

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

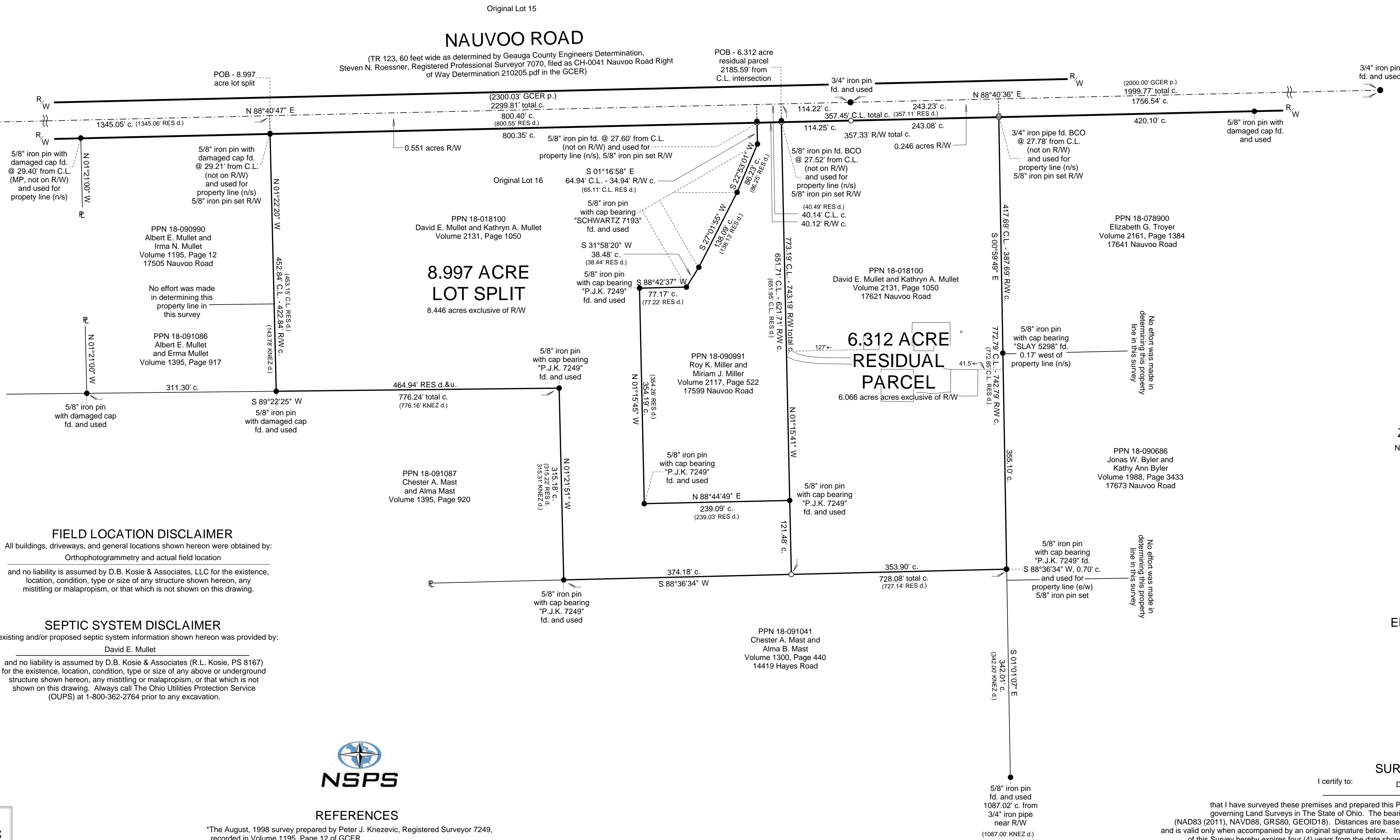


O -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
(#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c -Denotes calculated and used measurement r -Denotes record measurement
d -Denotes deed measurement p -Denotes plat measurement
o -Denotes observed measurement u -Denotes used measurement
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/C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
L -Denotes lot line E -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 "Geauga County Records and Deeds"
GCR -Denotes "Geauga County Engineer's Records"
RES -Denotes Rudy E. Schwartz (See References)
KNEZ -Denotes Peter J. Knezevic (See References)

GRAPHIC SCALE: 1" = 100'

Hayes Road
175.60 feet wide as determined by Geauga County Engineers
Determination, Steven N. Roessner, Registered Professional
Surveyor 7070, filed as TR-0121 Hayes Road
Determination.pdf in the GCER.

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



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
mistaking or misapprehension, or that which is not shown on this drawing.

SEPTIC SYSTEM DISCLAIMER
All existing and/or proposed septic system information shown hereon was provided by:
David E. Mullet
and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167)
for the existence, location, condition, type or size of any above or underground
structure shown hereon, any mistaking or misapprehension, or that which is not
shown on this drawing. Always call The Ohio Utilities Protection Service
(OUPS) at 1-800-362-2764 prior to any excavation.



REFERENCES

*The August, 1998 survey prepared by Peter J. Knezevic, Registered Surveyor 7249,
recorded in Volume 1195, Page 12 of GCER.
*The November, 1999 survey prepared by Peter J. Knezevic, Registered Surveyor 7249,
recorded in Volume 1300, Page 440 of GCER.
*The March, 2001 survey prepared by Peter J. Knezevic, Registered Surveyor 7249,
recorded in Volume 1395, Page 920 of GCER.
*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 September 15th, 2014 survey prepared by Schwartz Land Surveying Inc.,
Rudy E. Schwartz, Professional Surveyor 7193, recorded in Volume 1988, Page 3433,
filed as MID-00406_PLAT.pdf in the GCER.
*The March 10th, 2015 survey prepared by Schwartz Land Surveying Inc.,
Rudy E. Schwartz, Professional Surveyor 7193, filed as MID-00417_PLAT.pdf in
the GCER.
*The October 28th, 2019 survey prepared by Rudy E. Schwartz, Professional
Surveyor 7193, recorded in Volume 2117, Page 525 and Volume 2131, Page 1050
of GCRD.

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

Situated in The	Month:	Page:
Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 16 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve.	April	ONE of ONE
Survey for:	Year: 2023	
David E. Mullet and Kathryn A. Mullet		

Checked on April 21st, 2023 by RLK

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.



ZONING INFORMATION
No current zoning information is available

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S., Ohio #1070
By: SNR Date: 05/01/2023

23-077

SURVEYOR'S CERTIFICATION

I certify to: David E. Mullet and Kathryn A. Mullet

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 20th day of April, 2023



DBK 1282 2023



6.312 ACRE RESIDUAL PARCEL

0.246 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-018100, David E. Mullet and Kathryn A. Mullet, Volume 2131, Page 1050 of Geauga County Records and Deeds (GCRD). 17621 Nauvoo Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 16 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike found at the centerline intersection of Nauvoo Road (Township Road 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 Geauga County Engineers Records) and Hayes Road (Township Road 121, 60 feet wide as determined by Geauga County Engineers Determination, Steven N. Roessner, Registered Professional Surveyor 7070, filed as TR-0121 Hayes Road Right of Way Determination.pdf in the Geauga County Engineers Records).

Thence North 88°40'47" East, along the centerline of said Nauvoo Road, 2185.59 feet to the northeasterly corner of PPN 18-090991 as conveyed to Roy K. Miller and Miriam J. Miller, recorded in Volume 2117, Page 522 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°40'47" East, continuing along said centerline, a frontage distance (in part) of 114.22 feet to a 3/4" iron pin found at an angle point therein.

Thence North 88°40'36" East, continuing along said centerline, a frontage distance (in part) of 243.23 feet to the northwesterly corner of PPN 18-078900 as conveyed to Elizabeth G. Troyer, recorded in Volume 2161, Page 1384 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°59'49" East, along the westerly line of said Troyer's land, along a westerly line of PPN 18-090686 as conveyed to Jonas W. Byler and Kathy Ann Byler, recorded in

6.312 ACRE RESIDUAL PARCEL (continued)

Volume 1988, Page 3433 of GCRD, passing through a 3/4" iron pipe found bent, coned and observed at 27.78 feet, a 5/8" iron pin set at 30.00 feet, and passing by a 5/8" iron pin with cap bearing "SLAY 5298" found 0.17' west of the property line at 417.69 feet, a total distance of 772.79 feet to a 5/8" iron pin set at the northeasterly corner of PPN 18-091041 as conveyed to Chester A. Mast and Alma B. Mast, recorded in Volume 1300, Page 440 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 88°36'34" West, along the northerly line of said Mast's land, 353.90 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described.

Thence North 01°15'41" West, along the westerly line of the parcel herein described and the easterly line of the aforesaid Roy K. Miller and Miriam J. Miller parcel (PPN 18-090991), passing through a 5/8" iron pin with cap bearing "P.J.K. 7249" found at 121.48 feet, a 5/8" iron pin set at 743.19 feet, a total distance of 773.19 feet to **The Principal Place of Beginning of this Survey** and containing 6.312 acres of land, of which, 0.246 acres are within the R/W of said Nauvoo Road, leaving 6.066 acres of land exclusive of said R/W, surveyed in April of 2023 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 land remaining in PPN 18-018100 as conveyed to David E. Mullet and Kathryn A. Mullet, recorded in Volume 2131, Page 1050 of GCRD, after a 8.997 acre division from the westerly side thereof.

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) 4" high carbon steel railroad rail spike(s).

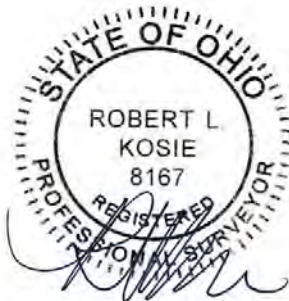
Survey Plat & Description
Approved Per O.R.C. 315.251

Geauga County Engineer

Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070

By: SNR Date: 05/01/2023

23-077



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

April 8th, 2023



8.997 ACRE LOT SPLIT

0.551 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 18-018100, David E. Mullet and Kathryn A. Mullet, Volume 2131, Page 1050 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 16 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike found at the centerline intersection of Nauvoo Road (Township Road 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 Geauga County Engineers Records) and Hayes Road (Township Road 121, 60 feet wide as determined by Geauga County Engineers Determination, Steven N. Roessner, Registered Professional Surveyor 7070, filed as TR-0121 Hayes Road Right of Way Determination.pdf in the Geauga County Engineers Records).

Thence North $88^{\circ}40'47''$ East, along the centerline of said Nauvoo Road, 1345.05 feet to the northeasterly corner of PPN 18-090990 as conveyed to Albert E. Mullet and Irma N. Mullet, recorded in Volume 1195, Page 12 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $88^{\circ}40'47''$ East, continuing along said centerline, a frontage distance of 800.40 feet to a northwesterly corner of PPN 18-090991 as conveyed to Roy K. Miller and Miriam J. Miller, recorded in Volume 2117, Page 522 of GCRD, being a northeasterly corner of the parcel herein described.

Thence along the westerly side of said Miller's land the following six (6) courses:

8.997 ACRE LOT SPLIT (continued)

- 1.) South 01°16'58" East, passing through a 5/8" iron pin found at 27.60 feet, a 5/8" iron pin set at 30.00 feet, a total distance of 64.94 feet to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at an angle point therein;
- 2.) South 22°53'01" West, 86.23 feet to a to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at an angle point therein;
- 3.) South 27°01'55" West, 138.09 feet to to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at an angle point therein;
- 4.) South 31°58'20" West, 38.48 feet to a to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at an angle point therein;
- 5.) South 88°42'37" West, 77.17 feet to a to a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at a northwesterly corner thereof and
- 6.) South 01°15'45" East, 354.19 feet to a 5/8" iron pin with cap bearing "P.J.K. 7249" pin found at the southwesterly corner thereof.

Thence North 88°44'49" East, along the southerly line of said Miller's land, 239.09 feet to a 5/8" iron pin with cap bearing "P.J.K. 7249" found at the southeasterly corner thereof.

Thence South 01°15'41" East, along an easterly line of the parcel herein described, 121.48 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the northerly line of PPN 18-091041 as conveyed to Chester A. Mast and Alma B. Mast, recorded in Volume 1300, Page 440 of GCRD.

Thence South 88°36'34" West, along said northerly line of Mast's land, 374.18 feet to a 5/8" iron pin with cap being "P.J.K. 7249" found at the southeasterly corner of PPN 18-091087, as conveyed to Chester A. Mast and Alma Mast, recorded in Volume 1395, Page 920 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°21'51" West, along the easterly line of Mast's land, 315.18 feet to a 5/8" iron pin with cap bearing "P.J.K. 7249" found at the northeasterly corner thereof.

Thence South 89°22'25" West, along the northerly line of said Mast's land, 464.94 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner of PPN 18-091086 as conveyed to Albert E. Mullet and Erma Mullet, recorded in Volume 1395, Page 917 of ACRD, being a southwesterly corner of the parcel herein described.

Thence North 01°22'20" West, along the easterly line of said Mast's land, also along the easterly line of the aforesaid Albert E. Mullet and Irma N. Mullet parcel (PPN 18-

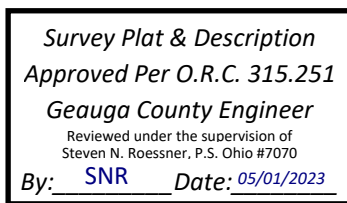
8.997 ACRE LOT SPLIT (continued)

090990), passing through a 5/8" iron pin set at 422.84 feet, also passing through to a 5/8" iron pin with a damaged cap found at 423.63 feet, a total distance of 452.84 feet to **The Principal Place of Beginning of this Survey** and containing 8.997 acres of land, of which, 0.551 acres are within the R/W of said Nauvoo Road, leaving 8.446 acres of land exclusive of said R/W, surveyed in April of 2023 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.

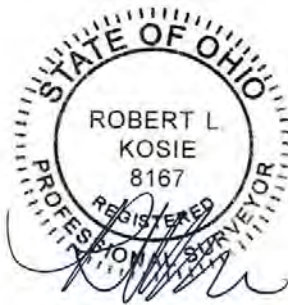
The intent of this survey is to divide 8.997 acres of land from the westerly side of PPN 18-018100 as conveyed to David E. Mullet and Kathryn A. Mullet, recorded in Volume 2131, Page 1050 of GCRD.

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".

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



23-077



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

April 8th, 2023