

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



100 67 33 0 100 200 300

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 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" fka -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



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](http://www.dbksurveys.com)

5/8" iron pin  
fd. and used

PPN 57-112028  
Karen A. Kish  
INST 202012170024926,  
Parcel 1

5/8" iron pin  
fd. and used

5/8" iron pin  
fd. and used

## REFERENCES

\*The July 20, 1965 survey prepared by Ronald A. Stackhouse, Registered  
Surveyor 4564, recorded as INST 202309120014753 of TCRD  
\*The November, 1965 survey prepared by Ronald A. Stackhouse, Registered  
Surveyor 4564, recorded as INST 202212280025547 of TCRD

## GEAUGA PORTAGE EASTERLY ROAD

(TR 198, 60 feet wide)

5/8" iron pin fd.  
@ 30.53' from C.L.  
(MP, not on R/W)  
and used for  
property line (ne/sw)

5/8" iron pin fd.  
@ 30.32' from C.L.  
north 1.33', east 2.37'  
(not on R/W, 0.44' s/e MP  
of property line (ne/sw)  
5/8" iron pin set R/W  
(33.00' from C.L.)

5/8" iron pin fd.  
@ 30.54' from C.L.  
(MP, not on R/W)  
and used for  
property line (ne/sw)

## 5.002 ACRE PARCEL

4.849 acres exclusive of R/W

PPN 57-098410  
Marty E. Mast and  
Laura D. Byler  
INST 202212280025547  
4715 Warren  
Painesville Road

PPN 57-067070  
Jonathan W. Byler and  
Elvesta E. Byler  
INST 202309120014753  
4703 Old State Road

PPN 57-041440  
Samuel E. Miller and  
Elizabeth J. Miller  
INST 202011200023184,  
Parcel Two  
4687 Painesville  
Warren Road

Situated in The Township of Southington, County of Trumbull and State of Ohio and known as being part of Original Section 3 within said Township and Township 5N, Range 5W in the Connecticut Western Reserve	Month: December Year: 2023	Page: ONE of ONE
Survey for: Jonathan W. Byler and Elvesta E. Byler		

Checked on December 11th, 2023 by MBL, 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.

MAP OF SURVEY OF:

**PPN 57-067070**  
**Jonathan W. Byler and Elvesta E. Byler**  
**4703 Old State Road**

DEED OF RECORD:  
INST 202309120014753



## SURVEYOR'S CERTIFICATION

I certify to: Jonathan W. Byler and Elvesta E. 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 9th day of December, 2023.  
For any conflict resulting in electronic certification  
please refer to ORC Section 1306.06, Electronic record  
or signature satisfies legal requirements.

# DBK MAP 1327 2023