Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve.	May	One of One
	Year: 2025	
Survey for: Jacob Miller and Miriam D. Burkholder		

26-116

Checked on May 20th, 2025 by RLK, MBL
Revised on April 14th, 2026
Revised on April 22nd, 2026
Revised on April 30th, 2026

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.

MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

PPN 20-061100
Jacob Miller and Miriam D. Burkholder
10961 Madison Road

DEED OF RECORD:
Volume 2136, Page 2285

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

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



100 75 50 25 0 100 200 300 400

GRAPHIC SCALE: 1 inch equals 100 feet

○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated measurement 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)
L -Denotes lot line P-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"
aka -Denotes "also known as" fka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
● -Denotes "4" ω MB (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.

MATCH LINE

C.L. CURVE DATA
D=2°03'00" p.&u.
R=17182.35' c. (17188.74' p.)
T=307.42' c. (307.53' p.)
L=614.77' c. (615.00' p.)
LC=614.73' c. (614.97' p.)
LCB=N 0°36'34" W

C.L. PC station
40+57.47 odot p.

N 0°24'56" E
103.92' c.

C.L. PT station
39+53.51 ahead,
39+53.52 back odot p.

C.L. CURVE DATA
D=1°14'30" p.
R=17182.35' c. (17188.74' p.)
T=186.19' c. (186.26' p.)
L=372.37' c. (372.49')
LC=372.36' c. (372.50' p.)
LCB=N 0°12'19" W

C.L. PC station
35+81.01 odot p.

N 0°49'34" W
484.77' c.

C.L. PT station
30+96.06 ahead,
30+96.07 back odot p.

C.L. CURVE DATA
D=1°18'30" p.&u.
R=17182.35' c. (17188.74' p.)
T=196.19' c. (196.26' p.)
L=392.36' c. (392.50' p.)
LC=392.35' c. (392.49' p.)
LCB=N 0°10'19" W

C.L. PC station
27+03.56 odot p.

N 0°28'56" E
107.66' c.

5/8" iron pin fd. and used
N 84°10'07" E
S 88°54'12" W
1616.51' c.
(1615.72' p.)
5/8" iron pin fd. and used
2726.99' total c.
1110.48' c.
(1112.34' +- p.)
Railroad spike set
C.L. intersection
station 25+94.87 c.
(25+97.00 odot p.)

HAUTALA ROAD
(TR 64, 60 feet wide)

S 0°28'56" W
1050.14' total PT to PC c.
830.01' c.

1" iron pin in monument box fd. and used
C.L. intersection station
79+83.50 odot p.

PLANK ROAD
(60 feet wide)

N 2°11'11" E
940.83' c.

WHITNEY ROAD
(TR 65, 60 feet wide)

C.L. PI intersection station
70+42.32 odot p.

N 1°22'56" E
1321.36' c.

C.L. PT station
57+20.47 ahead,
57+20.61 back odot p.

C.L. CURVE DATA
D=3°01'00" p.&u.
R=17182.35' c. (17188.74' p.)
T=452.44' c. (452.61' p.)
L=904.67' c. (905.00' p.)
LC=904.57' c. (904.89' p.)
LCB=N 0°07'34" W

C.L. PC station
48+15.47 odot p.

N 1°38'04" W
142.95' c.

C.L. PT station
46+72.47 ahead,
46+72.51 back odot p.

MATCH LINE

CURVE DATA

Curve 1	Curve 2
D=0°28'59" c.	D=0°59'31" c.
R=17182.35' c. (17188.74' p.)	R=17182.35' c. (17188.74' p.)
T=72.45' c.	T=148.72' c.
L=144.89' c.	L=297.44' c.
LC=144.89' c.	LC=297.44' c.
LCB=N 0°45'05" W	LCB=N 0°00'50" W
Curve 3	**Curve 4**
D=0°28'59" c.	D=0°59'33" c.
R=17142.35' c.	R=17142.35' c.
T=72.26' c.	T=148.48' c.
L=144.53' c.	L=296.96' c.
LC=144.53' c.	LC=296.96' c.
LCB=N 0°44'59" W	LCB=N 0°00'43" W

C.L. TOTAL CURVE DATA
D=1°28'30" p.&u.
R=17182.35' c. (17188.74' p.)
T=221.18' c. (221.26' p.)
L=442.33' c. (442.50' p.)
LC=442.32' c. (442.49' p.)
LCB=N 0°15'19" W

ZONING INFORMATION

R-1 Residential Zoning District

Minimum Lot Area: 3 acres exclusive of R/W
Minimum Frontage: 240.00'
Minimum Frontyard: 100' R/W
Minimum Sideyard: 25'
Minimum Rearyard: 25'
(25' spacing betwen buildings)

Mike Benesh, Zoning Inspector:
mbenesh@montvillegeauga.com
Phone: 440-968-3784

ZONING APPROVAL

This resurvey, lot split and residual complies with the applicable Montville Township Zoning Resolution.

This _____ day of _____, 2026.

and is accepted by:

Signed _____
Printed
Mike Benesh, Zoning Inspector:
Montville Township Zoning Inspector

PPN 20-022700
Samuel D. Miller and
Mary Ann D. Detweiler
Volume 2130, Page 326
10871 Madison Road

Original Lot 5, Section 23

POB - 8.237 acre remainder

(946.44' C.L. d.)
944.68' C.L. - 906.26' R/W c.
N 88°52'26" E
875.25' C.L. - 836.83' R/W c.
(871.20' C.L. p.)
Minimum principal graphic setback line

5/8" iron pin in stone pile fd. and used
69.43' c.
5/8" iron pin with cap bearing "T-K ENG. PS-8085" fd. 7.81' south of property line (e/w)
N 88°52'26" E
1752.36' c.
1821.79' c.
5/8" iron pin fd. and used

N 5°13'42" W
66.26' c.
N 0°28'56" E
112.47' c.
N 6°33'30" E
47.24' c.

Original Lot 4, Section 23

C.L. PT station
16+53.03 ahead,
16+53.01 back odot p.
5/8" iron pin set

8.237 ACRE REMAINDER
0.382 acres R/W
7.855 acres exclusive of R/W

PPN 20-061100
Jacob Miller and
Miriam D. Burkholder
Volume 2136, Page 2285

409.95' total c.
S 0°14'06" W
399.98' total c.
(400.00' p.)
250.01' c.
S 0°14'06" W
149.97' c.

PPN 20-070738
WJTM Holdings, LLC
Volume 2150, Page 2490

5/8" iron pin with cap bearing "KOSIE P.S. 8167" fd. and used

MADISON ROAD
(aka Middlefield - Madison Road, State Route 528, R/W varies)

Curve 2
C.L. TOTAL CURVE
Curve 4
Curve 1
Curve 3

Bee hives
3/4 sty fr shed
Section of driveway to be re-designed to conform to zoning regulation
POB - 5.817 acre lot split

5/8" iron pin with cap bearing "KOSIE P.S. 8167" fd. and used

N 88°52'33" E
874.45' C.L. - 834.45' total R/W c.
583.96' C.L. - 543.96' R/W c.
290.49' c.
N 88°52'05" E
174.13' c.
(174.24' p.)
N 0°14'06" E
9.97' c.
5/8" iron pin with cap bearing "KOSIE P.S. 8167" fd. and used
Minimum principal graphic setback line

66.7'+-
66.4'+-
57.2'+-
2 sty fr dwelling footprint area
Existing septic area
1 sty fr 3-car garage
Proposed replacement area
30.3'+-

5.817 ACRE
LOT SPLIT
0.220 acres R/W
5.597 acres exclusive of R/W

PPN 20-061100
Jacob Miller and Miriam D. Burkholder
Volume 2136, Page 2285
10961 Madison Road.

S 0°41'52" E
249.99' c.
(250.00' p.)

C.L. PC station
12+10.51 odot p.
5/8" iron pin set

N 89°39'31" E
40.00' c.
95.11' c.
95.47' c.

(1045.44' C.L. p.)
36.5'+-
S 88°52'33" W
585.12' C.L. - 545.12' R/W c.
1048.12' C.L. - 1008.12' R/W total c.
463.00' c.
5/8" iron pin with cap bearing "KOSIE P.S. 8167" fd. and used

N 0°59'34" W
15.03' c.
N 0°53'13" E
65.79' c.
N 0°53'13" E
60.35' c.
N 0°59'34" W
1114.94' c.

PPN 20-070738
WJTM Holdings, LLC
Volume 2150, Page 2490

1210.05' total c.

Orinal Lot 3
Section 23
MONTVILLE TOWNSHIP
N 89°03'54" E
HUNTSBURG TOWNSHIP
Orinal Lot 96

Orinal Lot 4
1" iron pin in monument box found N 1°09'32" W, 5.45' from Township line (e/w) and used for angle point.
C.L. PI station
0+00.00 ahead,
404+81.18 back odot p.
Orinal Lot 95
N 1°09'32" W

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
By: SJM *Date:* 05/04/2026

26-116

REFERENCES

*The June, 1990 survey prepared by Delmar B. Kosie and Associates, Robert L. Kosie, Sr., Registered Surveyor No. 8167, recorded in Volume 1902, Page 752 of GCRD.
*The December 2006, survey prepared by Scott A. Landgraf, Professional Land Surveyor 8085, recorded in Volume 2093, Page 1569 of GCRD.
*The July 21st, 2009 surveys prepared by Delmar B. Kosie and Associates, now known as D.B. Kosie & Associates, LLC, Robert L. Kosie, Sr., Registered Surveyor 8167, recorded in Volume 2136, Page 2285 and Volume 2150, Page 2490 of GCRD, filed as TMS-MON_00249_SURVEY.pdf in the GCER.

NSPS

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

SURVEYOR'S CERTIFICATION

I certify to:
Jacob Miller and Miriam D. Burkholder

that I have surveyed these premises and prepared this Plat of Survey in accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code governing Land Surveys in The State of Ohio. The bearings shown hereon are based on True North using The ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD88, GRS80, GEOID18). Distances are based on US Survey Foot Conversion (feet with decimal parts). The above certification is intended only to those parties named herein, and is valid only when accompanied by an original signature below. In accordance with the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations of this Survey hereby expires four (4) years from the date shown hereon. The undersigned has not been provided a Title Examination and this Survey is based only on the documents shown hereon. No liability is assumed for the existence of any other documents that may affect the surveyed premises that would be revealed by a Title Examination. The undersigned assumes no liability for the use of unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, by persons other than those specifically named herein for the intended purpose of this survey.

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 20th day of May, 2025.

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

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

DBK MAP 1401 2025

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

26-116

5.817 ACRE LOT SPLIT

0.220 acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) 20-061100
Jacob Miller and Miriam D. Burkholder, Volume 2136, Page 2285 of Geauga County Records and Deeds (GCRD). 10961 Madison Road.

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Hautala Road (Township Road 64, 60 feet wide) and Madison Road (also known as Middlefield - Madison Road, State Route 528, R/W varies), referenced by a 5/8" iron pin found on the centerline of said Hautala Road, South 88°54'12" West, 1110.48 feet therefrom and a 5/8" iron pin found at an angle point on the centerline of said Hautala Road, South 88°54'12" West, 2726.99 feet therefrom.

Thence South 0°28'56" West, along the centerline of said Madison Road, 830.01 feet to the southwesterly corner of PPN 20-022700 as conveyed to Samuel D. Miller and Mary Ann D. Detweiler, recorded in Volume 2130, Page 326 of GCRD.

Thence South 0°28'56" West, continuing along said centerline, 112.47 feet to a point of curve therein.

Thence continuing along said centerline and said curve, deflecting to the left, having a chord bearing of South 0°00'50" East, a delta angle of 0°59'31", a radius of 17182.35 feet, and a chord distance of 297.44 feet, a total length distance of 297.44 feet the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 88°52'33" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 40.00 feet and a 5/8" iron pin set at 583.96 feet, a total distance of 874.45 feet to a 5/8" iron pin set.

Thence North 0°14'06" East, along a westerly line of the parcel herein described, 9.97 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at a southwesterly corner of PPN 20-070738 as conveyed to WJTM Holdings, LLC, recorded in Volume 2150, Page 2490 of GCRD, being a northwesterly corner of the parcel herein described.

5.817 ACRE LOT SPLIT (continued)

Thence North 88°52'05" East, along a southerly line of the said WJTM Holdings, LLC parcel, 174.13 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the northeasterly corner of the parcel herein described.

Thence South 0°41'52" East, along a westerly line of the said WJTM Holdings, LLC parcel, 249.99 feet to a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at the southeasterly corner of the parcel herein described.

Thence South 88°52'33" West, along a northerly line of the said WJTM Holdings, LLC parcel, passing through a 5/8" iron pin set at 463.00 feet and a 5/8" iron pin set at 1008.12 feet, a total distance of 1048.12 feet to a northwesterly corner thereof, on the centerline of the aforesaid Madison Road, being the southwesterly corner of the parcel herein described.

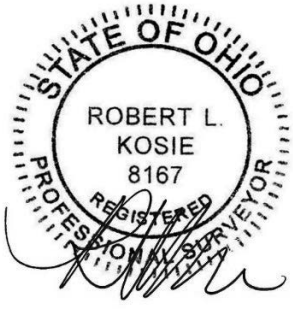
Thence North 0°59'34" West, along said centerline, 95.11 feet to a point of curve therein.

Thence along said curve, deflecting to the right, having a chord bearing of North 0°45'05" West, a delta angle of 0°28'59", a radius of 17182.35 feet, and a chord distance of 144.89 feet, a total length distance of 144.89 feet to **The Principal Place of Beginning of this Survey** and containing 5.817 acres of land, of which, 0.220 acres are within the R/W of said Madison Road, leaving 5.597 acres of land exclusive of said R/W, surveyed in May of 2026 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 5.817 acres of land from PPN 20-061100 as conveyed to Jacob Miller and Miriam D. Burkholder, recorded in Volume 2136, Page 2285 of GCRD. Known as being 10961 Madison Road.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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



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

April 30th, 2026

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

By: SJM *Date:* 05/04/2026

26-116

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

26-116

8.237 ACRE REMAINDER

0.382 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-061100
Jacob Miller and Miriam D. Burkholder
Volume 2136, Page 2285 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Hautala Road (Township Road 64, 60 feet wide) and Madison Road (also known as Middlefield - Madison Road, State Route 528, R/W varies), referenced by a 5/8” iron pin found on the centerline of said Hautala Road, South 88°54'12" West, 1110.48 feet therefrom and a 5/8” iron pin found at an angle point on the centerline of said Hautala Road, South 88°54'12" West, 2726.99 feet therefrom.

Thence South 0°28'56" West, along the centerline of said Madison Road, 830.01 feet to the southwesterly corner of PPN 20-022700 as conveyed to Samuel D. Miller and Mary Ann D. Detweiler, recorded in Volume 2130, Page 326 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 88°52'26" East, along the southerly line of the said Samuel D. Miller and Mary Ann D. Detweiler parcel, passing through a 5/8” iron pin set at 38.42 feet, a total distance of 875.25 feet to a 5/8" iron pin found in stones at a northwesterly corner of PPN 20-070738 as conveyed to WJTM Holdings, LLC, recorded in Volume 2150, Page 2490 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 0°14'06" West, along a westerly line of the said WJTM Holdings, LLC parcel, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 250.01 feet and a 5/8” iron pin with cap bearing "KOSIE P.S. 8167" found at 399.98 feet, a total distance of 409.95 feet to a 5/8” iron pin set at a southwesterly corner thereof.

Thence South 88°52'33" West, along the southerly line of the parcel herein described, passing through 5/8” iron pins set at 290.49 feet and 834.45 feet, a total distance of 874.45 to the southwesterly corner thereof, on the centerline of the aforesaid Madison Road.

8.237 ACRE REMAINDER (continued)

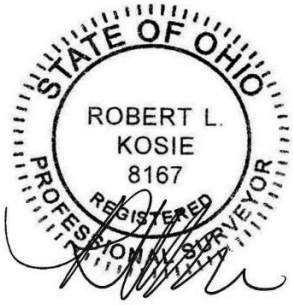
Thence along said centerline, along a curve, deflecting to the right, having a chord bearing of North 0°00'50" West, a delta angle of 0°59'31", a radius of 17182.35 feet, and a chord distance of 297.44 feet, a total length distance of 297.44 feet a point of tangency therein.

Thence North 0°28'56" East, continuing along said centerline, 112.47 feet to **The Principal Place of Beginning of this Survey** and containing 8.237 acres of land, of which, 0.382 acres are within the R/W of said Madison Road, leaving 7.855 acres of land exclusive of said R/W, surveyed in May of 2026 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 8.237 acres of land remaining in PPN 20-061100 as conveyed to Jacob Miller and Miriam D. Burkholder, recorded in Volume 2136, Page 2285 of GCRD, after a 5.817 acre division therefrom.

All 5/8” iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167”.

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



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

April 30th, 2026

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

By: SJM *Date:* 05/04/2026

26-116