Plat of re-survey, lot split and consolidation of: Township of Parkman, County of October Geauga and State of Ohio and known PPN 25-044700, Freeman F. Kuhns, Jr. and Sarah C. Kuhns, 16487 Madison Road and ONE as being part of Original Lot 1, 1" iron pin in in Section 3, within said Township and monument box PPN 25-028800, Dan J. Byler and Cindy Lynn Byler, 16455 Madison Road Township 6N, Range 6W in the fd. and used ONE 2019 Connecticut Western Reserve C.L. PI station 234+47.90, 0.71' right c.&u. -234+47.26 (ODŎT p.) Freeman F. Kuhns, Jr., Sarah C. Kuhns Survey for: INST 201600906429, Volume 2011, Page 2956 and -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin N 89°10'59"`E, 0.71' c. Dan J. Byler and Cindy Lynn Byler INST 201900947588, Volume 2068, Page 2571 (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set from C.L. intersection Checked on October 9th, 2019 TRUE NORTH (Geodetic North c. -Denotes calculated measurement fd. -Denotes found monument MIDDLEFIELD TOWNSHIP d. -Denotes deed measurement p. -Denotes plat measurement **BUILDING DATA** Original Lot 48 ODOT VRS and CORS GNSS Network SHEDD ROAD u. -Denotes used measurement P-Denotes property line BASIS OF RESEARCH AND RECORDS NAD83 (2011), NAVD88, GRS80, Geoid12B PPN -Denotes permanent parcel number INST -Denotes instrument number B1 - 2- story frame barn (agricultural) (TR 126, Section B, 60 feet wide) © / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
POB -Denotes point of beginning MP -Denotes "measured perpendicularly" N 89°10'59" E All county ownership research data and previous survey B2 - 2 story metal building (agricultural) records were obtained from The County Recorder's Office B3 - 1 story frame building and Map Room. All county centerline and right-of-way Original Lot 1, Section 3 GCRD -Denotes "Geauga County Records and Deeds" B4 - 1 story frame barn (agricultural) GCER -Denotes "Geauga County Engineer's Records" aka -Denotes "also known as" fka -Denotes "formerly known as" data was obtained from The County Engineer's Office. D1 - 1-2 story frame dwelling North PARKMAN TOWNSHIP All state centerline and right-of-way data was obtained from P1 - 3/4 story frame phone booth (no foundati 4 - Denotes Lot Line The Ohio Department of Transportation Records. S1 - 3/4 story frame shed (no foundation) R=22918.32' ODOT p.&u. TOTAL CURVE △ - Denotes delta angle R -Denotes radius distance T=89.96' c. W1 - 1 story frame work shop △±00°54'00" ODOT p.&u. T -Denotes tangent distance L -Denotes length distance L=179.93' c. **REFERENCES** R=22918.32' ODOT p.&u. LC -Denotes chord distance LCB -Denotes chord bearing LC=179.92' c. R/W AREA DATA T=179.93' c.&u. (180.00' ODOT p.) LCB=S 00°26'32" E *The 1961 State of Ohio Department of Highways improvement plans for PC -Denotes point of curve PT -Denotes point of Tangency L=359.85' c.&u. (360.00' ODOT p.) PCC -Denotes point of compound curve PRC -Denotes point of reverse curve PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency R1 - 0.026 acres R/W GEA-88-2.07, GEA-528-1.32, Geauga County, Parkman and Middlefield LC=359.85' c. Townships, filed in ODOT records. R2 - 0.051 acres R/W 1" iron pin in LCB=N 00°40'03" W *The 1962 State of Ohio Department of Highways GEA-88-2.07, GEA-528-1.32, Geauga County, Parkman and Middlefield Townships Improvement Plans for ----- >--- Denotes 5' wire fence line monument box R12 - 0.077 total combined acres R/W fd. and used Madison Road, SR 528, Fed. Rd. Division 2, Project 5-34 (5), 1961 C.L. PC station 5/8" iron pin Specifications, filed in ODOT records. 232+67.97 c.&u. 100 75 50 25 0 with cap bearing *The April, 1989 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in INST 374620, Volume 830, Page 516 of GCRD. 232+67.26 (ODOT p.) GRAPHIC SCALE: 1" FOUGLS 100' 3/4" iron pipe fd. @ 41.79' from C.L "J W DANIEL PS 6222" *The April-May, 2007 survey prepared by Edward J. Collier, Registered fd. 0.36' east Surveyor 7141, recorded in INST 200700764068, Volume 1824, Page 467 (not on R/W) of property line (n/s) and used for 5/8" iron pin property line (e/w) *The September 17th, 2013 survey prepared by Clifford H. McGuire with cap bearing Professional Surveyor No. 7770, recorded in INST 201900947588, "C.H. MCGUIRĔ Volume 2068, Page 2571 of GCRD, filed as PAR 00371 PLAT.pdf in the GCER P.S. 7770" 5/8" iron pin 20.00' d.&u. *The July 30th, 2014 survey prepared by Clifford H. McGuire, Professional with cap bearing DANIEI 25' c.&u fd. and used PPN 25-19003, David L. Kauffman and Laura Kauffman Surveyor No. 7770, filed as PAR 00394 PLAT.pdf in the GCER. 5/8" iron pin "J W DANIEL INST 374620, Volume 830, Page 516, 16453 Madison Road *The November 19th, 2014 plat of survey prepared by Jerry W. Daniel, Registered Professional Surveyor 6222, filed as PAR_00396_PLAT.pdf in PPN 25-041000 with cap bearing PS 6222" (1263.42' C.L. MCGUIRE p.&d.) Wally R. Troyer and "C.H. MCGUIRĔ fd. and used 1263,31' C.L. - 1208.30' R/W c.&u POB - 7.204 acres Kristina M. Trover *The June 1st, 2015 survey prepared by Clifford H. McGuire, Professional N 88°28'37" E INST 201700929303 fd. and used POB - 2.237 acres Surveyor No. 7770, filed as PAR 00415 PLAT.pdf in the GCER. Volume 2043, Page 2048 1378.73' to PC c. Gravel driveway S 88°28'51" W *The March 10th, 2016 plat of survey prepared by Jerry W. Daniel, Registered 16474 Hosmer Road 622.49' C.L. - 567.48' R/W c.&u. Professional Surveyor 6222, recorded in INST 201600906429, Volume 2011, 5/8" iron pin POB - 5.539 acres (622.60' C.L. DANIEL d.) R12 fd. and used Page 2956 of GCRD, filed as PAR 00429 PLAT.pdf in the GCER. 1419.46' to PC c. 310.14' C.L. - 255.13' c. R2 **7.204 TOTAL** 3/4" iron pipe N 88°28'51" E Septic B4 with cap bearing "COLLIER 7141" COMBINED ACRE **DETAIL 1** 2.237 ACRE area LOT SPLIT **PARCEL** fd. and used $\widetilde{\omega}$ 5/8" iron pin .73' total 40.73' c. North PPN 25-044700 reference Freeman F. Kuhns, Jr. and corner PPN 25-028800 Sarah C. Kuhns monuments Dan J. Byler and INST 201600906429 set Existing Cindy Lynn Byler Volume 2011, Page 2956 5/8" iron pin M A 234.1' leach field INST 201900947588 լ-1.00' c. with cap bearing See Detail 1 Volume 2068, Page 2571 area MCGUIRE P.S. 7770" ≶ 5/8" iron pin for corner 16455 Madison Road 5' tall, 4" wooden DISON fd. and used N 88°45'21" E fd. and used references fence post 312.29' total c. 5/8" iron pin fd. and used for 356.3' --with cap bearing property corner N 88°45'21" E "C.H. MCGUİRE P.S. 7770" 481.68' otal m.b. N 88°27'57" E 312,29' total c. fd. and used Min. graphic setback line (see Zoning Information) 642.31' c.&u. **ENGINEER'S APPROVAL** B2 1/2" iron pipe 5/8" iron pin (642,32' MCGUIRE p.&d.) ROAD 5.359 ACRE fd. and used with cap bearing "COLLIER 7141" RESIDUAL fd. and used Gravel¹ В1 PPN 25-190762 PARCEL Jonas J. Miller, Jr. and (0.609 acres R/W) Carol Ann Miller INST 201600906428 PPN 25-044700 Volume 2011, Page 2953 SURVEYOR'S CERTIFICATION Freeman F. Kuhns, Jr. and 16505 Madison Road Sarah C. Kuhns Freeman F. Kuhns, Jr., Sarah C. Kuhns, I certify to: INST 201600906429 5/8" iron pin Dan J. Byler and Cindy Lynn Byler Volume 2011, Page 2956 with cap bearing 16487 Madison Road that I have surveyed these premises and prepared this Plat of Survey in "J W DANIEL 5/8" iron pin accordance with the provisions of Chapter 4733-37 of The Ohio Revised Code 5/8" iron pin Min. graphic setback line (see Zoning ZONING INFORMATION governing Land Surveys in The State of Ohio. The bearings shown hereon with cap bearing fd. and used with cap bearing are based on True North using The ODOT VRS and CORS GNSS Network N 89°48'05" W "FORESIGHT "J W DANIEL (NAD83 (2011), NAVD88, GRS80, GEOID12B). Distances are based on U.S. feet with 622.30' C.L. - 567.30' R/W c.&u. **ENGINEERING"** 1" iron pin in PS 6222" R1 - Residential Zoning District 25.10' c.&u. decimal parts. The above certification is intended only to those parties named herein. (622.45' C.L. DANIEL d.) fd. and used Minimum Front Yard: 75.00' R/W fd. and used monument box - 60.14' c. and is valid only when accompanied by an original signature below. In accordance with Minimum Sideyard: 25.00' the provisions of Chapter 2305.09(e) of The Ohio Revised Code, The Statute of Limitations fd. and used N 89°50'02" W Minimum Rearyard: 25.00' of this Survey hereby expires four (4) years from the date shown hereon. The C.L. PI station undersigned has not been provided a Title Examination and this Survey is based only John Spelich, Zoning Inspector 5/8" iron pin 213+14.39 c.&u. 5/8" iron pin on the documents shown hereon. No liability is assumed for the existence of any fd. @ 29.91' 213+14.06 (ODOT p.) Parkman Township Zoning hours: with cap bearing other documents that may affect the surveyed premises that would be revealed Wednesday 's 5pm to 6:30pm and by appointment if needed. (not on R/W) "FORESIGHT by a Title Examination. The undersigned assumes no liability for the use of Phone 330-219-3698 or zoning office at 440-548-2480. and used for **ENGINEERING"** unauthorized copies of this Plat of Survey, nor for any use, or reliance upon, or e-mail at rcavictor42@aol.com property line (e/w) by persons other than those specifically named herein for the intended purpose fd. and used 54.20' total m.b. - m.b. c (3353.87 ODOT p./c.) This plat was prepared by EOFO D.B. Kosie & Associates **ZONING APPROVAL** 5/8" iron pin with cap bearing This re-survey, lot split and consolidation of lots complies with Professional Land Surveying "COLLIER 7141" the applicable Parkman Township Zoning Resolution Robert L. Kosie, P.S. ROBERT L. fd. and used Registered Professional KOSIE Land Surveyor No. 8167 11040 Madison Road Montville, Ohio 44064 and is accepted by: 440.286.2131 Original Lot 4, Section 3 Fax **440**.968.3578 John Spelich, Parkman Township NSPS **FARLEY ROAD** Zoning Inspector 1" iron pin in www.dbksurveys.com(TR 212, Section A, 40 feet wide) monument box fd. and used C.L. PI int. station **DBK PLAT NO.: 1084 2019** Original Lot 1, Section 8 179+60.19 ODOT p.&u.

Situated in The