

Situated in The	Month:	Page:
Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 15 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve.	January	ONE
Year:	2022	ONE
Survey for:	Jake S. Byler and Lavina W. Byler	

Checked on January 15th, 2022 by RLK
Revised January 28th, 2022

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.

PLAT OF RESURVEY AND LOT SPLIT OF

PPN 18-050700

Jake S. Byler and Lavina W. Byler

14240 Bundysburg Road

DEED OF RECORD:

Volume 733, Page 949

PPN 18-052205
Reuben F. Miller and
Lydia J. Miller
INST 200300668307
Volume 1661, Page 531
14092 Bundysburg Road

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



GRAPHIC SCALE: 1" = 200' (1:200)

O - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c - Denotes calculated measurement f - 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 R - 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"
GCRD - Denotes "Gauga County Records and Deeds"
GGER - Denotes "Gauga County Engineer's Records"
o - Denotes locust post found x - Denotes wooded fence post found
..... Denotes approximate edge of water
KNEZ - Denotes the survey prepared by Peter J. Knezevic (See References)
MCGUIRE - Denotes the survey prepared by Clifford H. McGuire (See References)

ZONING INFORMATION

No current zoning information is available

Open field area

64.845 ACRE LOT SPLIT

1.165 acres R/W Nauvoo Road (total)
0.362 acres R/W Bundysburg Road
1.527 acres R/W total
63.318 acres exclusive of R/W

PPN 18-050700
Jake S. Byler and
Lavina W. Byler
Volume 733, Page 949

7.000 ACRE RESIDUAL PARCEL

6.603 acres exclusive of R/W

PPN 18-050700
Jake S. Byler and
Lavina W. Byler
Volume 733, Page 949
14240 Bundysburg Road

NAUVOO ROAD

(TR 123, 60 feet wide as determined by Geauga County Engineers Determination, Steven N. Roessner, Registered Professional Surveyor 7070, filed as CH-0041 Nauvoo Road Right of Way Determination 210205.pdf in the GCER.)

Original Lot 16

ENGINEER'S APPROVAL

Approved on January 25th, 2022 by SNR
File No. 22-017



REFERENCES

*The July, 1998 survey prepared by Peter J. Knezevic, Registered Surveyor 7249, recorded in Volume 1195, Page 16 and Volume 1295, Page 76 of GCRD.
*The September 3rd, 2003 Centerline Plat of Nauvoo Road T.R. 123 prepared by the Geauga County Engineer's Office, William R. Loetz, PS 7552, filed as TR-0123-NAUVOO ROAD-2.pdf in the GCER.
*The February, 2012 survey prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in INST 201200839142, Volume 1921, Page 445 of GCRD, filed as MID_00379_PLAT.pdf in the GCER.
*The September 15th, 2014 survey prepared by Schwartz Land Surveying Inc., Rudy E. Schwartz, Professional Surveyor 7193, filed as MID-00406_PLAT.pdf in the GCER.

SURVEYOR'S CERTIFICATION

I certify to:

Jake S. Byler and Lavina W. 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. 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 inserted 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 13th day of January, 2022

DBK 1190 2022



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

BUNDYSBURG ROAD

(TR 311, 60 feet wide as determined by Geauga County Engineers Determination, Steven N. Roessner, Registered Professional Surveyor 7070, filed as CH-0038 Bundysburg Road Right of Way Determination 210205.pdf in the GCER.)

TRUMBULL COUNTY

Section 61

GEAUGA COUNTY

Original Lot 15

PPN 18-054600
Ervin J.L. Miller, Lydia D. Miller,
Ervin E. Miller, Jr. and Esther Miller
INST 20160090582
Volume 2016, Page 809,
Parcel Three

PPN 18-018000
John Henry Miller and
Katie Mae Miller
Volume 1295, Page 76
17604 Nauvoo Road



HAYES ROAD
(TR 121, 60 feet wide as determined by Geauga County Engineers Determination, Steven N. Roessner, Registered Professional Surveyor 7070, filed as CH-0041 Nauvoo Road Right of Way Determination 210205.pdf in the GCER.)

No effort was made in determining the C.L. R/W of Hayes Road in this survey

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com



64.845 ACRE LOT SPLIT

1.527 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-050700, Jake S. Byler and Lavina W. Byler, Volume 733, Page 949 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 15 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin set at the centerline intersection of Bundysburg Road (Township Road 311, 60 feet wide as determined by Geauga County Engineer's Determination) and Nauvoo Road (Township Road 123, 60 feet wide as determined by Geauga County Engineer's Determination).

Thence South 88°40'29" West, along the centerline of said Nauvoo Road, passing through a 3/4" iron pin found bent, coned and observed at 24.79 feet, a total distance of 522.00 feet to the southwesterly corner of PPN 18-005150 as conveyed to Robert J. Bosler, recorded in INST 200200624682, Volume 1468, Page 838 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°40'29" West, continuing along said centerline, 335.76 feet to a 3/4" iron pin found at an angle point therein, located South 88°40'29" West, 857.76 feet from the centerline intersection of said Bundysburg Road and Nauvoo Road.

Thence South 88°40'36" West, continuing along said centerline, 1159.93 feet to the southeasterly corner of PPN 18-091290 as conveyed to Samuel D. Weaver and Kristina Ruth Miller, recorded in INST 201200839142, Volume 1921, Page 445 of GCRD, being a southwesterly corner of the parcel herein described.

Thence along the easterly, northerly, and westerly sides of the said Samuel D. Weaver and Kristina Ruth Miller parcel the following seven (7) courses:

- 1.) North 10°51'04" East, passing through a 5/8" iron pin found at 30.69 feet, a total distance of 308.97 feet to a 5/8" iron pin found at an angle point therein, being a

64.845 ACRE LOT SPLIT (continued)

- northwesterly corner of the parcel herein described.
- 2.) North 18°56'31" East, 203.62 feet to a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S.7770" found at an angle point therein.
 - 3.) North 12°52'23" West, 85.17 feet to a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S.7770" found at an angle point therein.
 - 4.) North 61°35'05" West, 364.33 feet to a 5/8" iron pin with cap bearing "C.H. McGUIRE P.S.7770" found at an angle point therein.
 - 5.) South 46°45'29" West, 148.68 feet to a 5/8" iron pin found at an angle point therein.
 - 6.) South 41°48'56" East, 102.63 feet to a 5/8" iron pin with a damaged cap found at an angle point therein, being a northeasterly corner of the parcel herein described.
 - 7.) South 00°50'47" East, passing through a 5/8" iron pin found at 549.85 feet, a total distance of 579.85 feet to the southwesterly corner thereof, on the centerline of the aforesaid Nauvoo Road, being a southeasterly corner of the parcel herein described.

Thence South 88°40'36" West, along the centerline of said Nauvoo Road, 199.38 feet to the southeasterly corner of PPN 18-083670 as conveyed to Roy A. Erb and Ada D. Erb, recorded in INST 200600750653, Volume 1806, Page 2879 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°54'32" West, along the easterly line of said Erb's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 581.95 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°40'36" West, along the northerly line of said Erb's land, 150.69 feet to a 5/8" iron pin set at the northwesterly corner thereof, being a southeasterly corner of PPN 18-018000 as conveyed to John Henry Miller and Katie Mae Miller, recorded in Volume 1295, Page 76 of GCRD, and a southwesterly corner of the parcel herein described.

Thence North 00°54'32" West, along an easterly line of said Miller's land, 788.45 feet to a 6" diameter, 4 foot tall, circular wooden fence post found at the northeasterly corner thereof, being the southwesterly corner of PPN 18-052205 as conveyed to Reuben F. Miller and Lydia J. Miller, recorded in INST 200300669307, Volume 1661, Page 531 of GCRD, and a northwesterly corner of the parcel herein described.

Thence North 88°56'31" East, along the southerly line of said Miller's land, passing through a 5/8" iron pin set at 2587.11 feet, a total distance of 2617.11 feet to the southeasterly corner thereof, on the centerline of the aforesaid Bundysburg Road, being a northeasterly corner of the parcel herein described.

Thence South 00°47'16" East, along the centerline of said Bundysburg Road, 526.07 feet to a southeasterly corner of the parcel herein described.

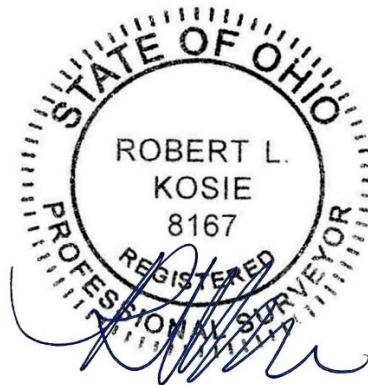
64.845 ACRE LOT SPLIT (continued)

Thence South 89°12'44" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 521.98 feet to a 5/8" iron pin set.

Thence South 00°47'16" East, along an easterly line of the parcel herein described and the westerly line of the aforesaid Robert J. Bosler parcel (PPN 18-005150), passing through a 5/8" iron pin set at 588.64 feet, a 5/8" iron pin set at 807.11 feet, a total distance of 837.11 feet to **The Principal Place of Beginning of this Survey** and containing 64.845 acres of land, of which, 0.362 acres are within the R/W of Bundysburg Road and 1.165 acres are within the R/W of Nauvoo Road, leaving 63.318 acres exclusive of the R/W of said roads, surveyed in January of 2022 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, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to describe a 64.845 acre division of land from PPN 18-050700 as conveyed to Jake S. Byler and Lavina W. Byler, recorded in Volume 733, Page 949 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".



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on *January 19th, 2022*

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: 01/25/2022

22-017



7.000 ACRE RESIDUAL PARCEL

0.397 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-050700, Jake S. Byler and Lavina W. Byler, Volume 733, Page 949 of Geauga County Records and Deeds (GCRD). 14240 Bundysburg Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 15 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin set at the centerline intersection of Bundysburg Road (Township Road 311, 60 feet wide as determined by Geauga County Engineer's Determination) and Nauvoo Road (Township Road 123, 60 feet wide as determined by Geauga County Engineer's Determination).

Thence North $00^{\circ}47'16''$ West, along the centerline of said Bundysburg Road, 256.58 feet to the northeasterly corner of PPN 18-049810 as conveyed to Matthew M. Miller and Katie F. Miller, recorded in INST 201200845836, Volume 1930, Page 852, Parcel No. 1 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $86^{\circ}53'45''$ West, along the northerly line of said Miller's land, passing through a 5/8" iron pin set at 30.02 feet, a total distance of 261.20 feet to a 5/8" iron pin set at the northwesterly corner thereof, at an angle point therein, being the northeasterly corner of PPN 18-049820, as conveyed to Matthew M. Miller and Katie F. Miller, recorded in INST 201200845836, Volume 1930, Page 852, Parcel No. 2 of GCRD, witnessed by a 5/8" iron pin with a damaged cap found 0.68 feet south and 0.66 feet west thereof.

Thence South $88^{\circ}40'29''$ West, along the northerly line of said Miller's land, and also along the northerly line of PPN 18-005150 as conveyed to Robert J. Bosler, recorded in INST 200200624682, Volume 1468, Page 838 of GCRD, 261.00 feet to a 5/8" iron pin set at the northwesterly corner thereof, being the southwesterly corner of the parcel herein described.

7.000 ACRE RESIDUAL PARCEL (continued)

Thence North 00°47'16" West, along the westerly line of the parcel herein described, 588.64 feet to a 5/8" iron pin set at the northwesterly corner thereof.

Thence North 89°12'44" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 491.98 feet, a total distance of 521.98 feet to the northeasterly corner thereof, on the centerline of the aforesaid Bundysburg Road.

Thence South 00°47'16" East, along said centerline, a frontage distance of 575.63 feet to **The Principal Place of Beginning of this Survey** and containing 7.000 acres of land, of which, 0.397 acres are within the R/W of Bundysburg Road, leaving 6.603 acres exclusive of said R/W, surveyed in January of 2022 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, conditions, assignments, agreements, easements, restrictions and encumbrances.

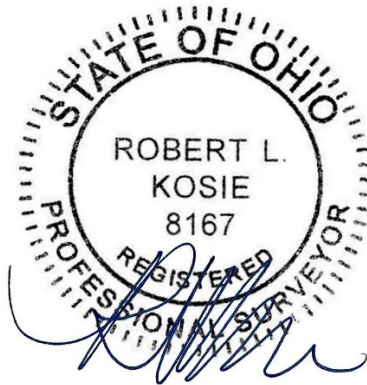
The intent of this survey is to describe the residual of land remaining in PPN 18-050700 as conveyed to Jake S. Byler and Lavina W. Byler, recorded in Volume 733, Page 949 of GCRD, after a 7.000 acre division therefrom. Known as 14240 Bundysburg Road.

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
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By: SNR Date: 01/25/2022

22-017



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on *January 19th, 2022*