

PPN 18-008400, Allen W. Byler and Ruth A. Byler, 16300 Nauvo Road and PPN 18-091401, William W. Byler, Jr. and Marcia J. Byler, 16330 Nauvo Road

MAP OF SURVEY OF

DEEDS OF RECORD:

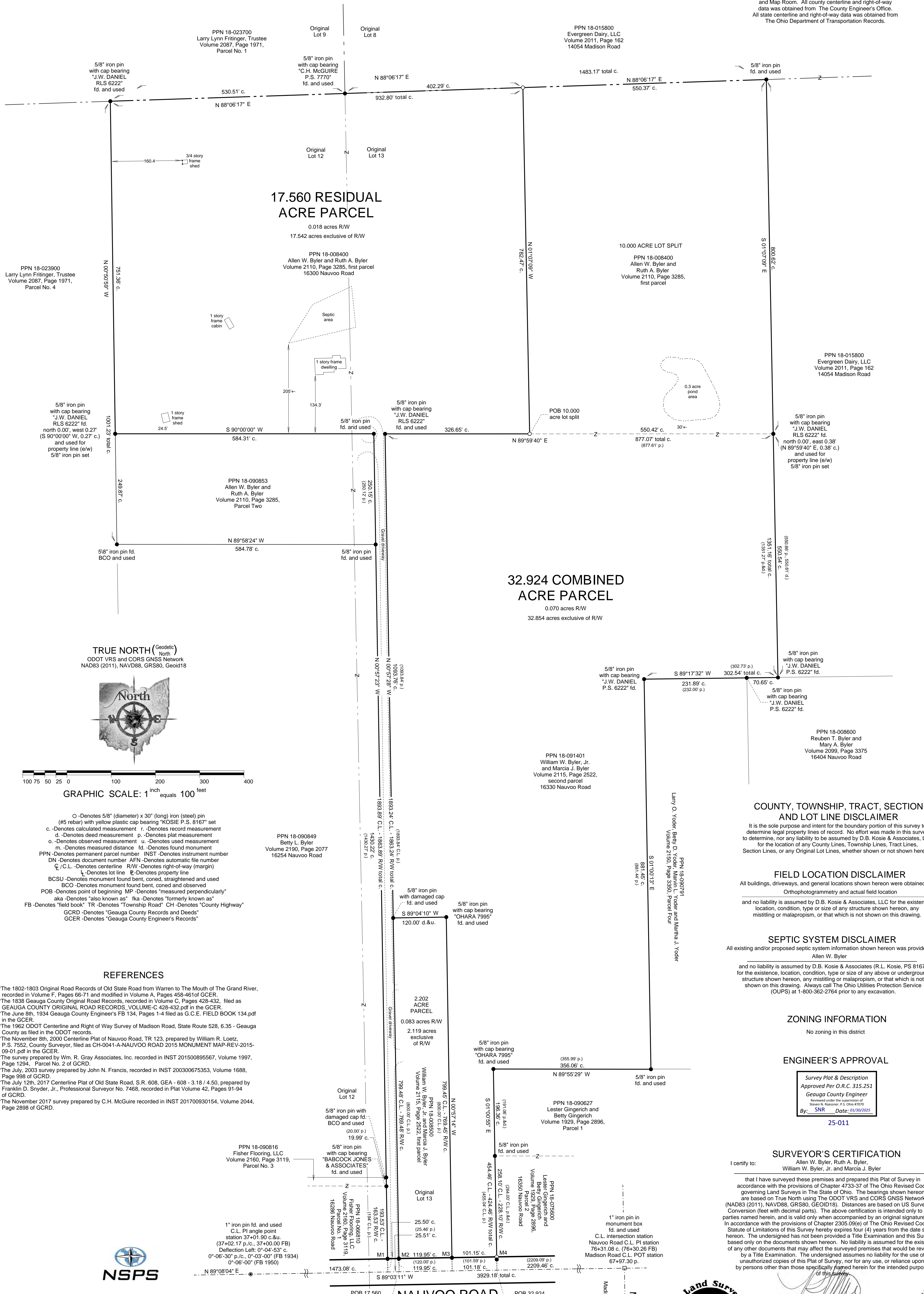
Volume 2110, Page 3285, first parcel and Volume 2115, Page 2522, second parcel

Table with columns: Situated in the, County of, and State of, Date, Page, Survey for, Checked on.

25-011

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.



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



- Legend defining symbols for pins, measurements, distances, and other survey markers.

REFERENCES

- List of references including historical road records, county surveys, and previous plat surveys.

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for this survey to determine legal property lines of record.

FIELD LOCATION DISCLAIMER

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

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: Allen W. Byler

ZONING INFORMATION

No zoning in this district

ENGINEER'S APPROVAL

Survey Plat & Description Approved Per O.R.C. 315.251 Geauga County Engineer

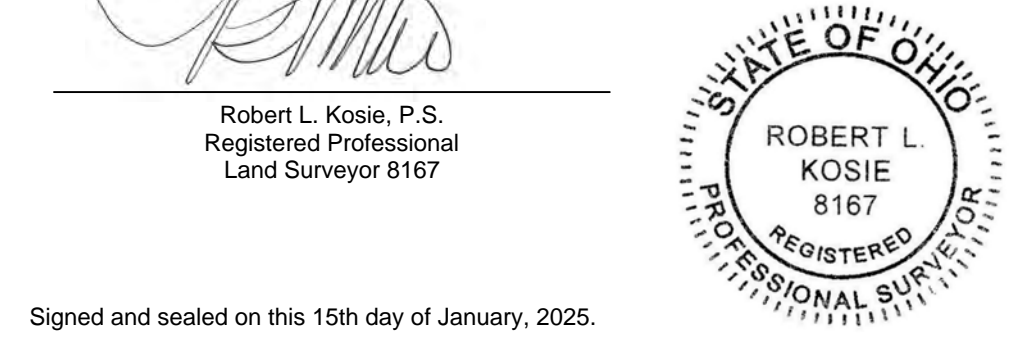
SURVEYOR'S CERTIFICATION

I certify to: Allen W. Byler, Ruth A. Byler, William W. Byler, Jr. and Marcia J. Byler

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.

Signed and sealed on this 15th day of January, 2025. For any conflict resulting from electronic certifications please refer to ORC Section 1306.06.

Advertisement for D.B. Kosie & Associates, LLC Professional Land Surveying, including contact info and QR code.





10.000 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 18-008400, Allen W. Byler and Ruth A. Byler, Volume 2110, Page 3285, first parcel of Geauga County Records and Deeds (GCRD).

Situated in the in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 13 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at the centerline intersection of Madison Road (formerly known as Middlefield Huntsburg Center Road, Middlefield - Madison Road, also known as State Route 528, R/W varies) and Nauvoo Road (formerly known as Township Road 123, also known as County Highway 41, 60 feet wide).

Thence South $89^{\circ}03'11''$ West, along the centerline of said Nauvoo Road, 2430.59 feet to the southwesterly corner of PPN 18-008500 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, first parcel of GCRD.

Thence North $00^{\circ}57'28''$ West, along the westerly line of said Byler's land, and along a westerly line of PPN 18-091401 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, second parcel of GCRD, passing through a 5/8" iron pin with cap bearing "OHARA 7995" found at 29.35 feet, a 5/8" iron pin set at 30.00 feet, and a 5/8" iron pin with a damaged cap found at 799.48 feet, a total distance of 1893.24 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at the northwesterly corner thereof.

Thence North $89^{\circ}59'40''$ East, along the northerly line of said Byler's land, 326.65 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $01^{\circ}07'09''$ West, along the westerly line of the parcel herein described,

10.000 ACRE LOT SPLIT (continued)

782.47 feet to a 5/8" iron pin set at the northwesterly corner thereof, on a southerly line of PPN 18-015800 as conveyed to Evergreen Dairy, LLC, recorded in Volume 2011, Page 162 of GCRD.

Thence North 88°06'17" East, along said southerly line of the Evergreen Dairy, LLC parcel, 550.37 feet to a 5/8" iron pin found at the northeasterly corner of the parcel herein described.

Thence South 01°07'09" East, along a westerly line of the said Evergreen Dairy, LLC parcel, 800.62 feet to a 5/8" iron pin set at the northeasterly corner of the aforesaid Byler parcel (PPN 18-091401), being the southeasterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found north 0.00 feet and east 0.38 feet (North 89°59'40" East, 0.38 feet) therefrom.

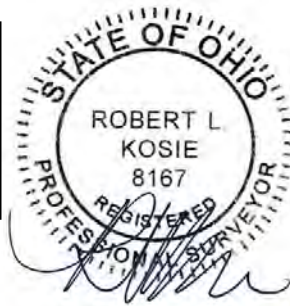
Thence South 89°59'40" West, along the northerly line of said Byler's land, 550.42 feet to **The Principal Place of Beginning of this Survey** and containing 10.000 acres of land, surveyed in January of 2025 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. 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 10.000 acres of land from PPN 18-008400 as conveyed to Allen W. Byler and Ruth A. Byler, recorded in Volume 2110, Page 3285, first parcel 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".

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: 01/30/2025

25-011



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

January 23rd, 2025



17.560 RESIDUAL ACRE PARCEL

0.018 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-008400, Allen W. Byler and Ruth A. Byler, Volume 2110, Page 3285, first parcel of Geauga County Records and Deeds (GCRD). 16300 Nauvoo Road.

Situated in the in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lots 12 and 13 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at the centerline intersection of Madison Road (formerly known as Middlefield Huntsburg Center Road, Middlefield - Madison Road, also known as State Route 528, R/W varies) and Nauvoo Road (formerly known as Township Road 123, also known as County Highway 41, 60 feet wide).

Thence South 89°03'11" West, along the centerline of said Nauvoo Road, 2430.59 feet to the southwesterly corner of PPN 18-008500 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, first parcel of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°03'11" West, continuing along the centerline of said Nauvoo Road, a frontage distance of 25.51 feet to the southeasterly corner of PPN 18-066810 as conveyed to Fisher Flooring, LLC, recorded in Volume 2160, Page 3119, Parcel No. 1 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°57'23" West, along the easterly line of the said Fisher Flooring, LLC parcel and PPN 18-090816 as conveyed to Fisher Flooring, LLC, recorded in Volume 2160, Page 3119, Parcel No. 3, along an easterly line of PPN 18-090849 as conveyed to Betty L. Byler, recorded in Volume 2190, Page 2077 and along the

17.560 RESIDUAL ACRE PARCEL (continued)

easterly line of PPN 18-090853 as conveyed to Allen W. Byler and Ruth A. Byler, recorded in Volume 2110, Page 3285, Parcel Two of GCRD, passing through a 5/8" iron pin with a damaged cap found at 29.53 feet, a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOCIATES" found at 193.53 feet, a 5/8" iron pin with a damaged cap found bent, coned and observed at 213.52 feet and a 5/8" iron pin found at 1643.74 feet, a total distance of 1893.89 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 90°00'00" West, along the northerly line of said Byler's land, 584.31 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 18-023900 as conveyed to Larry Lynn Fritinger, Trustee, recorded in Volume 2087, Page 1971, Parcel No. 4 of GCRD, being a southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with a cap bearing "J.W. DANIEL RLS 6222" found north 0.00 feet and west 0.27 feet (South 90°00'00" West, 0.27 feet) therefrom.

Thence North 00°50'59" West, along said easterly line of Fritinger's land, 751.36 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at the northeasterly corner thereof, on the southerly line of PPN 18-023700 as conveyed to Larry Lynn Fritinger, Trustee, recorded in Volume 2087, Page 1971, Parcel No. 1 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°06'17" East, along said southerly line of Fritinger's land and along a southerly line of PPN 18-015800 as conveyed to Evergreen Dairy, LLC, recorded in Volume 2011, Page 162 of GCRD, passing through a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S. 7770" found at 530.51 feet, a total distance of 932.80 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South 01°07'09" East, along an easterly line of the parcel herein described, 782.47 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the northerly line of PPN 18-091401, now or formerly conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, second parcel of GCRD.

Thence South 89°59'40" West, along said northerly line of Byler's land, 326.65 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at a northwesterly corner thereof.

Thence South 00°57'28" East, along a westerly line of said Byler's land and along the westerly line of the aforesaid Byler parcel (PPN 18-008500), passing through a 5/8" iron pin with a damaged cap found at 1093.76 feet, a 5/8" iron pin set at 1863.24 feet,

17.560 RESIDUAL ACRE PARCEL (continued)

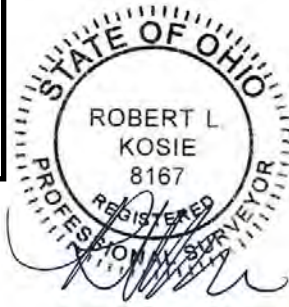
a 5/8" iron pin with cap bearing "OHARA 7995" found at 1863.89 feet, a total distance of 1893.24 feet to **The Principal Place of Beginning of this Survey** and containing 17.560 acres of land, of which, 0.018 acres are within the R/W of said Nauvoo Road, leaving 17.542 acres of land exclusive of said R/W, surveyed in January of 2025 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 describe the residual of land remaining in PPN 18-008400 as conveyed to Allen W. Byler and Ruth A. Byler, recorded in Volume 2110, Page 3285, first parcel of GCRD, after a 10.000 acre division therefrom. Also known as being 16300 Nauvoo 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".

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: 01/30/2025

25-011



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

January 23rd, 2025



32.924 COMBINED ACRE PARCEL

0.070 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-008400, Allen W. Byler and Ruth A. Byler, Volume 2110, Page 3285, first parcel of Geauga County Records and Deeds (GCRD) and PPN 18-091401, William W. Byler, Jr. and Marcia J. Byler, Volume 2115, Page 2522, second parcel of GCRD. 16330 Nauvoo Road.

Situated in the in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 13 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at the centerline intersection of Madison Road (formerly known as Middlefield Huntsburg Center Road, Middlefield - Madison Road, also known as State Route 528, R/W varies) and Nauvoo Road (formerly known as Township Road 123, also known as County Highway 41, 60 feet wide).

Thence South 89°03'11" West, along the centerline of said Nauvoo Road, 2209.46 feet to a southwesterly corner of PPN 18-075600 as conveyed to Lester Gingerich and Betty Gingerich, recorded in Volume 1929, Page 2896, Parcel 2 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 89°03'11" West, continuing along the centerline of said Nauvoo Road, a frontage distance of 101.18 feet to the southeasterly corner of PPN 18-008500 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, first parcel of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°57'14" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin with cap bearing "OHARA 7995" found at 29.45 feet and a

32.924 COMBINED ACRE PARCEL (continued)

5/8" iron pin set at 30.00 feet, a total distance of 799.45 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northeasterly corner thereof.

Thence South 89°04'10" West, along the northerly line of said Byler's land, 120.00 feet to a 5/8" iron pin with a damaged cap found at the northwesterly corner thereof, being a southwesterly corner of the parcel herein described.

Thence North 00°57'28" West, along a westerly line of the parcel herein described, 1093.76 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at a northwesterly corner thereof.

Thence North 89°59'40" East, along a northerly line of the parcel herein described, 326.65 feet to a 5/8" iron pin set.

Thence North 01°07'09" West, along a westerly line of the parcel herein described, 782.47 feet to a 5/8" iron pin set at a northwesterly corner thereof, on a southerly line of PPN 18-015800 as conveyed to Evergreen Dairy, LLC, recorded in Volume 2011, Page 162 of GCRD.

Thence North 88°06'17" East, along said southerly line of the said Evergreen Dairy, LLC parcel, 550.37 feet to a 5/8" iron pin found at the northeasterly corner of the parcel herein described.

Thence South 01°07'09" East, along a westerly line of the said Evergreen Dairy, LLC parcel, passing through a 5/8" iron pin set at 800.62 feet, a total distance of 1351.16 feet to a 5/8" iron pin with cap bearing "J.W. DANIELS P.S. 6222" found on the northerly line of PPN 18-008600 as conveyed to Reuben T. Byler and Mary A. Byler, recorded in Volume 2099, Page 3375 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°17'32" West, along said northerly line of Byler's land, and along the northerly line of PPN 18-090791 as conveyed to Larry O. Yoder, Betty D. Yoder, Marvin L. Yoder and Martha J. Yoder, recorded in Volume 2150, Page 3350, Parcel Four of GCRD, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 70.65 feet, a total distance of 302.54 feet to a 5/8" iron pin with cap bearing "J.W. DANIELS P.S. 6222" found at the northwesterly corner thereof.

Thence South 01°00'13" East, along the westerly line of said Yoder's land, 881.45 feet to a 5/8" iron pin found at the southwesterly corner thereof, on the northerly line of PPN 18-090627 as conveyed to Lester Gingerich and Betty Gingerich, recorded in

32.924 COMBINED ACRE PARCEL (continued)

Volume 1929, Page 2896, Parcel 1 of GCRD, being a southeasterly corner of the parcel herein described.

Thence North 89°55'29" West, along said northerly line of Gingerich's land, 356.06 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northwesterly corner thereof.

Thence South 01°00'55" East, along the westerly line of said Gingerich's land, and along a westerly line of the aforesaid Gingerich parcel (PPN 18-075600), passing through a 5/8" iron pin found at 196.36 feet, a 5/8" iron pin set at 424.46 feet and a 5/8" iron pin found at 430.36 feet, a total distance of 454.46 feet to **The Principal Place of Beginning of this Survey** and containing 32.924 acres of land, of which, 0.070 acres are within the R/W of said Nauvoo Road, leaving 32.854 acres exclusive of said R/W, surveyed in January of 2025 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 describe 10.000 acres of land that was divided from PPN 18-008400 as conveyed to Allen W. Byler and Ruth A. Byler, recorded in Volume 2110, Page 3285, first parcel, together with PPN 18-091401 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, second parcel of GCRD. Known as being 16330 Nauvoo 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".

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: 01/30/2025

25-011



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

January 23rd, 2025