



54.690 ACRE RESIDUAL PARCEL

0.444 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-190841
 Mark M. Byler and Ruby M. Byler
 Volume 2139, Page 2261 of Geauga County Records and
 Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11, Original Lot 6 in Section 12, Original Lot 2 in Section 20 and Section 19, within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 43°43'15" East, along the centerline of said Tavern Road, passing through its intersection with the centerline of Newcomb Road (aka Middlefield Road, TR 130, 60 feet wide) at 472.12 feet, a total distance of 779.70 feet to the southeasterly corner of PPN 25-190057 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 882, Page 243 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 43°43'15" East, continuing along said centerline, a frontage distance of 641.34 feet to a northwesterly corner of PPN 25-053000 as conveyed to Jake J. Byler and Mary G. Byler, recorded in Volume 2139, Page 2287 of GCRD, being a northeasterly corner of the parcel herein described and witnessed by a PK nail found at an angle point on said centerline, South 43°43'15" East, 622.92 feet therefrom.

Thence along the northerly and westerly side of Byler's land the following six (6) courses:

54.690 ACRE RESIDUAL PARCEL (continued)

- 1.) South 45°58'42" West, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 29.79 feet (not on R/W), a total distance of 30.00 feet to an angle point therein, on the southwesterly R/W of said Tavern Road,
- 2.) South 53°04'52" West, 404.17 feet to a 5/8" iron pin set (2019-2020 surveys) at a southwesterly corner of the parcel herein described,
- 3.) Thence North 42°13'13" West, 152.20 feet to a 1" iron pipe found at a northwesterly corner thereof,
- 4.) Thence South 45°01'47" West, 145.35 feet to a 1" iron pipe found at an angle point therein at a northwesterly corner thereof,
- 5.) Thence South 08°27'04" West, 484.00 feet to a 1" iron pipe found at an angle point therein at the southwesterly corner thereof and
- 6.) Thence South 41°42'48" East, 244.69 feet to a 5/8" iron pin set (2019-2020 surveys) at the southeasterly corner thereof, referenced by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found south 0.68 feet and east 0.60 feet (South 41°42'48" East, 0.91 feet) therefrom, on the northwesterly line of PPN 25-190299 as conveyed to Gideon L. Yoder and Marianne E. Yoder, recorded in Volume 1141, Page 1170 of GCRD.

Thence South 46°04'23" West, along said northwesterly line of Yoder's land, passing through a 1" iron pipe found at 50.84 feet, a total distance of 73.22 feet to the center of the Grand River, as previously defined in Volume 1823, Page 1683, Parcel Three (RIVER), on a northerly line of PPN 25-190448 as conveyed to Jacob J. Byler, Mary G. Byler, Marvin J. Byler and Emma M. Byler, recorded in Volume 1950, Page 926 of GCRD, being the northwesterly corner of said Yoder's land.

Thence along the northerly and westerly sides of said Byler's land, along said RIVER, the following nine (9) courses:

- 1.) North 69°30'47" West, 20.58 feet to an angle point therein,
- 2.) South 52°21'03" West, 64.69 feet to an angle point therein,
- 3.) South 79°35'28" West, 86.69 feet to an angle point therein,
- 4.) South 54°22'23" West, 121.18 feet to an angle point therein,
- 5.) South 40°45'47" East, 107.49 feet to an angle point therein,
- 6.) South 49°52'23" West, 115.08 feet to an angle point therein,
- 7.) South 22°36'33" West, 138.78 feet to an angle point therein,
- 8.) South 41°40'33" West, 243.47 feet to an angle point therein and
- 9.) South 11°59'55" East, 109.08 feet to an angle point therein, being the southwesterly corner thereof and the northwesterly corner of PPN 25-018160, as conveyed to Eli H. Miller and Esther S. Miller, recorded in Volume 1834, Page 2077 of GCRD, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found North 83°04'28" East, 23.57 feet therefrom.

Thence South 18°12'55" East, along the westerly line of said Miller's land, along said RIVER, 139.06 feet to an angle point therein, being the southwesterly corner thereof and the

54.690 ACRE RESIDUAL PARCEL (continued)

northwesterly corner of PPN 25-190474 as conveyed to Allen M. Miller and Martha R. Miller, recorded in Volume 2099, Page 2712 of GCRD, witnessed by a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found North 84°55'51" East, 50.00 feet therefrom.

Thence South 12°50'42" East, along a westerly line of said Miller's land, along said RIVER, 102.47 feet to an angle point therein.

Thence South 02°45'23" West, along a westerly line of said Miller's land, along said RIVER, 139.32 feet to the southwesterly corner thereof.

Thence North 89°17'36" East, along the southerly line of said Miller's land, passing through a 3/4" iron pin found at 65.17 feet, a total distance of 325.48 feet to a 5/8" iron pin set (2019-2020 surveys) at the northwesterly corner of PPN 25-105000 as conveyed to James L. Soltis, Jr., TTEE, recorded in Volume 2049, Page 431, Parcel No. 7 of GCRD, and located South 89°17'36" West, 2031.24 feet from a 3/4" iron pin found.

Thence South 55°41'23" West, along the northwesterly line of said Soltis' land and along the center of said RIVER, passing through a 5/8" iron pin set (2019-2020 surveys) at 277.16 feet, a total distance of 814.52 to a southwesterly corner of the parcel herein described.

Thence along the westerly and northerly sides of the parcel herein described the following eight (8) courses:

- 1.) North 31°06'17" West, passing through a 5/8" iron pin corner reference set at 50 feet, a total distance of 687.80 feet to a 5/8" iron pin set at an angle point therein,
- 2.) North 07°48'06" West, 701.05 feet to a 5/8" iron pin set at a point of curve therein,
- 3.) along said curve, deflecting to the right, having a chord bearing of North 03°04'40" East, a delta angle of 14°26'36", a radius of 910.00 feet, and a chord distance of 228.79 feet, a total length distance of 229.40 feet to a 5/8" iron pin set at a point of tangency therein,
- 4.) North 22°17'37" East, 479.62 feet to a 5/8" iron pin set at a point of curve therein,
- 5.) along said curve, deflecting to the left, having a chord bearing of North 16°11'44" East, a delta angle of 20°30'35", a radius of 340.00 feet, and a chord distance of 121.06 feet, a total length distance of 121.71 feet to a 5/8" iron pin set at a point of tangency therein,
- 6.) North 03°08'22" East, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
- 7.) along said curve, deflecting to the right, having a chord bearing of North 32°40'08" East, a delta angle of 63°53'59", a radius of 140.00 feet, and a chord distance of 148.17 feet, a total length distance of 156.14 feet to a 5/8" iron pin set at a point of tangency therein and
- 8.) North 63°35'19" East, and along a southerly line of PPN 25-190418 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 2139, Page 2282 of GCRD, passing through a 5/8" iron pin set (2019-2020 surveys) at 145.00 feet, a total distance of 611.63 feet to a 5/8" iron pin set (2019-2020 surveys) at a southeasterly corner thereof, on the westerly line of the aforesaid Schmucker parcel (PPN 25-190057), being a northeasterly corner of the parcel herein described.

54.690 ACRE RESIDUAL PARCEL (continued)

Thence South 27°49'56" East, along said westerly line of Schmucker's land, 18.51 feet to a 5/8" iron pin found bent, coned and re-straightened at the southwesterly corner thereof.

Thence North 57°13'02" East, along the southerly line of said Schmucker's land, passing through a 5/8" iron pin set (2019-2020 surveys) at 436.76 feet and a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 437.53 feet (not on R/W), a total distance of 467.32 feet to **The Principal Place of Beginning of this Survey** and containing 54.690 acres of land, of which, 0.444 acres are within the R/W of said Tavern Road, leaving 54.247 acres of land exclusive of said R/W, surveyed in September of 2023 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 Geoid2012B). Be the same, more or less, but subject to all legal highways, reservations, conditions, limitations, easements and restrictions of record.

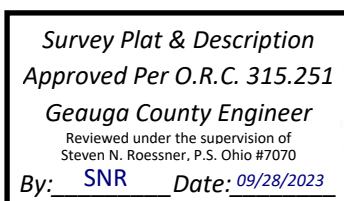
The intent of this survey is to describe the residual of land remaining in PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2139, Page 2261 of GCRD, after a 54.691 acre division from the westerly side thereof.

All monumentation found hereon is based on the August 7th, 2019 survey prepared by D.B. Kosie & Associates for Lester A. Schmucker and Kathryn A. Schmucker filed as 19-051 in the Geauga County Engineer's Records (GCER) and the November 6th, 2020 survey prepared for Lester A. Schmucker and Kathryn A. Schmucker filed as 20-121 in the GCER.

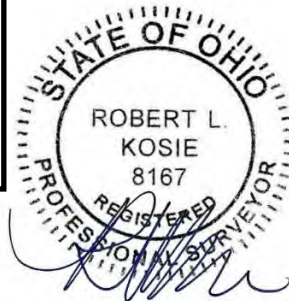
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

All PK nails set shown herein notes as being 1/4", thick-shanked "Parker-Kalon Company" style masonry nails.

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



23-125



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

September 1st, 2023,
2023



54.691 ACRE LOT SPLIT

0.099 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 25-190841

Mark M. Byler and Ruby M. Byler

Volume 2139, Page 2261 of Geauga County Records and
Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 5 in Section 11 and Original Lot 2 in Section 20 within said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at an iron railroad spike found at the centerline intersection of Nash Road (aka Center Road, Troy Road, TR 207, 60 feet wide) and Tavern Road (aka Warren - Burton Road, SR 168, 60 feet wide).

Thence South 89°06'29" West, along the centerline of said Nash Road, passing through a 1" iron pin "boxless monument" found at 99.93 feet, a total distance of 594.96 feet to the northwesterly corner of PPN 25-190418 as conveyed to Lester A. Schmucker and Kathryn A. Schmucker, recorded in Volume 2139, Page 2282 of GCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 17°28'27" East, along the westerly line of said Schmucker's land, passing through a 5/8" iron pin set (2019-2020 surveys) at 31.30 feet, a total distance of 1046.77 feet to a 5/8" iron pin set (2019-2020 surveys) at the southwesterly corner thereof, being a southeasterly corner of the parcel herein described.

Thence along the southerly and easterly side of the parcel herein described, the following eight (8) courses:

54.691 ACRE LOT SPLIT (continued)

- 1.) South 63°35'19" West, along a continuation of said southerly line of Schmucker's land, 145.00 feet to a 5/8" iron pin set at a point of curve therein,
- 2.) along said curve, deflecting to the left, having a chord bearing of South 32°40'08" West, a delta angle of 63°53'59", a radius of 140.00 feet, and a chord distance of 148.17 feet, a total length distance of 156.14 feet to a 5/8" iron pin set at a point of tangency therein,
- 3.) South 03°08'22" West, 241.36 feet to a 5/8" iron pin set at a point of curve therein,
- 4.) along said curve, deflecting to the right, having a chord bearing of South 16°11'44" West, a delta angle of 20°30'35", a radius of 340.00 feet, and a chord distance of 121.06 feet, a total length distance of 121.71 feet to a 5/8" iron pin set at a point of tangency therein,
- 5.) South 22°17'37" West, 479.62 feet to a 5/8" iron pin set at a point of curve therein,
- 6.) along said curve, deflecting to the left, having a chord bearing of South 03°04'40" West, a delta angle of 14°26'36", a radius of 910.00 feet, and a chord distance of 228.79 feet, a total length distance of 229.40 feet to a 5/8" iron pin set at a point of tangency therein,
- 7.) South 07°48'06" East, 701.05 feet to a 5/8" iron pin set at an angle point therein and
- 8.) South 31°06'17" East, passing through a 5/8" iron pin corner reference set at 637.80 feet, a total distance of 687.80 feet to a point in the center of the Grand River, as previously defined in Volume 1823, Page 1683, Parcel Three (RIVER), on the northwesterly line of PPN 25-105000 as conveyed to James L. Soltis, Jr., TTEE, recorded in Volume 2049, Page 431, Parcel No. 7 of GCRD, being a southeasterly corner of the parcel herein described.

Thence along said northwesterly line of Soltis' land, along the northwesterly side of PPN 25-105404 as conveyed to James S. Soltis and Loretta Salerno, recorded in Volume 2171, Page 1445, Parcel No. 2 of GCRD, along said RIVER, the following nine (89) courses:

- 1.) South 55°41'23" West, 227.75 feet to an angle point therein,
- 2.) North 87°35'37" West, 65.01 feet to an angle point therein,
- 3.) South 51°22'23" West, 165.03 feet to an angle point therein,
- 4.) South 00°20'37" East, 135.02 feet to an angle point therein,
- 5.) South 46°35'23" West, 180.03 feet to an angle point therein,
- 6.) South 83°45'23" West, 80.01 feet to an angle point therein,
- 7.) South 62°22'23" West, 126.02 feet to an angle point therein,
- 8.) South 00°39'23" West, 70.01 feet to an angle point therein and
- 9.) North 75°54'37" West, 129.77 feet to a southwesterly corner of the parcel

54.691 ACRE LOT SPLIT (continued)

herein described.

Thence North 00°33'17" West, along a westerly line of the parcel herein described and along an easterly line of PPN 25-190026 as conveyed to Aldo Campellone and Robert Campellone, recorded in Volume 909, Page 830, Parcel No. 2 of GCRD, passing through a 3/4" iron pipe found at 235.24 feet, a total distance of 2389.16 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 89°56'26" West, along a northerly line of said Campellone's land, 1121.29 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found on an easterly line of PPN 25-045900 as conveyed to Daniel G. Kurtz, Lydiann J. Kurtz, Daniel C. Byler and Sara D. Byler, recorded in Volume 2029, Page 900 of GCRD (KB), being a northwesterly corner of said Campellone's land and a southwesterly corner of the parcel herein described.

Thence North 00°55'06" West, along said easterly line of the KB parcel, 546.35 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner of PPN 25-057000 as conveyed to David A. Schmucker, Fannie Schmucker and Jonas Schmucker, recorded in Volume 2162, Page 1211 of GCRD, being a northwesterly corner of the parcel herein described.

Thence along the southerly, westerly and easterly lines of said Schmucker's land the following four (4) courses:

- 1.) North 89°57'07" East, 1003.55 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at an angle point therein, being a northeasterly corner of the parcel herein described,
- 2.) South 13°02'14" East, 509.24 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a southwesterly corner thereof,
- 3.) North 75°49'28" East, 527.31 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at the southeasterly corner thereof and
- 4.) North 18°13'00" West, 1219.25 feet to a 5/8" iron pin found at the southwesterly corner of PPN 25-190028 as conveyed to Chester C. Hershberger and Ruth A. Hershberger, recorded in Volume 1817, Page 1565 of GCRD, being a northwesterly corner of the parcel herein described.

Thence along the southerly and easterly lines of said Hershberger's land the following 4 courses:

- 1.) North 89°21'17" East, 299.80 feet to a 5/8" iron pin with a damaged cap found at a southeasterly corner thereof,

54.691 ACRE LOT SPLIT (continued)

- 2.) North 15°55'49" West, 178.19 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at a northwesterly corner of the parcel herein described,
- 3.) North 88°54'30" East, 80.10 feet to a 5/8" iron pin found bent, coned and re-straightened at a southeasterly corner of said Hershberger's land and
- 4.) North 15°54'28" West, passing through a 5/8" iron pin found bent, coned and re-straightened at 165.42 feet, a total distance of 196.48 feet to a point on the centerline of the aforesaid Nash Road, being the northeasterly corner of said Hershberger's land and a northwesterly corner of the parcel herein described.

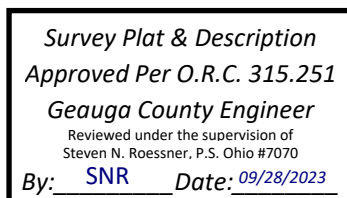
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The intent of this survey is to divide 54.691 acres of land from the westerly side of PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2139, Page 2261 of GCRD.

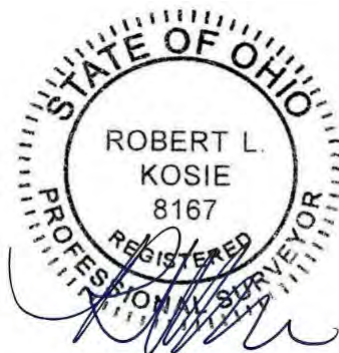
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All railroad spikes shown herein noted as being M&B style (M and B Railroad LLC) 4" high carbon steel railroad rail spike(s).



23-125



Robert L. Kosie, Sr.,
Ohio Certified Registered
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September 1st, 2023,
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