

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Section 1 within said Township and Township 6N and Range 12W in The Connecticut Western Reserve	September	ONE
Survey for:	Year:	of ONE
William A.J. Byler and Betty M. Byler	2023	

Checked on September 15th, 2023 by MBL, RLK

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

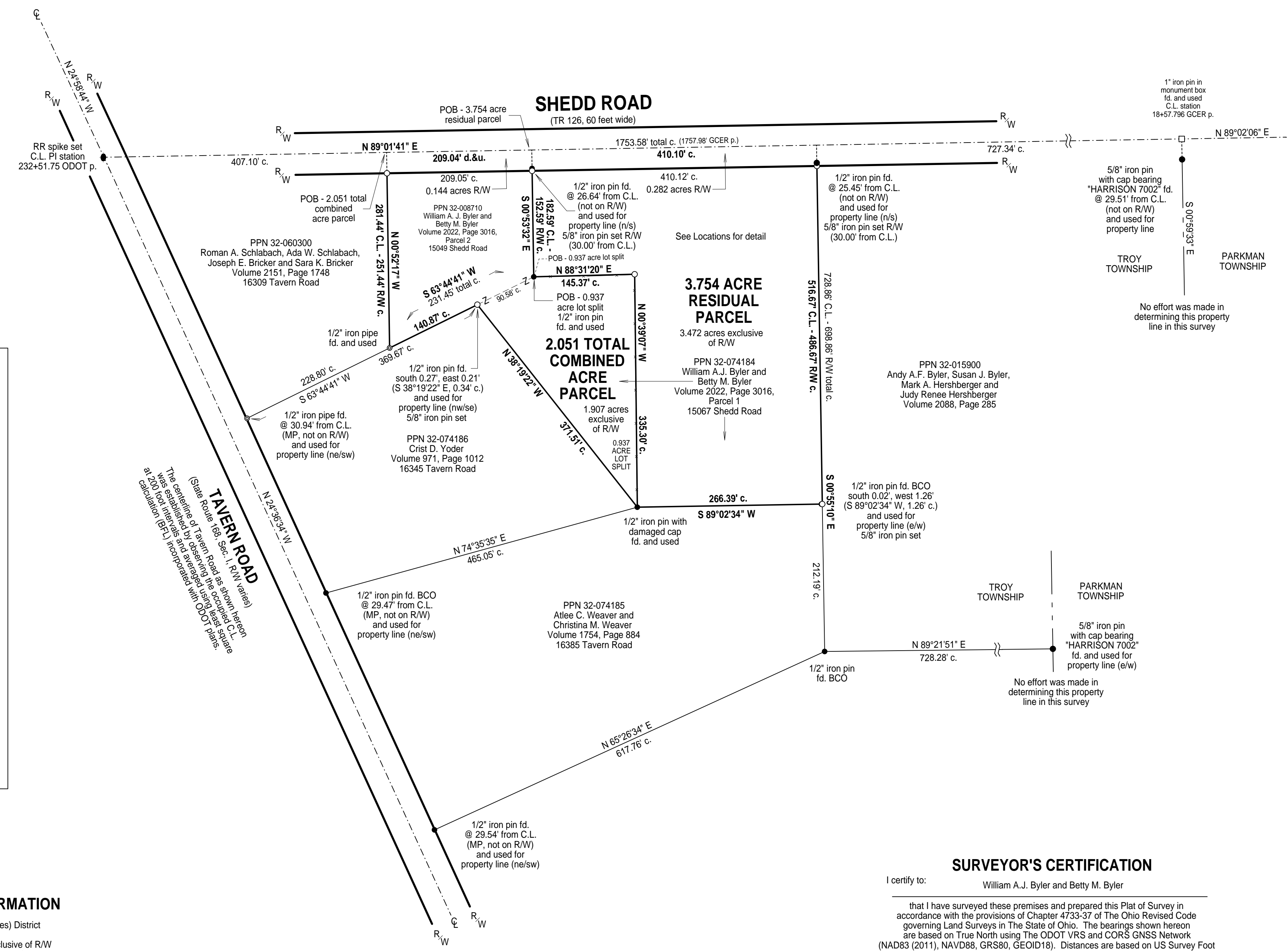


100 75 50 25 0 100 200 300

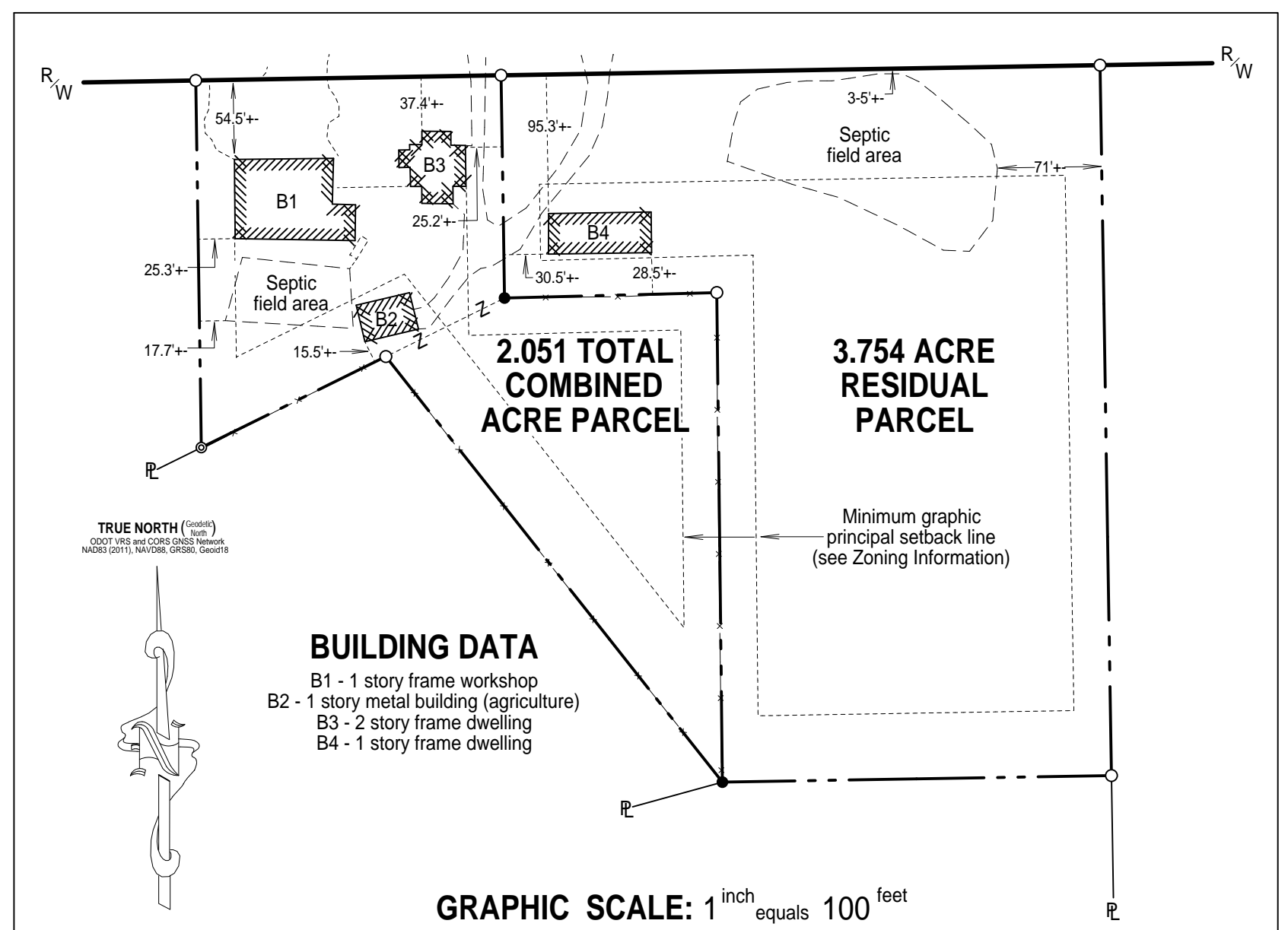
GRAPHIC SCALE: 1 inch equals 100 feet

- -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 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" lka -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 "Gauga County Records and Deeds"
- GGER -Denotes "Gauga County Engineers' Records"
- ODOT -Denotes "Ohio Department of Transportation"
- - - - -Denotes existing barbed wire fence line
-Denotes minimum graphic setback line (see Zoning Information)

MAP OF RESURVEY, LOT SPLIT, AND CONSOLIDATION OF LOTS OF
PPNs 32-074184 and 32-008710
William A. J. Byler and Betty M. Byler
DEED OF RECORD:
Volume 2022, Page 3016
Parcels 1 and 2
15067 and 15049 Shedd Road



LOCATIONS



- BUILDING DATA**
- B1 - 1 story frame workshop
 - B2 - 1 story metal building (agriculture)
 - B3 - 2 story frame dwelling
 - B4 - 1 story frame dwelling

GRAPHIC SCALE: 1 inch equals 100 feet

ENGINEER'S APPROVAL

Survey Plot & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Received under the supervision of
Steven H. Blosser, P.S. Ohio #7070
By: SNR Date: 10/04/2023

23-142

SURVEYOR'S CERTIFICATION

I certify to: William A.J. Byler and Betty M. 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 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 12th day of September, 2023

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

ZONING INFORMATION

R-3: Residential (3 acres) District
Minimum acres: 3.00 exclusive of R/W
Minimum frontage: 250'
Minimum setback (R/W) 75'
Minimum sideyard: 25'
Minimum reyard: 45'

Troy Township Zoning Inspector
Joe Orłowski
440.834.8614

Troy Township Zoning Secretary
Lisa Murphy
440.321.7514
Lisamurphy.troygeauga@outlook.com

ZONING APPROVAL

This re-survey, lot split and consolidation of lots complies with the applicable Troy Township Zoning Resolution.
This _____ day of _____, 2023.
and is accepted by:
Signed
Printed Joe Orłowski, Troy Township Zoning Inspector

REFERENCES

- *The undated survey prepared by Milton A Boomhower, Registered Surveyor 4247, recorded as Volume 2151, Page 1748 and Volume 2022, Page 3016 of GCRD.
- *The 1927 Department of Highways and Public Works "ODOT" Warren - Burton road (State Route 168) filed in the ODOT records
- *The November 5, 1993 surveys prepared by J. Arthur Temple, Registered Surveyor 4761, recorded as Volume 971, Page 1012, Volume 1754, Page 884 Volume 2022, Page 3016 and Volume 2088, Page 285 of GCRD.
- *The 2013 SHEDD ROAD (TR126) WIDENING AND RESURFACING PLANS filed as TR-0126-A-B-SHEDD ROAD 2013 PLANS.pdf of GCD

DBK MAP 1310 2023



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



0.937 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 32-074184
 William A.J. Byler and Betty M. Byler, Volume 2022, Page 3016,
 Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 1 within said Township and Township 6N and Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Tavern Road (State Route 168, Sec. I, R/W varies) and Shedd Road (TR 126, 60 feet wide), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Shedd Road North 89°01'41" East, 1753.58 feet therefrom.

Thence North 89°01'41" East, along the centerline of said Shedd Road, 407.10 feet to the northwesterly corner of PPN 32-008710 as conveyed to William A. J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 2 of GCRD.

Thence North 89°01'41" East, continuing along said centerline, 209.04 feet to a northeasterly corner of said Byler's land.

Thence South 00°53'32" East, along the easterly line of said Byler's land, passing through a 1/2" iron pin found at 26.64 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, a total distance of 182.59 feet to a 1/2" iron pin found at the southeasterly corner thereof, being an angle point on the northerly side of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°31'20" East, along a northerly line of the parcel herein described, 145.37 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 00°39'07" East, along an easterly line of the parcel herein described, 335.30 feet to a 1/2" iron pin with damaged cap found at an angle point on the northerly side of PPN 32-074185 as conveyed to Atlee C. Weaver and Christina M. Weaver, recorded in Volume 1754, Page 884, being the southeasterly corner of PPN 32-074186 as conveyed to Crist D. Yoder, recorded in Volume 971, Page 1012 of GCRD and the southeasterly corner of the parcel herein described.

0.937 ACRE LOT SPLIT (continued)

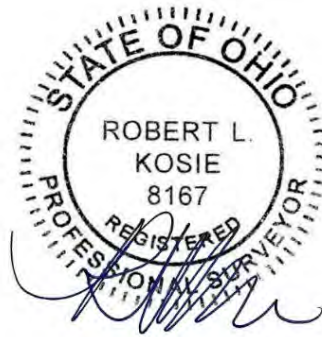
Thence North 38°19'22" West, along the easterly line of said Yoder's land, passing through a 1/2" iron pin found at 371.17 feet, a total distance of 371.51 feet to a 5/8" iron pin set at the northeasterly corner thereof, being the northwesterly corner of the parcel herein described.

Thence North 63°44'41" East, along a northerly line of the parcel herein described, 90.58 feet to **The Principal Place of Beginning of this Survey** and containing 0.937 acres of land, surveyed in October 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 0.937 acres of land from PPN 32-074184 as conveyed to William A.J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 1 of GCRD.

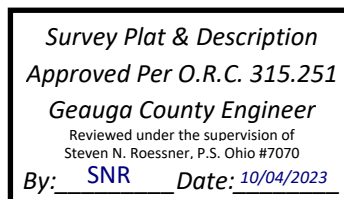
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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



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

September 21st, 2023



23-142

2.051 TOTAL COMBINED ACRE PARCEL (continued)



2.051 TOTAL COMBINED ACRE PARCEL

0.144 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) PPN 32-008710

William A. J. Byler and Betty M. Byler, Volume 2022, Page 3016,

Parcel 2 and PPN 32-074184, William A.J. Byler and Betty M. Byler, Volume 2022, Page 3016, Parcel 1 of Geauga County Records and Deeds (GCRD). 15049 Shedd Road.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 1 within said Township and Township 6N and Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Tavern Road (State Route 168, Sec. I, R/W varies) and Shedd Road (TR 126, 60 feet wide), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Shedd Road North 89°01'41" East, 1753.58 feet therefrom.

Thence North 89°01'41" East, along the centerline of said Shedd Road, 407.10 feet to the northeasterly corner of PPN 32-060300 as conveyed to Roman A. Schlabach, Ada W. Schlabach, Joseph E. Bricker and Sara K. Bricker, recorded in Volume 2151, Page 1748 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°01'41" East, continuing along said centerline, a frontage distance of 209.04 feet the northwesterly corner of PPN 32-074184 as conveyed to William A.J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 1 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°53'32" East, along a westerly line of said Byler's land, passing through a 1/2" iron pin found at 26.64 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, a total distance of 182.59 feet to a 1/2" iron pin found.

Thence North 88°31'20" East, along a northerly line of the parcel herein described, 145.37 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 00°39'07" East, along an easterly line of the parcel herein described, 335.30 feet to a 1/2" iron pin with damaged cap found at an angle point on the northerly side of PPN 32-074185 as conveyed to Atlee C. Weaver and Christina M. Weaver, recorded in Volume

2.051 TOTAL COMBINED ACRE PARCEL (continued)

1754, Page 884, being the southeasterly corner of PPN 32-074186 as conveyed to Crist D. Yoder, recorded in Volume 971, Page 1012 of GCRD and the southeasterly corner of the parcel herein described.

Thence North 38°19'22" West, along the easterly line of said Yoder's land, passing through a 1/2" iron pin found at 371.17 feet, a total distance of 371.51 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 63°44'41" West, along the northerly line of said Yoders land, 140.87 feet to a 1/2" iron pipe found at the southeasterly corner of the aforesaid Roman A. Schlabach, Ada W. Schlabach, Joseph E. Bricker and Sara K. Bricker parcel (PPN 32-060300), being the southwesterly corner of the parcel herein described.

Thence North 00°52'17" West, along the easterly line of the said Roman A. Schlabach, Ada W. Schlabach, Joseph E. Bricker and Sara K. Bricker parcel, passing through a 5/8" iron pin set at 251.44 feet, a total distance of 281.44 feet to **The Principal Place of Beginning of this Survey** and containing 2.051 acres of land, of which, 0.144 acres are within the R/W of said Shedd Road, leaving 1.907 acres of land exclusive of said R/W, surveyed in October 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.

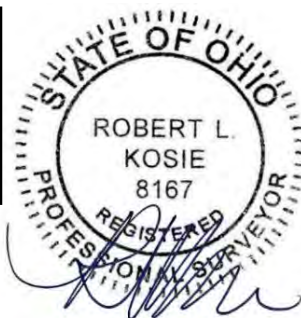
The intent of this survey is to combine 0.937 acres of land that was divided from PPN 32-074184 as conveyed to William A.J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 1 together with PPN 32-008710 as conveyed to William A. J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 2 of GCRD. Known as being 15049 Shedd 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 type railroad rail spikes(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: 10/04/2023

23-142



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

September 21st, 2023



3.754 ACRE RESIDUAL PARCEL

0.282 Acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-074184

William A.J. Byler and Betty M. Byler, Volume 2022, Page 3016,

Parcel 1 of Geauga County Records and Deeds (GCRD). 15067 Shedd Road.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Section 1 within said Township and Township 6N and Range 7W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Tavern Road (State Route 168, Sec. I, R/W varies) and Shedd Road (TR 126, 60 feet wide), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Shedd Road North 89°01'41" East, 1753.58 feet therefrom.

Thence North 89°01'41" East, along the centerline of said Shedd Road, 407.10 feet to the northwesterly corner of PPN 32-008710 as conveyed to William A.J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 2 of GCRD.

Thence North 89°01'41" East, continuing along said centerline, 209.04 feet to a northeasterly corner of said Byler's land, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 89°01'41" East, continuing along said centerline, a frontage distance of 410.10 feet to the northwesterly corner of PPN 32-015900 as conveyed to Andy A. F. Byler, Susan J. Byler, Mark A. Hershberger and Judy Renee Hershberger, recorded in Volume 2088, Page 285 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 00°55'10" East, along the westerly line of the said Andy A.F. Byler, Susan J. Byler, Mark A. Hershberger and Judy Renee Hershberger parcel, passing through a 1/2" iron pin found at 25.45 feet, a 5/8" iron pin set at 30.00 feet, a total distance of 516.67 feet to a 5/8" iron pin set at the northeasterly corner of PPN 32-074185 as conveyed to Atlee C. Weaver and Christina M. Weaver, recorded in Volume 1754, Page 884 of GCRD, being the southeasterly corner of the parcel herein described, referenced by a 1/2" iron pin found bent, coned and observed, south 0.02 feet and west 1.26 feet (S 89°02'34" W, 1.26 feet), therefrom.

3.754 ACRE RESIDUAL PARCEL (continued)

Thence South 89°02'34" West, along said Weaver's northerly line, passing through said 1/2" bent iron reference pin found at 1.26 feet, a total distance of 266.39 feet to a 1/2" iron pin with a damaged cap found at a southwesterly corner of the parcel herein described.

Thence North 00°39'07" West, along a westerly line of the parcel herein described, 335.30 feet to a 5/8" iron pin set.

Thence South 88°31'20" West, along a southerly line of the parcel herein described, 145.37 feet to a 1/2" iron pin found at the southeasterly corner of the aforesaid William A. J. Byler and Betty M. Byler parcel (PPN 32-008710), being a southwesterly corner of the parcel herein described.

Thence North 00°53'32" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin set at 152.59 feet, a 1/2" iron pin found at 155.95 feet, a total distance of 182.59 feet to the **The Principal Place of Beginning of this Survey** and containing 3.754 acres of land, of which, 0.282 acres are within the R/W of said Shedd Road, leaving 3.472 acres land exclusive of said R/W, surveyed in October 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.

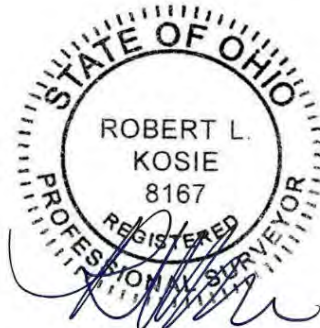
The intent of this survey is to describe the residual of land remaining in PPN 32-074184 as conveyed to William A.J. Byler and Betty M. Byler, recorded in Volume 2022, Page 3016, Parcel 1 of GCRD, after a 0.937 acre division of land therefrom.

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 type railroad rail spikes(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: 10/04/2023

23-142



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

September 21st, 2023