL p.)
L8 - S 12°50'42" E, 102.47' c. (99.60' DANIEL p.)
L9 - S 02°45'23" W, 59.34' c. (59.35' DANIEL p.)
L10 - S 02°45'23" W, 79.98' c. (80.00' DANIEL p.)
L11 - N 89°17'36" E, 325.48' total c.
L910 - S 02°45'23" W, 139.32' total c. (139.35' DANIEL p.)

MONUMENT DATA

M4
5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. @ 29.79' from C.L. (not on R/W) and used for property line (ne/sw)

M5
5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. @ 29.80' from C.L. (not on R/W) and used for property line (ne/sw)

M6
1" iron pipe fd. @ 29.92' from C.L. (MP, not on R/W) and used for property line (ne/sw)

M7
5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" fd. south 0.68', east 0.60' (S 41°42'48" E, 0.91' c. and used for property line (nw/se) 5/8" iron pin set

M8
1" iron pipe fd. and used

M9
3/4" iron pin fd. and used

M10
5/8" iron pin fd. BCSU

PARCEL DATA

PAR5
PPN 25-018160
Eli H. Miller and Esther S. Miller
Volume 1834, Page 2077
18030 Tavern Road

PAR6
PPN 25-190474
Allen M. Miller and Martha R. Miller
Volume 2099, Page 2712
18040 Tavern Road

PAR7
1.837 ACRE LOT SPLIT
PPN 25-190841
Mark M. Byler and Ruby M. Byler
Volume 2180, Page 1469

REFERENCES

*The 1927 State of Ohio Department of Highways and Public Works, Division of Highways Improvement Plans for Warren - Burton Road, I.C.H. No. 325, Sec. G-I, Pet. No. 6056, Geauga County, Parkman - Troy Twps., filed as SR-168 TAVERN ROAD 1927 PLANS-00.22-00.33 GEA-PAR (ODOT-001049).pdf in the GCER.
*The survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 2029, Page 900 of GCRD.
*The July, 1985 survey prepared by W.L. Mosier, Registered Surveyor No. 6832, recorded in Volume 909, Page 830 of GCRD.
*The March, 1989 survey (unrecorded) and August, 1991 (revised September 10th, 1991) survey prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, P.S. 5276), recorded in Volume 882, Page 243 of GCRD.
*The November 26th, 1997 survey prepared by Jerry Slay, Ohio Surveyor Number 5298, recorded in Volume 1141, Page 1170 of GCRD.
*The July, 1999 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1300, Page 1138 of GCRD.
*The August, 2001 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1823, Page 1683, Exhibit "A", Parcel One and Parcel Three, Exhibit "B", Parcel Two and Volume 2055, Page 1521of GCRD, filed as PAR 00238 PLAT.pdf in the GCER.
*The November 13th, 2002 Map of Survey prepared by by Jerry W. Daniel, Registered Surveyor No. 6222, filed as PAR 00184 PLAT.pdf in the GCER.
*The March, 2003 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1611, Page 424, Volume 1662, Page 1029 and Volume 1834, Page 2077 of GCRD, filed as PAR 00185 PLAT.pdf in the GCER.
*The September 13th, 2006 Centerline Plat of Nash Road T.R. 207 prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0207-C-NASH ROAD 2016 MONUMENT MAP-REV-2016-11-07.pdf in the GCER.
*The February, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1817, Page 1565 of GCRD, filed as PAR 00237 PLAT.pdf in the GCER.
*The July, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1829, Page 2387 and Volume 2029, Page 900 (exception) of GCRD, filed as PAR 00114 PLAT.pdf in the GCER.
*The October, 2007 Map of Survey for Levi Yoder prepared by Joseph Arthur Temple, Registered Surveyor No. 4761, filed as PAR 00289 PLAT.pdf in the GCER.
*The January 30th, 2008 Centerline Plat of Newcomb Road T.R. 130 prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor, filed as TR-0130-A-C-NEWCOMB ROAD 2016 MONUMENT MAP-REV-2016-10-31.pdf in the GCER.
*The April, 2012 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1950, Page 926 of GCRD.
*The August 7th, 2019 survey prepared by D.B. Kosie & Associates for Lester A. Schmucker and Kathryn A. Schmucker filed as 19-051 in the GCER.)
*The November 6th, 2020 survey prepared by D.B. Kosie & Associates for Lester A. Schmucker and Kathryn A. Schmucker filed as 20-121 in the GCER.
*The December 2019 survey prepared by Thomas J. O'Hara, Ohio Registered Surveyor 7995 recorded Volume 2099, Page 2712 of GCRD.

ZONING INFORMATION

R1 - Residential Zoning District
Minimum Frontage: 200.00'
Minimum Acreage: 2.50 acres R/W
Minimum Front Yard: 75.00' R/W
Minimum Sideyard: 25.00'
Minimum Rearyard: 25.00'

John Spelich, Zoning Inspector
Parkman Township Zoning hours:
Wednesday 'x 5pm to 6:30pm and by appointment if needed.
Phone 330-219-3698 or zoning office at 440-548-2480.
or e-mail at rcavictor42@aol.com

ZONING APPROVAL

These lot splits, residuals and consolidation of lots complies with the applicable Parkman Township Zoning Resolution,

This _____ day of _____, 2024.

and is accepted by:

Signed _____
Printed John Spelich
Parkman Township Zoning Inspector

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

ENGINEER'S 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: 09/03/2024

24-107

SURVEYOR'S CERTIFICATION

I certify to: Mark M. Byler, Ruby M. Byler, Allen M. Miller and Martha R. 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 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 15th day of August, 2024

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

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.

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

DBK PLAT 1355 2024

D.B. Kosie
& Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968 - 3578
www.dbksurveys.com

1.837 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 25-190841
Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 20, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD.

Thence South 43°43'15" East, continuing along said centerline, 641.34 feet to a northwesterly corner of PPN 25-053000 as conveyed to Jake J. Byler and Mary G. Byler, recorded in Volume 2139, Page 2287 of GCRD, witnessed by a PK nail found at an angle point on said centerline, South 43°43'15" East, 622.92 feet therefrom.

Thence along the northerly and westerly side of Byler's land the following six (6) courses:

1.) South 45°58'42" West, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 29.79 feet (not on R/W), a total distance of 30.00 feet to an angle point therein, on the southwesterly R/W of said Tavern Road,

1.837 ACRE LOT SPLIT (continued)

2.) South 53°04'52" West, 404.17 feet to a 5/8” iron pin set (2019-2023 survey) at a southwesterly corner of the parcel herein described,
3.) North 42°13'13" West, 152.20 feet to a 1" iron pipe found at a northwesterly corner thereof,
4.) South 45°01'47" West, 145.35 feet to a 1" iron pipe found at an angle point therein at a northwesterly corner thereof,
5.) South 08°27'04" West, 484.00 feet to a 1" iron pipe found at an angle point therein at the southwesterly corner thereof and
6.) South 41°42'48" East, 244.69 feet to a 5/8" iron pin set (2019-2023 survey) at the southeasterly corner thereof, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found south 0.68 feet and east 0.60 feet (South 41°42'48" East, 0.91 feet) therefrom, on the northwesterly line of PPN 25-190299 as conveyed to Gideon L. Yoder and Marianne E. Yoder, recorded in Volume 1141, Page 1170 of GCRD.

Thence South 46°04'23" West, along said northwesterly line of Yoder’s land, passing through a 1” iron pipe found at 50.84 feet, a total distance of 73.22 feet to the center of the Grand River, as previously defined in Volume 1823, Page 1683, Parcel Three (RIVER), on a northerly line of PPN 25-190448 as conveyed to Marvin J. Byler and Emma M. Byler, recorded in Volume, 2185 Page 2972 of GCRD, being the northwesterly corner of said Yoder’s land.

Thence along the northerly and westerly side of said Byler’s land, along said RIVER, the following nine (9) courses:

1.) North 69°30'47" West, 20.58 feet to an angle point therein,
2.) South 52°21'03" West, 64.69 feet to an angle point therein,
3.) South 79°35'28" West, 86.69 feet to an angle point therein,
4.) South 54°22'23" West, 121.18 feet to an angle point therein,
5.) South 40°45'47" East, 107.49 feet to an angle point therein,
6.) South 49°52'23" West, 115.08 feet to an angle point therein,
7.) South 22°36'33" West, 138.78 feet to an angle point therein,
8.) South 41°40'33" West, 243.47 feet to an angle point therein and
9.) South 11°59'55" East, 109.08 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-018160, as conveyed to Eli H. Miller and Esther S. Miller, recorded in Volume 1834, Page 2077 of GCRD, referenced by a 5/8” iron pin with cap bearing “J.W. DANIEL P.S. 6222” found North 83°04'28" East, 23.57 feet therefrom.

1.837 ACRE LOT SPLIT (continued)

Thence South 18°12'55" East, along the westerly line of said Miller's land, along said RIVER, 139.06 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-190474 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2099, Page 2712 of GCRD, referenced by a 5/8" iron pin with cap bearing
"J.W. DANIEL P.S. 6222" found North 84°55'51" East, 50.00 feet therefrom.

Thence South 12°50'42" East, along a westerly line of said Miller's land, along said RIVER, 102.47 feet to an angle point therein.

Thence South 02°45'23" West, along a westerly line of said Miller's land, along said RIVER, 139.32 feet to the southwesterly corner thereof.

Thence North 89°17'36" East, along the southerly line of said Miller's land, passing through a 3/4" iron pin found at 65.17 feet, a total distance of 325.48 feet to a 5/8" iron pin set (2019-2023 survey) at the northwesterly corner of PPN 25-105000 as conveyed to James L. Soltis, Jr., TTEE, recorded in Volume 2049, Page 431, Parcel No. 7 of GCRD, and located South 89°17'36" West, 2031.24 feet from a 3/4" iron pin found.

Thence South 55°41'23" West, along the northwesterly line of said Soltis' land, and the center of said RIVER, passing through a 5/8" iron pin set (2019-2023 survey) at 277.16 feet, a total distance of 814.52 feet to the southeasterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 55°41'23" West, along the northwesterly line of said Soltis' land, along a northwesterly line of PPN 25-105404 as conveyed to James S. Soltis and Loretta Salerno, recorded in Volume 2171, Page 1445, Parcel No. 2 of GCRD and the center of said RIVER, 227.75 feet to an angle point therein.

Thence North 87°35'37" West, along the northwesterly line of the said James S. Soltis and Loretta Salerno parcel, along the center of said RIVER, 65.01 feet to the southwesterly corner of the parcel herein described.

Thence North 02°22'34" West, along the westerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 50.00 feet, a total distance of 585.86 feet to a 5/8" iron pin set at the most northerly corner of the parcel herein described.

Thence South 31°06'17" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin set (2019-2023 survey) at 486.90 feet, a total distance of 536.90 feet to the **Principal Place of Beginning of this Survey** and containing 1.837

1.837 ACRE LOT SPLIT (continued)

acres of land, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 1.837 acres of land from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

All monumentation found hereon or set and noted as “(2019-2023 survey)” are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga ,County Engineer’s Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 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:* 09/03/2024

24-107



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

August 22nd, 2024

D.B. Kosie
& Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
or (440) 968 - 3578
www.dbksurveys.com

3.114 ACRE LOT SPLIT

0.042 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) PPN 25-190872, Allen M. Miller and Martha R. Miller, Volume 2180, Page 1463 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD, being a northwesterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 61.11 feet to a northeasterly corner of the parcel herein described, being located North 43°43'15" West, 1203.15 feet from a PK nail found at an angle point therein.

Thence along the southerly and easterly side of the parcel herein described, the following eight (8) courses:

1.) South 57°13'02" West, passing through a 5/8” iron pin set at 30.56 feet, a total distance of 484.11 feet to a 5/8" iron pin set at an angle point therein,
2.) South 65°20'07" West, 613.87 feet to a 5/8" iron pin set at a point of curve therein,
3.) along said curve, deflecting to the left, having a chord bearing of South 32°11'26" West, a delta angle of 66°32'13", a radius of 80.00 feet, and a chord distance of 87.77 feet, a

3.114 ACRE LOT SPLIT (continued)

total length distance of 92.90 feet to a 5/8" iron pin set at a point of tangency therein,
4.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
5.) along said curve, deflecting to the right, having a chord bearing of South 15°42'12" West, a delta angle of 20°18'06", a radius of 400.00 feet, and a chord distance of 140.99 feet, a total length distance of 141.73 feet to a 5/8" iron pin set at a point of tangency therein,
6.) South 22°27'16" West, 467.15 feet to a 5/8" iron pin set at a point of curve therein,
7.) along said curve, deflecting to the left, having a chord bearing of South 06°46'33" West, a delta angle of 07°08'22", a radius of 850.00 feet, and a chord distance of 105.85 feet, a total length distance of 105.92 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described and
8.) South 90°00'00" West, 60.00 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein, being a southwesterly corner of the parcel herein described.

Thence along the westerly and northerly side of the parcel herein described the following nine (9) courses:

1.) along said curve, deflecting to the right, having a chord bearing of North 06°37'32" East, a delta angle of 07°20'51", a radius of 910.00 feet, and a chord distance of 116.62 feet, a total length distance of 116.70 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein,
2.) North 22°17'37" East, 479.62 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein,
3.) along said curve, deflecting to the left, having a chord bearing of North 22°00'19" East, a delta angle of 08°53'27", a radius of 340.00 feet, and a chord distance of 52.71 feet, a total length distance of 52.76 feet to a 5/8" iron pin set (2019-2023 survey) at a point on said curve therein,
4.) continuing along said curve, deflecting to the left, having a chord bearing of North 11°45'01" East, a delta angle of 11°37'08", a radius of 340.00 feet, and a chord distance of 68.83 feet, a total length distance of 68.95 feet to a 5/8” iron pin set (2019-2023 survey) at a point of tangency therein,
5.) North 03°08'22" East, 241.36 feet to a 5/8” iron pin set (2019-2023 survey) at a point of curve therein,
6.) along said curve, deflecting to the right, having a chord bearing of North 32°40'08" East, a delta angle of 63°53'59", a radius of 140.00 feet, and a chord distance of 148.17 feet, a total length distance of 156.14 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein,
7.) North 63°35'19" East, along a northerly line of the parcel herein described, along a southerly line of PPN 25-190418 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 2139, Page 2282 of GCRD, passing through a 5/8” iron pin set (2019-2023 survey) at 145.00 feet, a total distance of 611.63 feet to a 5/8” iron pin set (2019-2023 survey) at a southeasterly corner thereof, on the westerly line of the aforesaid Lester A. Schmucker and Kathryn A. Schmucker parcel (PPN 25-190057), being a northeasterly corner of the parcel herein described,
8.) South 27°49'56" East, along said westerly line of Schmucker’s land, 18.51 feet to a 5/8" iron pin found bent, coned and straightened at the southwesterly corner thereof and

3.114 ACRE LOT SPLIT (continued)

9.) North 57°13'02" East, along the southerly line of said Schmucker's land, passing through a 5/8" iron pin set (2019-2023 survey) at 436.76 feet and a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 437.53 feet, a total distance of 467.32 feet to the **Principal Place of Beginning of this Survey** and containing 3.114 acres of land, of which, 0.042 acres are within the R/W of said Tavern Road, leaving 3.072 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 3.114 acres of land from PPN 25-190872 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2180, Page 1463 of GCRD.

All monumentation found hereon or set and noted as "(2019-2023 survey)" are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer's Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 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:* 09/03/2024

24-107



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

August 22nd, 2024

D.B. Kosie
& Associates
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11040 Madison Road
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5.086 ACRE LOT SPLIT

0.042 acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) PPN 25-190872, Allen M. Miller and Martha R. Miller, Volume 2180, Page 1463 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12 and Original Lot 2 in Section 20 within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD.

Thence South 43°43'15" East, continuing along said centerline, 61.11 feet to a northwesterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 61.11 feet to a northeasterly corner of the parcel herein described, being located North 43°43'15" West, 1142.04 feet from a PK nail found at an angle point therein.

Thence along the easterly and southerly side of the parcel herein described, the following seven (7) courses:

1.) South 57°13'02" West, passing through a 5/8" iron pin set at 30.55 feet, a total distance of 499.76 feet to a 5/8" iron pin set at an angle point therein,
2.) South 65°20'07" West, 616.49 feet to a 5/8" iron pin set at a point of curve therein,

5.086 ACRE LOT SPLIT (continued)

3.) Along said curve, deflecting to the left, having a chord bearing of South 29°36'11" West, a delta angle of 86°29'11", a radius of 20.00 feet, and a chord distance of 27.40 feet, a total length distance of 30.19 feet to a 5/8" iron pin set at a point of tangency therein,
4.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein.
5.) Along said curve, deflecting to the right, having a chord bearing of South 15°19'59" West, a delta angle of 20°08'56", a radius of 460.00 feet, and a chord distance of 160.93 feet, a total length distance of 161.77 feet to a 5/8" iron pin set at a point of tangency therein,
6.) South 22°37'26" West, 454.69 feet to a a 5/8" iron pin set at an angle point therein and
7.) South 02°22'34" East, 1031.65 feet to a 5/8" iron pin set on an easterly line of PPN 25-190841, now or formerly conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD, being the most southerly corner of the parcel herein described.

Thence along the easterly side of said Byler's land the following three (3) courses:

1.) North 31°06'17" West, 150.90 feet to a 5/8" iron pin set (2019-2023 survey) at an angle point therein,
2.) North 07°48'06" West, passing through a 5/8" iron pin set (2019-2023 survey) at 517.49 feet a total distance of 701.05 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein and
3.) Along said curve, deflecting to the right, having a chord bearing of North 00°35'46" West, a delta angle of 07°05'45", a radius of 910.00 feet, and a chord distance of 112.63 feet, a total length distance of 112.70 feet to a 5/8" iron pin set (2019-2023 survey) at a northwesterly corner of the parcel herein described.

Thence along the northerly and westerly side of the parcel herein described, the following eight (8) courses:

1.) North 90°00'00" East, 60.00 feet to a 5/8" iron pin set at a point of curve therein,
2.) Along said curve, deflecting to the right, having a chord bearing of North 06°46'33" East, a delta angle of 07°08'22", a radius of 850.00 feet, and a chord distance of 105.85 feet, a total length distance of 105.92 feet to a 5/8" iron pin set at a point of tangency therein,
3.) North 22°27'16" East, 467.15 feet to a 5/8" iron pin set at a point of curve therein,
4.) Along said curve, deflecting to the left, having a chord bearing of North 15°42'12" East, a delta angle of 20°18'06", a radius of 400.00 feet, and a chord distance of 140.99 feet, a total length distance of 141.73 feet to a 5/8" iron pin set at a point of tangency therein,
5.) North 03°08'22" East, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
6.) Along said curve, deflecting to the right, having a chord bearing of North 32°11'26" East, a delta angle of 66°32'13", a radius of 80.00 feet, and a chord distance of

5.086 ACRE LOT SPLIT (continued)

87.77 feet, a total length distance of 92.90 feet to a 5/8" iron pin set at a point of tangency therein,

7.) North 65°20'07" East, 613.87 feet to a 5/8" iron pin set at an angle point therein and

8.) North 57°13'02" East, passing through a 5/8" iron pin set at 453.55 feet, a total distance of 484.11 feet to the **Principal Place of Beginning of this Survey** and containing 5.086 acres of land, of which, 0.042 acres are within the R/W of said Tavern Road, leaving 5.044 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 5.086 acres of land from PPN 25-190872 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2180, Page 1463 of ACRD.

All monumentation found hereon or set and noted as "(2019-2023 survey)" are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer's Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 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:* 09/03/2024

24-107



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

August 22nd, 2024

D.B. Kosie
& Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
(440) 286-2131
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12.249 ACRE RESIDUAL PARCEL

0.099 acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) 25-190841
Mark M. Byler and Ruby M. Byler
Volume 2180, Page 1469 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5, in Section 11, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 89°06'29" West, along the centerline of said Nash Road, 594.96 feet to the northwesterly corner of PPN 25-190418 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 2139, Page 2282 of GCRD, being the northeasterly corner of the parcel herein described and the **Principal Place of Beginning of the Survey.**

Thence South 17°28'27" East, along the westerly line of said Schmucker's land, passing through a 5/8" iron pin set (2019-2023 survey) at 31.30 feet, a total distance of 1046.77 feet to a 5/8" iron pin set (2019-2023 survey) at the southwesterly corner thereof, being a southeasterly corner of the parcel herein described.

Thence along the southerly side of the parcel herein described, the following five (5) courses:

1.) South 63°35'19" West, 145.00 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein,

12.249 ACRE RESIDUAL PARCEL (continued)

2.) along said curve, deflecting to the left, having a chord bearing of South 32°40'08" West, a delta angle of 63°53'59", a radius of 140.00 feet, and a chord distance of 148.17 feet, a total length distance of 156.14 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein,
3.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein,
4.) along said curve, deflecting to the right, having a chord bearing of South 11°45'01" West, a delta angle of 11°37'08", a radius of 340.00 feet, and a chord distance of 68.83 feet, a total length distance of 68.95 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described and
5.) South 75°49'28" West, 120.49 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at the southeasterly corner of PPN 25-057000 as conveyed to David A. Schmucker, Fannie Schmucker, Jonas D. Schmucker and Carol D. Schmucker, recorded in Volume 2174, Page 1839 of GCRD, being the southwesterly corner of the parcel herein described.

Thence along the easterly and southerly side of said Schmucker’s land, the following five (5) courses:

1.) North 18°13'00" West, 1219.25 feet to a 5/8" iron pin found at a northwesterly corner of the parcel herein described,
2.) North 89°21'17" East, 299.80 feet to a 5/8" iron pin with a damaged cap found at a southeasterly corner thereof,
3.) North 15°55'49" West, 178.19 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a northwesterly corner of the parcel herein described,
4.) North 88°54'30" East, 80.10 feet to a 5/8" iron pin found bent, coned and straightened at a southeasterly corner thereof and
5.) North 15°54'28" West, passing through a 5/8" iron pin found bent, coned and straightened at 165.42 feet, a total distance of 196.48 feet to a northeasterly corner thereof, on the centerline of the aforesaid Nash Road, being a northwesterly corner of the parcel herein described.

Thence North 89°06'29" East, along said centerline, a frontage distance of 143.65 feet to the **Principal Place of Beginning of this Survey** and containing 12.249 acres of land, of which, 0.099 acres are within the R/W of said Tavern Road, leaving 12.150 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to

12.249 ACRE RESIDUAL PARCEL (continued)

all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe the residual of land remaining in PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD, after a 19.123 acre division, a 21.481 acre division and a 1.837 acre division therefrom.

All monumentation found hereon or set and noted as “(2019-2023 survey)” are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer’s Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 style (M and B Railroad LLC) 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:* 09/03/2024
24-107



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

August 22nd, 2024

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19.123 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) PPN 25-190841, Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11 and Original Lot 2 in Section 20, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD

Thence South 43°43'15" East, continuing along said centerline, 61.11 feet to a point, being located North 43°43'15" West, 1203.15 feet from a PK nail found at an angle point therein.

Thence continuing, the following eight (8) courses:

1.) South 57°13'02" West, passing through a 5/8” iron pin set at 30.56 feet, a total distance of 484.11 feet to a 5/8" iron pin set at an angle point therein,
2.) South 65°20'07" West, 613.87 feet to a 5/8" iron pin set at a point of curve therein,

19.123 ACRE LOT SPLIT (continued)

3.) Along said curve, deflecting to the left, having a chord bearing of South 32°11'26" West, a delta angle of 66°32'13", a radius of 80.00 feet, and a chord distance of 87.77 feet, a total length distance of 92.90 feet to a 5/8" iron pin set at a point of tangency therein,
4.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
5.) Along said curve, deflecting to the right, having a chord bearing of South 15°42'12" West, a delta angle of 20°18'06", a radius of 400.00 feet, and a chord distance of 140.99 feet, a total length distance of 141.73 feet to a 5/8" iron pin set at a point of tangency therein,
6.) South 22°27'16" West, 467.15 feet to a 5/8" iron pin set at a point of curve therein,
7.) Along said curve, deflecting to the left, having a chord bearing of South 06°46'33" West, a delta angle of 07°08'22", a radius of 850.00 feet, and a chord distance of 105.85 feet, a total length distance of 105.92 feet to a 5/8" iron pin set and
8.) South 90°00'00" West, 60.00 feet to a 5/8" iron pin set (2019-2023 survey), being the southeasterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 90°00'00" West, along a southerly line of the parcel herein described, 397.43 feet to a 5/8” iron pin set at a southwesterly corner thereof, on an easterly line of PPN 25-190026 as conveyed to Aldo Campellone and Robert Campellone, recorded in Volume 909, Page 830, Parcel No. 2 of GCRD.

Thence North 00°33'17" West, along said easterly line of Campellone’s land, 400.00 feet to a 5/8” iron pin found at the northeasterly corner thereof.

Thence South 89°56'26" West, along a northerly line of said Campellone’s land, 1121.29 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a northwesterly corner thereof, on an easterly line of PPN 25-045900 as conveyed to Daniel G. Kurtz, Lydiann J. Kurtz, Daniel C. Byler and Sara D. Byler, recorded in Volume 2029, Page 900 of GCRD (KB), being a southwesterly corner of the parcel herein described.

Thence North 00°55'06" West, along said easterly line of the KB parcel, 546.35 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner of PPN 25-057000 as conveyed to David A. Schmucker, Fannie Schmucker, Jonas D. Schmucker and Carol D. Schmucker, recorded in Volume 2174, Page 1839 of GCRD, being a northwesterly corner of the parcel herein described.

19.123 ACRE LOT SPLIT (continued)

Thence North 89°57'07" East, along a southerly line of said Schmucker's land, 1003.55 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at an angle point therein, being a northeasterly corner of the parcel herein described.

Thence South 13°02'14" East, along a westerly line of said Schmucker's land, 509.24 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner thereof.

Thence North 75°49'28" East, along a southerly line of said Schmucker's land and a continuation thereof, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 527.31 feet, a total distance of 647.80 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein, being a northeasterly corner of the parcel herein described.

Thence along an easterly line of the parcel herein described and along said curve, deflecting to the right, having a chord bearing of South 22°00'19" West, a delta angle of 08°53'27", a radius of 340.00 feet, and a chord distance of 52.71 feet, a total length distance of 52.76 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein.

Thence South 22°17'37" West, along an easterly line of the parcel herein described, 479.62 feet to a point of curve therein.

Thence along an easterly line of the parcel herein described, along said curve, deflecting to the left, having a chord bearing of South 06°37'32" West, a delta angle of 07°20'51", a radius of 910.00 feet, and a chord distance of 116.62 feet, a total length distance of 116.70 feet to the **Principal Place of Beginning of this Survey** and containing 19.123 acres of land, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 19.123 acres of land from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

All monumentation found hereon or set and noted as "(2019-2023 survey)" are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer's Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

19.123 ACRE LOT SPLIT (continued)

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 style (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

August 22nd, 2024

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:* 09/03/2024

24-107

D.B. Kosie
& Associates
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11040 Madison Road
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(440) 286-2131
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www.dbksurveys.com

21.481 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 25-190841, Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2, in Section 20, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD.

Thence South 43°43'15" East, continuing along said centerline, 641.34 feet to a northwesterly corner of PPN 25-053000 as conveyed to Jake J. Byler and Mary G. Byler, recorded in Volume 2139, Page 2287 of GCRD, being a northeasterly corner of the parcel herein described and witnessed by a PK nail found at an angle point on said centerline, South 43°43'15" East, 622.92 feet therefrom.

Thence along the northerly and westerly side of Byler's land the following six (6) courses:

1.) South 45°58'42" West, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 29.79 feet (not on R/W), a total distance of 30.00 feet to an angle point therein, on the southwesterly R/W of said Tavern Road,
2.) South 53°04'52" West, 404.17 feet to a 5/8" iron pin set (2019-2023 survey) at a southwesterly corner of the parcel herein described,

21.481 ACRE LOT SPLIT (continued)

3.) Thence North 42°13'13" West, 152.20 feet to a 1" iron pipe found at a northwesterly corner thereof,
4.) Thence South 45°01'47" West, 145.35 feet to a 1" iron pipe found at an angle point therein at a northwesterly corner thereof,
5.) Thence South 08°27'04" West, 484.00 feet to a 1" iron pipe found at an angle point therein at the southwesterly corner thereof and
6.) Thence South 41°42'48" East, 244.69 feet to a 5/8" iron pin set (2019-2023 survey) at the southeasterly corner thereof, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found south 0.68 feet and east 0.60 feet (South 41°42'48" East, 0.91 feet) therefrom, on the northwesterly line of PPN 25-190299 as conveyed to Gideon L. Yoder and Marianne E. Yoder, recorded in Volume 1141, Page 1170 of GCRD.

Thence South 46°04'23" West, along said northwesterly line of Yoder's land, passing through a 1" iron pipe found at 50.84 feet, a total distance of 73.22 feet to the center of the Grand River, as previously defined in Volume 1823, Page 1683, Parcel Three (RIVER), on a northerly line of PPN 25-190448 as conveyed to Jacob J. Byler, Mary G. Byler, Marvin J. Byler and Emma M. Byler, recorded in Volume 1950, Page 926 of GCRD, being the northwesterly corner of said Yoder's land.

Thence along the northerly and westerly side of said Byler's land, along said RIVER, the following nine (9) courses:

1.) North 69°30'47" West, 20.58 feet to an angle point therein,
2.) South 52°21'03" West, 64.69 feet to an angle point therein,
3.) South 79°35'28" West, 86.69 feet to an angle point therein,
4.) South 54°22'23" West, 121.18 feet to an angle point therein,
5.) South 40°45'47" East, 107.49 feet to an angle point therein,
6.) South 49°52'23" West, 115.08 feet to an angle point therein,
7.) South 22°36'33" West, 138.78 feet to an angle point therein,
8.) South 41°40'33" West, 243.47 feet to an angle point therein and
9.) South 11°59'55" East, 109.08 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-018160, as conveyed to Eli H. Miller and Esther S. Miller, recorded in Volume 1834, Page 2077 of GCRD, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found North 83°04'28" East, 23.57 feet therefrom.

Thence South 18°12'55" East, along the westerly line of said Miller's land, along said RIVER, 139.06 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-190474 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2099, Page 2712 of GCRD, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found North 84°55'51" East, 50.00 feet therefrom.

Thence South 12°50'42" East, along a westerly line of said Miller's land, along said RIVER, 102.47 feet to an angle point therein.

21.481 ACRE LOT SPLIT (continued)

Thence South 02°45'23" West, along a westerly line of said Miller's land, along said RIVER, 139.32 feet to the southwesterly corner thereof.

Thence North 89°17'36" East, along the southerly line of said Miller's land, passing through a 3/4" iron pin found at 65.17 feet, a total distance of 325.48 feet to a 5/8" iron pin set (2019-2023 survey) at the northwesterly corner of PPN 25-105000 as conveyed to James L. Soltis, Jr., TTEE, recorded in Volume 2049, Page 431, Parcel No. 7 of GCRD, and located South 89°17'36" West, 2031.24 feet from a 3/4" iron pin found.

Thence South 55°41'23" West, along the northwesterly line of said Soltis' land and along a northwesterly line of PPN 25-105404 as conveyed to James S. Soltis and Loretta Salerno, recorded in Volume 2171, Page 1445, Parcel No. 2 of GCRD, and the center of said RIVER, passing through a 5/8" iron pin set (2019-2023 survey) at 277.16 feet, a total distance of 1042.27 feet to an angle point therein.

Thence North 87°35'37" West, along a northerly line of the said James S. Soltis and Loretta Salerno parcel, along the center of said RIVER, 65.01 feet to a southeasterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence along said northerly and westerly side of the James S. Soltis and Loretta Salerno parcel, along said RIVER, the following nine (7) courses:

1.) South 51°22'23" West, 165.03 feet to an angle point therein,
2.) South 00°20'37" East, 135.02 feet to an angle point therein,
3.) South 46°35'23" West, 180.03 feet to an angle point therein,
4.) South 83°45'23" West, 80.01 feet to an angle point therein,
5.) South 62°22'23" West, 126.02 feet to an angle point therein,
6.) South 00°39'23" West, 70.01 feet to an angle point therein and
7.) North 75°54'37" West, 129.77 feet to a southwesterly corner of the parcel herein described.

Thence North 00°33'17" West, along a westerly line of the parcel herein described and along an easterly line of PPN 25-190026 as conveyed to Aldo Campellone and Robert Campellone, recorded in Volume 909, Page 830, Parcel No. 2 of GCRD, passing through a 3/4" iron pipe found at 235.24 feet, a total distance of 1989.16 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 90°00'00" East, along the northerly line of the parcel herein described, 397.43 feet to a 5/8" iron pin set (2019-2023 survey) at a northeasterly corner thereof, at a point of curve at therein.

Thence along said curve, deflecting to the left, having a chord bearing of South 00°35'46" East, a delta angle of 07°05'45", a radius of 910.00 feet, and a chord distance of 112.63 feet, a total length distance of 112.70 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein.

21.481 ACRE LOT SPLIT (continued)

Thence South 07°48'06" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set (2019-2023 survey) at 183.56 feet, a total distance of 701.05 feet to a 5/8" iron pin set (2019-2023 survey) at an angle point therein.

Thence South 31°06'17" East, along an easterly line of the parcel herein described, 150.90 feet to a 5/8" iron pin set at an angle point therein at a northeasterly corner thereof.

Thence South 02°22'34" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 535.86 feet, a total distance of 585.86 feet to the **Principal Place of Beginning of this Survey** and containing 21.481 acres of land, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to divide 21.481 acres of land from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

All monumentation found hereon or set and noted as "(2019-2023 survey)" are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer's Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 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:* 09/03/2024

24-107



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

August 22nd, 2024

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& Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
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22.237 COMBINED ACRE PARCEL

0.042 acres Right of Way (R/W)
Deeds of Record: Permanent Parcel Number (PPN) PPN 25-190872, Allen M. Miller and Martha R. Miller, Volume 2180, Page 1463 and PPN 25-190841, Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20, within said Township, and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD, being a northwesterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 61.11 feet to a northeasterly corner of the parcel herein described, being located North 43°43'15" West, 1203.15 feet from a PK nail found at an angle point therein.

Thence along the southerly and easterly side of the parcel herein described, the following eight (8) courses:

1.) South 57°13'02" West, passing through a 5/8” iron pin set at 30.56 feet, a total distance of 484.11 feet to a 5/8" iron pin set at an angle point therein,
2.) South 65°20'07" West, 613.87 feet to a 5/8" iron pin set at a point of curve therein,

22.237 COMBINED ACRE PARCEL (continued)

3.) Along said curve, deflecting to the left, having a chord bearing of South 32°11'26" West, a delta angle of 66°32'13", a radius of 80.00 feet, and a chord distance of 87.77 feet, a total length distance of 92.90 feet to a 5/8" iron pin set at a point of tangency therein,
4.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
5.) Along said curve, deflecting to the right, having a chord bearing of South 15°42'12" West, a delta angle of 20°18'06", a radius of 400.00 feet, and a chord distance of 140.99 feet, a total length distance of 141.73 feet to a 5/8" iron pin set at a point of tangency therein,
6.) South 22°27'16" West, 467.15 feet to a 5/8" iron pin set at a point of curve therein,
7.) Along said curve, deflecting to the left, having a chord bearing of South 06°46'33" West, a delta angle of 07°08'22", a radius of 850.00 feet, and a chord distance of 105.85 feet, a total length distance of 105.92 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described and
8.) South 90°00'00" West, passing through a 5/8” iron pin set (2019-2023 survey) at 60.00 feet, a total distance of 457.43 feet to a 5/8" iron pin set on an on an easterly line of PPN 25-190026 as conveyed to Aldo Campellone and Robert Campellone, recorded in Volume 909, Page 830, Parcel No. 2 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°33'17" West, along said easterly line of Campellone’s land, 400.00 feet to a 5/8” iron pin found at the northeasterly corner thereof.

Thence South 89°56'26" West, along a northerly line of said Campellone’s land, 1121.29 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found on an easterly line of PPN 25-045900 as conveyed to Daniel G. Kurtz, Lydiann J. Kurtz, Daniel C. Byler and Sara D. Byler, recorded in Volume 2029, Page 900 of GCRD (KB), being a northwesterly corner of said Campellone’s land and a southwesterly corner of the parcel herein described.

Thence North 00°55'06" West, along said easterly line of the KB parcel, 546.35 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner of PPN 25-057000 as conveyed to David A. Schmucker, Fannie Schmucker, Jonas D. Schmucker and Carol D. Schmucker, recorded in Volume 2174, Page 1839 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 89°57'07" East, along the southerly line of said Schmucker’s land, 1003.55 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at an angle point therein, being a northeasterly corner of the parcel herein described.

Thence South 13°02'14" East, along a westerly line of said Schmucker’s land, 509.24 feet to a 5/8” iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner thereof.

22.237 COMBINED ACRE PARCEL (continued)

Thence North 75°49'28" East, along a southerly line of said Schmucker's land and a continuation thereof, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 527.31 feet, a total distance of 647.80 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein.

Thence along the westerly and northerly side of the parcel herein described the following six (6) courses:

1.) along said curve, deflecting to the left, having a chord bearing of North 11°45'01" East, a delta angle of 11°37'08", a radius of 340.00 feet, and a chord distance of 68.83 feet, a total length distance of 68.95 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein,
2.) North 03°08'22" East, 241.36 feet to a 5/8" iron pin set (2019-2023 survey) at a point of curve therein,
3.) Along said curve, deflecting to the right, having a chord bearing of North 32°40'08" East, a delta angle of 63°53'59", a radius of 140.00 feet, and a chord distance of 148.17 feet, a total length distance of 156.14 feet to a 5/8" iron pin set (2019-2023 survey) at a point of tangency therein,
4.) North 63°35'19" East, along a northerly line of the parcel herein described, along a southerly line of PPN 25-190418 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 2139, Page 2282 of GCRD, passing through a 5/8" iron pin set (2019-2023 survey) at 145.00 feet, a total distance of 611.63 feet to a 5/8" iron pin set (2019-2023 survey) at a southeasterly corner thereof, on the westerly line of the aforesaid Lester A. Schmucker and Kathryn A. Schmucker parcel (PPN 25-190057), being a northeasterly corner of the parcel herein described,
5.) South 27°49'56" East, along said westerly line of Schmucker's land, 18.51 feet to a 5/8" iron pin found bent, coned and straightened at the southwesterly corner thereof and
6.) North 57°13'02" East, along the southerly line of said Schmucker's land, passing through a 5/8" iron pin set (2019-2023 survey) at 436.76 feet and a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 437.53 feet, a total distance of 467.32 feet to the **Principal Place of Beginning of this Survey** and containing 22.237 acres of land, of which, 0.042 acres are within the R/W of said Tavern Road, leaving 22.195 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to combine 3.114 acres of land that was divided from PPN 25-190872 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2180, Page 1463 together with 19.123 acres of land that was divided from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

22.237 COMBINED ACRE PARCEL (continued)

All monumentation found hereon or set and noted as “(2019-2023 survey)” are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer’s Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 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:* 09/03/2024

24-107



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

August 22nd, 2024

D.B. Kosie
& Associates
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Montville, Ohio 44064
(440) 286-2131
or (440) 968 - 3578
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26.567 COMBINED ACRE PARCEL

0.042 acres Right of Way (R/W)
Deeds of Record: Permanent Parcel Number (PPN) PPN 25-190841, Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 and PPN 25-190872, Allen M. Miller and Martha R. Miller, Volume 2180, Page 1463 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20, within said Township, and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD.

Thence South 43°43'15" East, continuing along said centerline, 61.11 feet to a northwesterly corner of the parcel herein described and the **Principal Place of Beginning of this Survey.**

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 61.11 feet to a northeasterly corner of the parcel herein described, being located North 43°43'15" West, 1142.04 feet from a PK nail found at an angle point therein.

26.567 COMBINED ACRE PARCEL (continued)

Thence along the easterly and southerly side of the parcel herein described, the following seven (7) courses:

1.) South 57°13'02" West, passing through a 5/8” iron pin set at 30.55 feet, a total distance of 499.76 feet to a 5/8" iron pin set at an angle point therein,
2.) South 65°20'07" West, 616.49 feet to a 5/8" iron pin set at a point of curve therein,
3.) Along said curve, deflecting to the left, having a chord bearing of South 29°36'11" West, a delta angle of 86°29'11", a radius of 20.00 feet, and a chord distance of 27.40 feet, a total length distance of 30.19 feet to a 5/8" iron pin set at a point of tangency therein,
4.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
5.) Along said curve, deflecting to the right, having a chord bearing of South 15°19'59" West, a delta angle of 20°08'56", a radius of 460.00 feet, and a chord distance of 160.93 feet, a total length distance of 161.77 feet to a 5/8" iron pin set at a point of tangency therein,
6.) South 22°37'26" West, 454.69 feet to a 5/8" iron pin set at an angle point therein and
7.) South 02°22'34" East, passing through a 5/8” iron pin set at 1031.66 feet and a 5/8” iron pin corner reference set at 1567.52 feet, a total distance of 1617.52 feet to an angle point and the center of the Grand River as previously defined in Volume 1823, Page 1683, Parcel Three of GCRD (RIVER), on the northwesterly side of PPN 25-105404 as conveyed to James S. Soltis and Loretta Salerno, recorded in Volume 2171, Page 1445, Parcel No. 2 of GCRD, being a southeasterly corner of the parcel herein described.

Thence continuing along the northerly and westerly side of the said James S. Soltis and Loretta Salerno parcel and along said RIVER, the following seven (7) courses:

1.) South 51°22'23" West, 165.03 feet to an angle point therein,
2.) South 00°20'37" East, 135.02 feet to an angle point therein,
3.) South 46°35'23" West, 180.03 feet to an angle point therein,
4.) South 83°45'23" West, 80.01 feet to an angle point therein,
5.) South 62°22'23" West, 126.02 feet to an angle point therein,
6.) South 00°39'23" West, 70.01 feet to an angle point therein and
7.) North 75°54'37" West, 129.77 feet to a southwesterly corner of the parcel herein described.

Thence North 00°33'17" West, along an easterly line of the said James S. Soltis and Loretta Salerno parcel and along an easterly line of PPN 25-190026 as conveyed to

26.567 COMBINED ACRE PARCEL (continued)

Aldo Campellone and Robert Campellone, recorded in Volume 909, Page 830, Parcel No. 2 of GCRD, passing through a 3/4" iron pipe found at 235.24 feet, a total distance of 1989.16 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein escribed.

Thence along the northerly and westerly side of the parcel herein described, the following eight (8) courses:

1.) North 90°00'00" East, passing through a 5/8" iron pin set (2019-2023 survey) at 397.43 feet, a total distance of 457.43 feet to a 5/8" iron pin set at a point of curve therein,
2.) Along said curve, deflecting to the right, having a chord bearing of North 06°46'33" East, a delta angle of 07°08'22", a radius of 850.00 feet, and a chord distance of 105.85 feet, a total length distance of 105.92 feet to a 5/8" iron pin set at a point of tangency therein,
3.) North 22°27'16" East, 467.15 feet to a 5/8" iron pin set at a point of curve therein,
4.) Along said curve, deflecting to the left, having a chord bearing of North 15°42'12" East, a delta angle of 20°18'06", a radius of 400.00 feet, and a chord distance of 140.99 feet, a total length distance of 141.73 feet to a 5/8" iron pin set at a point of tangency therein,
5.) North 03°08'22" East, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
6.) Along said curve, deflecting to the right, having a chord bearing of North 32°11'26" East, a delta angle of 66°32'13", a radius of 80.00 feet, and a chord distance of 87.77 feet, a total length distance of 92.90 feet to a 5/8" iron pin set at a point of tangency therein,
7.) North 65°20'07" East, 613.87 feet to a 5/8" iron pin set at an angle point therein and
8.) North 57°13'02" East, passing through a 5/8" iron pin set at 453.55 feet, a total distance of 484.11 feet to the **Principal Place of Beginning of this Survey** and containing 26.567 acres of land, of which, 0.042 acres are within the R/W of said Tavern Road, leaving 26.525 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

26.567 COMBINED ACRE PARCEL (continued)

The intent of this survey is to combine 5.086 acres of land that was divided from PPN 25-190872 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2180, Page 1463 together with 21.481 acres of land that was divided from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

All monumentation found hereon or set and noted as “(2019-2023 survey)” are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer’s Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

August 22nd, 2024

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:* 09/03/2024

24-107

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(440) 286-2131
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www.dbksurveys.com

48.327 ACRE RESIDUAL PARCEL

0.360 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 25-190841, Mark M. Byler and Ruby M. Byler, Volume 2180, Page 1469 and PPN 25-190872, Allen M. Miller and Martha R. Miller, Volume 2180, Page 1463 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20 and Section 19, within said Township, and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD.

Thence South 43°43'15" East, continuing along said centerline, 122.22 feet to a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 519.12 feet to a northwesterly corner of PPN 25-053000 as conveyed to Jake J. Byler and Mary G. Byler, recorded in Volume 2139, Page 2287 of GCRD, being a northeasterly corner of the parcel herein described and witnessed by a PK nail found at an angle point on said centerline, South 43°43'15" East, 622.92 feet therefrom.

Thence along the northerly and westerly side of Byler's land the following six (6) courses:

48.327 ACRE RESIDUAL PARCEL (continued)

1.) South 45°58'42" West, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 29.79 feet (not on R/W), a total distance of 30.00 feet to an angle point therein, on the southwesterly R/W of said Tavern Road,
2.) South 53°04'52" West, 404.17 feet to a 5/8" iron pin set (2019-2023 survey) at a southwesterly corner of the parcel herein described,
3.) North 42°13'13" West, 152.20 feet to a 1" iron pipe found at a northwesterly corner thereof,
4.) South 45°01'47" West, 145.35 feet to a 1" iron pipe found at an angle point therein, at a northwesterly corner thereof,
5.) South 08°27'04" West, 484.00 feet to a 1" iron pipe found at an angle point therein at the southwesterly corner thereof and
6.) South 41°42'48" East, 244.69 feet to a 5/8" iron pin set (2019-2023 survey) at the southeasterly corner thereof, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found south 0.68 feet and east 0.60 feet (South 41°42'48" East, 0.91 feet) therefrom, on the northwesterly line of PPN 25-190299 as conveyed to Gideon L. Yoder and Marianne E. Yoder, recorded in Volume 1141, Page 1170 of GCRD.

Thence South 46°04'23" West, along said northwesterly line of Yoder's land, passing through a 1" iron pipe found at 50.84 feet, a total distance of 73.22 feet to the center of the Grand River, as previously defined in Volume 1823, Page 1683, Parcel Three (RIVER), on a northerly line of PPN 25-190448 as conveyed to Marvin J. Byler and Emma M. Byler, recorded in Volume, 2185 Page 2972 of GCRD, being the northwesterly corner of said Yoder's land.

Thence along the northerly and westerly side of said Byler's land, along said RIVER, the following nine (9) courses:

1.) North 69°30'47" West, 20.58 feet to an angle point therein,
2.) South 52°21'03" West, 64.69 feet to an angle point therein,
3.) South 79°35'28" West, 86.69 feet to an angle point therein,
4.) South 54°22'23" West, 121.18 feet to an angle point therein,
5.) South 40°45'47" East, 107.49 feet to an angle point therein,
6.) South 49°52'23" West, 115.08 feet to an angle point therein,
7.) South 22°36'33" West, 138.78 feet to an angle point therein,
8.) South 41°40'33" West, 243.47 feet to an angle point therein and
9.) South 11°59'55" East, 109.08 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-018160, as conveyed to Eli H. Miller and Esther S. Miller, recorded in Volume 1834, Page 2077 of GCRD, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found North 83°04'28" East, 23.57 feet therefrom.

Thence South 18°12'55" East, along the westerly line of said Miller's land, along said RIVER, 139.06 feet to an angle point therein, being the southwesterly corner thereof and the

48.327 ACRE RESIDUAL PARCEL (continued)

northwesterly corner of PPN 25-190474 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2099, Page 2712 of GCRD, referenced by a 5/8” iron pin with cap bearing “J.W. DANIEL P.S. 6222” found North 84°55'51" East, 50.00 feet therefrom.

Thence South 12°50'42" East, along a westerly line of said Miller’s land, along said RIVER, 102.47 feet to an angle point therein.

Thence South 02°45'23" West, along a westerly line of said Miller’s land, along said RIVER, 139.32 feet to the southwesterly corner thereof.

Thence North 89°17'36" East, along the southerly line of said Miller’s land, passing through a 3/4” iron pin found at 65.17 feet, a total distance of 325.48 feet to a 5/8” iron pin set (2019-2023 survey) at the northwesterly corner of PPN 25-105000 as conveyed to James L. Soltis, Jr., TTEE, recorded in Volume 2049, Page 431, Parcel No. 7 of GCRD, and located South 89°17'36" West, 2031.24 feet from a 3/4” iron pin found.

Thence South 55°41'23" West, along the northwesterly line of said Soltis’ land, along the center of said RIVER and along a northwesterly line of PPN 25-105404 as conveyed to James S. Soltis and Loretta Salerno, recorded in Volume 2171, Page 1445, Parcel No. 2 of GCRD, passing through a 5/8” iron pin set (2019-2023 survey) at 277.16 feet, a total distance of 1042.27 to an angle point therein.

Thence North 87°35'37" West, along a northerly line of the said James S. Soltis and Loretta Salerno parcel, along the center of said RIVER, 65.01 feet to a southwesterly corner of the parcel herein described.

Thence along the westerly and northerly side of the parcel herein described the following seven (7) courses:

1.) North 02°22'34" West, passing through a 5/8” iron pin set (2019-2023 survey) at 585.86 feet, a total distance of 1617.52 feet to a 5/8” iron pin set at an angle point therein,
2.) North 22°37'26" East, 454.69 feet to a 5/8" iron pin set at a point of curve therein,
3.) along said curve, deflecting to the left, having a chord bearing of North 15°19'59" East, a delta angle of 20°08'56", a radius of 460.00 feet, and a chord distance of 160.93 feet, a total length distance of 161.77 feet to a 5/8" iron pin set at a point of tangency therein,
4.) North 03°08'22" East, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
5.) along said curve, deflecting to the right, having a chord bearing of North 29°36'11" East, a delta angle of 86°29'11", a radius of 20.00 feet, and a chord distance of 27.40 feet, a total length distance of 30.19 feet to a 5/8" iron pin set at a point of tangency therein,
6.) North 65°20'07" East, 616.49 feet to a 5/8" iron pin set at an angle point therein and
7.) North 57°13'02" East, passing through a 5/8” iron pin set at 469.21, a total distance of 499.76 feet to the **Principal Place of Beginning of this Survey** and containing 48.327 acres of land, of which, 0.360 acres are within the R/W of said Tavern Road, leaving 47.967 acres of land exclusive of said R/W, surveyed in August of 2024 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167).

48.327 ACRE RESIDUAL PARCEL (continued)

Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 – 2011, NAVD88, GRS80, and Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

The intent of this survey is to describe the residual of land remaining in PPN 25-190872 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2180, Page 1463 after a 3.114 acre division and a 5.086 acre division therefrom, together with 1.837 acres of land that was divided from PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2180, Page 1469 of GCRD.

All monumentation found hereon or set and noted as "(2019-2023 survey)" are based on the August, 2019 or November, 2020 surveys prepared by D.B. Kosie & Associates, LLC for Lester A. Schmucker and Kathryn A. Schmucker, filed as 19-081 and 20-121 in the Geauga County Engineer's Records (GCER), or the September, 2023 survey prepared by D.B. Kosie & Associates, LLC for Mark M. Byler and Ruby M. Byler, filed as 20-125 in the GCER.

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 PK nails shown herein noted as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



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

August 22nd, 2024

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:* 09/03/2024

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