

Survey for: Mark M. Byler and Ruby M. Byler

Checked on September 1st, 2023, 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.

PLAT OF LOT SPLIT AND RESIDUAL OF:
PPN 25-190841
Mark M. Byler and Ruby M. Byler
DEEDS OF RECORD:
Volume 2139, Page 2261

- Denotes 5/8" iron (steel) rebar pin (#5 rebar) with cap bearing "J.W. DANIEL P.S. 6222" fd. and used unless otherwise noted
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2019-2020 surveys.
- Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set in 2019-2020 surveys.
- 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
- CL - Denotes centerline RW - 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"
- GCRD - Denotes "Gauga County Records and Deeds"
- GCEr - Denotes "Gauga County Engineer's Records"
- aka - Denotes "also known as" AG - Denotes agricultural use
- Denotes approximate edge of Grand River



MONUMENTATION NOTE

All monumentation found herein is based on the August 7th, 2019 survey prepared by D.B. Kosie & Associates for Lester A. Schumucker and Kathryn A. Schumucker filed as 19-051 in the GCR and the November 6th, 2020 survey prepared for Lester A. Schumucker and Kathryn A. Schumucker filed as 20-121 in the GCR.

LINE DATA

- L1 - S 57°17'03" W, 214.77' c.&u. - 184.21' RW c.&u. (215.00' C.L. DANIEL p.)
- L2 - S 43°51'06" E, 50.05' c.&u. (50.00' DANIEL p.)
- L3 - S 57°25'55" W, 105.11' c.&u. (105.00' DANIEL p.)
- L4 - S 43°53'16" E, 110.15' c.&u. (110.00' DANIEL p.)
- L5 - S 57°18'10" W, 71.52' c.&u. (71.00' DANIEL p.)
- CL1 - N 89°06'29" E, 99.93' c.&u. (100.00' GCRER p.)
- CL2 - S 43°43'15" E, 138.06' c.&u. (135.98' DANIEL p.)
- CL3 - S 43°43'15" E, 205.88' c.&u. (205.77' DANIEL p.)
- CL4 - N 43°43'15" W, 130.18' c.
- CL234 - N 43°43'15" W, 472.12' total c.

MONUMENT DATA

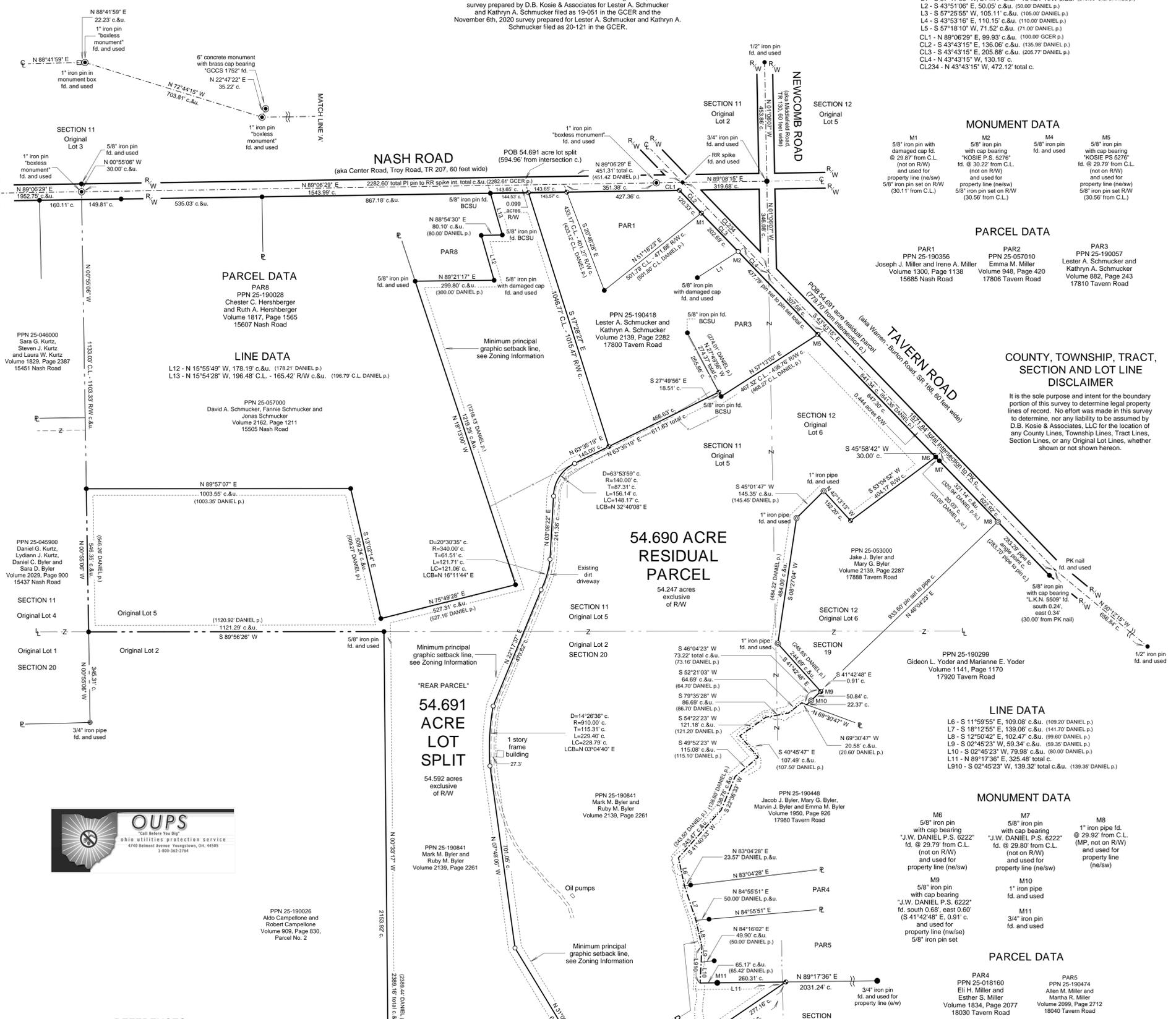
- M1 5/8" iron pin with damaged cap fd. and used for property line (ne/sw) 5/8" iron pin set on RW (30.11' from C.L.)
- M2 5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. and used for property line (ne/sw) 5/8" iron pin set on RW (30.56' from C.L.)
- M3 5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. and used for property line (ne/sw) 5/8" iron pin set on RW (30.56' from C.L.)
- M4 5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. and used for property line (ne/sw) 5/8" iron pin set on RW (30.56' from C.L.)
- M5 5/8" iron pin with cap bearing "KOSIE P.S. 5276" fd. and used for property line (ne/sw) 5/8" iron pin set on RW (30.56' from C.L.)

PARCEL DATA

- PAR1 PPN 25-190356 Joseph J. Miller and Marianne A. Miller Volume 1300, Page 1138 15685 Nash Road
- PAR2 PPN 25-057010 Emma M. Miller Volume 948, Page 420 17800 Tavern Road
- PAR3 PPN 25-190057 Lester A. Schumucker and Kathryn A. Schumucker Volume 882, Page 243 17810 Tavern Road

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for the boundary portion of this survey to determine legal property lines of record. No effort was made in this survey to determine, nor any liability to be assumed by D.B. Kosie & Associates, LLC for the location of any County Lines, Township Lines, Tract Lines, Section Lines, or any Original Lot Lines, whether shown or not shown herein.



REFERENCES

- *The 1927 State of Ohio Department of Highways and Public Works, Division of Highways Improvement Plans for Warren - Burton Road, I.C.H. No. 325, Sec. G-1, Plat. No. 6056, Geauga County, Parkman - Troy Twp., filed as SR-168 TAVERN ROAD 1927 PLANS-00-22-00-33 GE-A-PAR (ODOT-001049).pdf in the GCR.
- *The survey prepared by Richard Sperry, Registered Surveyor, recorded in Volume 2029, Page 900 of GCRD.
- *The July, 1965 survey prepared by W.L. Mosier, Registered Surveyor No. 6832, recorded in Volume 909, Page 830 of GCRD.
- *The March, 1989 survey (unrecorded) and August, 1991 (revised September 10th, 1991) survey prepared by Delmar B. Kosie & Associates (Delmar B. Kosie, P.S. 5276), recorded in Volume 882, Page 243 of GCRD.
- *The November 26th, 1997 survey prepared by Jerry W. Daniel, Ohio Surveyor Number 5298, recorded in Volume 1141, Page 1170 of GCRD.
- *The July, 1999 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1300, Page 1138 of GCRD.
- *The August, 2001 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1823, Page 1683, Exhibit "A", Parcel One and Parcel Three, Exhibit "B".
- *Parcel Two and Volume 2055, Page 1521 of GCRD, filed as PAR 00238 PLAT.pdf in the GCR.
- *The November 13th, 2002 Map of Survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, filed as PAR 00184 PLAT.pdf in the GCR.
- *The March, 2003 surveys prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1611, Page 424, Volume 1662, Page 1029 and Volume 1834, Page 2077 of GCRD, filed as PAR 00185 PLAT.pdf in the GCR.
- *The September 13th, 2006 Centerline Plat of Nash Road T.R. 207, prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor filed as TR-0207-C-NASH ROAD 2016 MONUMENT MAP-REV-2016-11-07.pdf in the GCR.
- *The February, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1817, Page 1565 of GCRD, filed as PAR 00237 PLAT.pdf in the GCR.
- *The July, 2007 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1829, Page 2387 and Volume 2029, Page 900 (exception) of GCRD, filed as PAR 00114 PLAT.pdf in the GCR.
- *The October, 2007 Map of Survey for Levi Yoder prepared by Joseph Arthur Temple, Registered Surveyor No. 4761, filed as PAR 00289 PLAT.pdf in the GCR.
- *The January 30th, 2008 Centerline Plat of Newcomb Road T.R. 130 prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, County Surveyor filed as TR-0130-A-C-NEWCOMB ROAD 2016 MONUMENT MAP-REV-2016-10-31.pdf in the GCR.
- *The April, 2012 survey prepared by Jerry W. Daniel, Registered Surveyor No. 6222, recorded in Volume 1950, Page 926 of GCRD.
- *The August 7th, 2019 survey prepared by D.B. Kosie & Associates for Lester A. Schumucker and Kathryn A. Schumucker filed as 19-051 in the GCR.
- *The November 6th, 2020 survey prepared by D.B. Kosie & Associates for Lester A. Schumucker and Kathryn A. Schumucker filed as 20-121 in the GCR.
- *The December 2019 survey prepared by Thomas J. O'Hara, Ohio Registered Surveyor 7995 recorded Volume 2099, Page 2712 of GCRD.

ZONING INFORMATION

R1 - Residential Zoning District
Minimum Frontage: 200.00'
Minimum Area: 2.50 acres RW
Minimum Front Yard: 75.00' RW
Minimum Sideyard: 25.00'
Minimum Rearyard: 25.00'

John Spelch, Zoning Inspector
Parkman Township Zoning hours:
Wednesday 5pm to 6:30pm and by appointment if needed.
Phone 330-219-3659 or zoning office at 440-548-2480.
or e-mail at rcavictor42@aol.com

ZONING APPROVAL

This lot split and residual complies with the applicable Parkman Township Zoning Resolution.

This _____ day of _____, 2023.

and is accepted by:
Signed _____ John Spelch
Printed _____
Parkman Township Zoning Inspector

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown herein 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 herein, any mistitling or malapropism, or that which is not shown on this drawing.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gaugu County Engineer
Reviewed under the supervision of:
Steven H. Hoesener, P.S. Ohio #2010
By: SNR Date: 09/26/2023

SURVEYOR'S CERTIFICATION

I certify to: Mark M. Byler and Ruby 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 herein are based on True North using the ODOT VRS and CORS GNSS Network (NAD83 (2011), NAVD83, GRS80, GEOID19). 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

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

11040 Madison Road
Montville, Ohio 44064

440.286.2131
Fax 440.988.3578

www.dbksurveys.com





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.

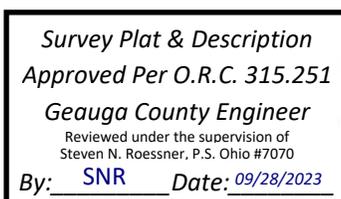
The intent of this survey is to describe the residual of land remaining in PPN 25-190841 as conveyed to Mark M. Byler and Ruby M. Byler, recorded in Volume 2139, Page 2261 of GCRD, after a 54.691 acre division from the westerly side thereof.

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.

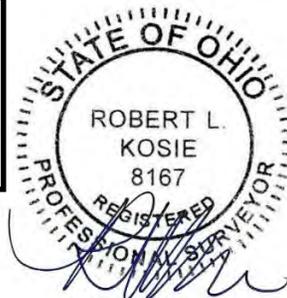
All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".

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 $89^{\circ}06'29''$ 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 $17^{\circ}28'27''$ 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.

Thence North 89°06'29" East, along said centerline, a frontage distance of 143.65 feet to **The Principal Place of Beginning of this Survey** and containing 54.691 acres of land, of which, 0.099 acres are within the R/W of said Nash Road, leaving 54.592 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 Geoid2018). 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 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.

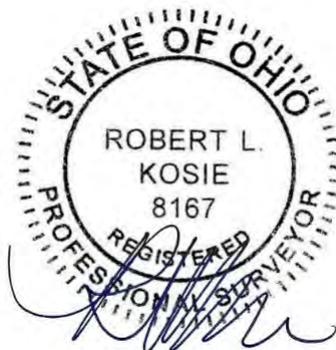
All monumentation found hereon is based on the August 7th, 2019 survey prepared by D.B. Kosie & Associates for Lester A. Schmucker and Kathryn A. Schmucker filed as 19-051 in the Geauga County Engineer's Records (GCER) and the November 6th, 2020 survey prepared for Lester A. Schmucker and Kathryn A. 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 railroad spikes shown herein noted as being M&B style (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: <u>SNR</u>	Date: <u>09/28/2023</u>

23-125



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

September 1st, 2023,
2023