

Checked on this 5th day of May, 2025 by RLK, MBL

**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.

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



- - Denotes 1" iron pin with 2" aluminum cap "boxless monument" found and used unless otherwise noted;
- ⊕ - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (5/8" rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set as corner reference
- - Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (5/8" 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 roadway
- 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-Katon Company" style masonry nail
- GCRD - Denotes "Gauga County Records and Deeds"
- GCER - Denotes "Gauga County Engineer's Records"
- AG - Denotes "Agricultural"

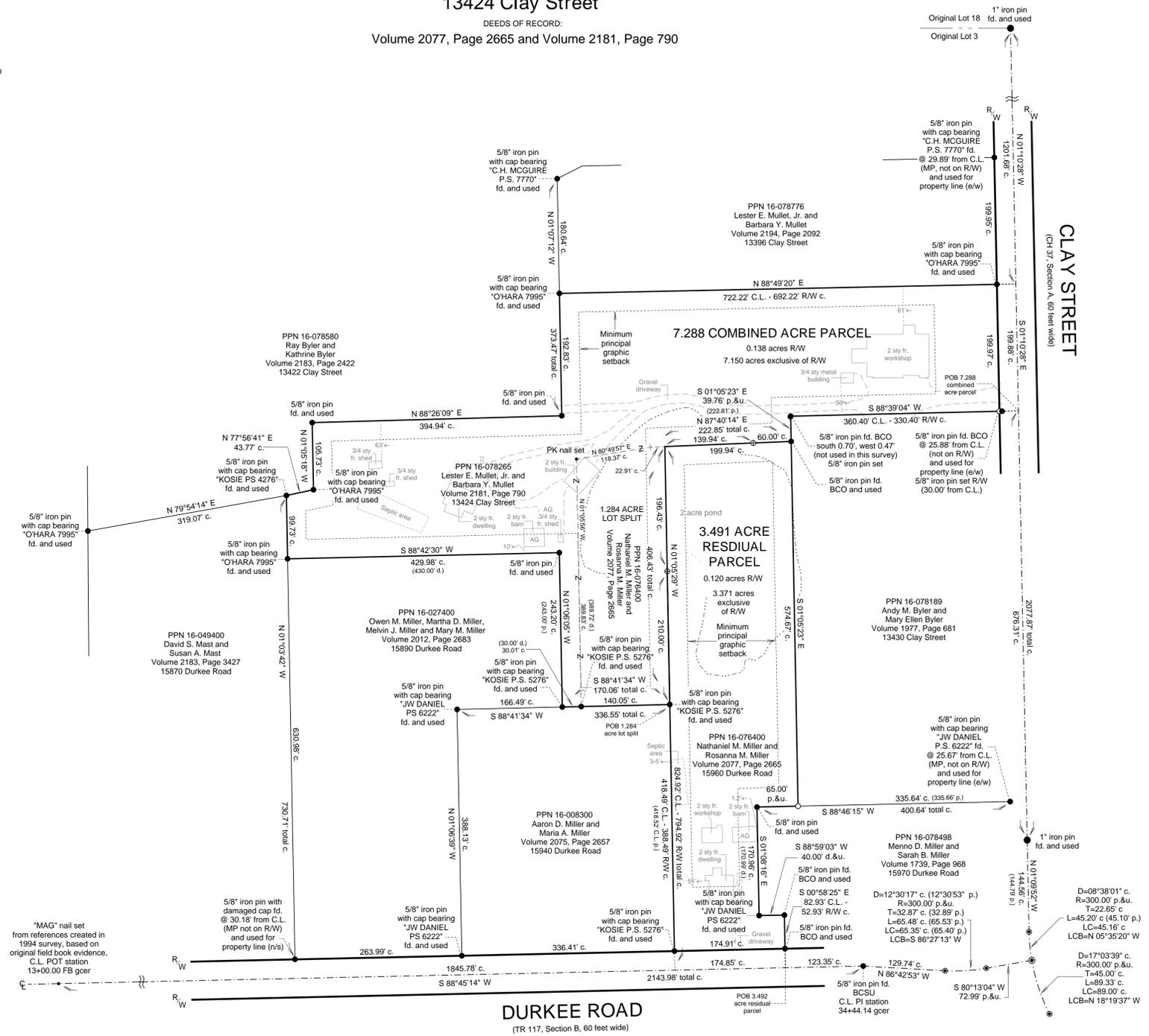
**ZONING INFORMATION**  
R3 - Residential District (3 acres)

Minimum Acreage: 3.00 acres exclusive of R/W  
Minimum Frontage: 200.00'  
Minimum Front Yard Setback: 100.00' R/W  
Minimum Sideyard Setback: 30.00'  
Minimum Rearyard Setback: 30.00'



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

MAP OF RESURVEY, LOT SPLIT, RESIDUAL AND CONSOLIDATION OF  
**PPN 16-076400**  
Nathaniel M. Miller and Rosanna M. Miller  
15960 Durkee Road and  
**PPN 16-078265**  
Lester E. Mullet, Jr. and Barbara Y. Mullet  
13424 Clay Street  
DEEDS OF RECORD:  
Volume 2077, Page 2665 and Volume 2181, Page 790



**REFERENCES**

- \*The June 3rd, 1940 survey of East Durkee Road, Middlefield and Huntsburg Townships, prepared by E.A. Fiedler, filed as TR-0117-C-DURKEE ROAD 1940 PLANS (TR-0118 PRINCETON ROAD TO CH-037 CLAY STREET), pdf in the GCER.
- \*The unified May, 1994 surveys prepared by Delmar B. Kosie & Associates.
- \*The February 22nd, 2001 Intersection Plat of Burton Windsor Road, Clay Street and Durkee Road, Geauga County, Ohio prepared by the Geauga County Engineer's Office, William R. Loetz, P.S. 7552, filed as CH-0014-BURTON WINDSOR-CLAY STREET INTERSECTION.pdf in the GCER.
- \*The December 19th, 2002 survey (revised) prepared by Jerry W. Daniel, Registered Surveyor 6222, filed as TMS-HUN\_00002\_SURVEY.pdf in the GCER.
- \*The February 6th, 2003 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, filed as TMS-HUN\_00045\_SURVEY.pdf in the GCER.
- \*The July, 2003 survey prepared by J. Arthur Temple, Registered surveyor 4761, filed as TMS-HUN\_00053\_SURVEY.pdf in the GCER.
- \*The September 3rd, 2019 survey prepared by The Geauga County Engineer's Office, Andrew Walter Haupt, Registered Surveyor 8108, filed as CH-0037-G-H-Mon Reset 2019.pdf in the GCER.
- \*The February 26th, 2024 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Professional Land Surveyor 7995, filed as GCE+24-024+Tax+Map+Approval+3491-2-02-26-2024.pdf in the GCER.

**ENGINEER'S APPROVAL**

Survey Plat & Description  
Approved Per O.R.C. 315.251  
Gauga County Engineer  
By: SNR Date: 05/14/2025

25-060

**SURVEYOR'S CERTIFICATION**

I certify to: Nathaniel M. Miller, Rosanna M. Miller, Lester E. Mullet, Jr. and Barbara Y. 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 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 2nd day of May, 2025  
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



**D.B. Kosie & Associates, LLC**  
**Professional Land Surveying**



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## 1.284 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 16-076400

Nathaniel M. Miller and Rosanna M. Miller

Volume 2077, Page 2665 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 3 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap "boxless monument" found at the centerline intersection of Clay Street (County Highway 37, Section A, 60 feet wide) and Durkee Road (Township Road 117, Section B, 60 feet wide).

Thence South  $80^{\circ}13'04''$  West, along the centerline of said Durkee Road, 72.99 feet to a 1" iron pin with a 2" aluminum cap "boxless monument" found at a point of curve therein.

Thence continuing along said centerline and said curve, deflecting to the right, having a chord bearing of South  $86^{\circ}27'13''$  West, a delta angle of  $12^{\circ}30'17''$ , a radius of 300.00 feet, a tangent of 32.87 feet and a chord distance of 65.35 feet, a total length distance of 65.48 feet to a 1" iron pin with a 2" aluminum cap "boxless monument" found at a point of tangency and angle point therein.

Thence North  $86^{\circ}42'53''$  West, continuing along said centerline, 129.74 feet to a 5/8" iron pin found bent, coned and re-straightened at an angle point therein.

Thence South  $88^{\circ}45'14''$  West, continuing along said centerline, 298.20 feet to the southeasterly corner of PPN 16-008300 as conveyed to Aaron D. Miller and Maria A. Miller, recorded in Volume 2075, Page 2657 of GCRD.

Thence North  $01^{\circ}05'29''$  West, along the easterly line of said Miller's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 30.00 feet, a total distance of 418.49 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276"

found at the northeasterly corner thereof, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

## 1.284 ACRE LOT SPLIT (continued)

Thence South 88°41'34" West, along the northerly line of said Miller's land, 140.05 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the southwesterly corner of the parcel herein described.

Thence North 01°05'56" West, along the westerly line of the parcel herein described, 389.83 feet to a PK nail set at the northwesterly corner thereof.

Thence North 80°49'57" East, along a northerly line of the parcel herein described, 118.37 feet to an angle point in a pond therein.

Thence North 87°40'14" East, along a northerly line of the parcel herein described, 22.91 feet to a point in a pond at the northeasterly corner of the parcel herein described, referenced by a 5/8" iron pin set North 87°40'14" East, 139.94 feet therefrom.

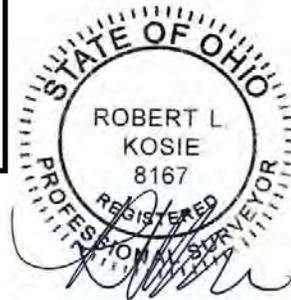
Thence South 01°05'29" East, along the easterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 196.43 feet, a total distance of 406.43 feet to **The Principal Place of Beginning of this Survey** and containing 1.284 acres of land, surveyed in May of 2025 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 1.284 acres of land from PPN 16-076400 as conveyed to Nathaniel M. Miller and Rosanna M. Miller, recorded in Volume 2077, Page 2665 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".

*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: 05/14/2025

25-060



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

May 8th, 2025

**D.B. Kosie & Associates, LLC**  
**Professional Land Surveying**



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### **3.491 ACRE RESIDUAL PARCEL**

0.120 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 16-076400

Nathaniel M. Miller and Rosanna M. Miller, Volume 2077, Page 2665 of Geauga County Records and Deeds (GCRD). 15960 Durkee Road.

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 3 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap "boxless monument" found at the centerline intersection of Clay Street (County Highway 37, Section A, 60 feet wide) and Durkee Road (Township Road 117, Section B, 60 feet wide).

Thence South 80°13'04" West, along the centerline of said Durkee Road, 72.99 feet to a 1" iron pin with a 2" aluminum cap "boxless monument" found at a point of curve therein.

Thence continuing along said centerline and said curve, deflecting to the right, having a chord bearing of South 86°27'13" West, a delta angle of 12°30'17", a radius of 300.00 feet, a tangent of 32.87 feet and a chord distance of 65.35 feet, a total length distance of 65.48 feet to a 1" iron pin with a 2" aluminum cap "boxless monument" found at a point of tangency and angle point therein.

Thence North 86°42'53" West, continuing along said centerline, 129.74 feet to a 5/8" iron pin found bent, coned and re-straightened at an angle point therein.

Thence South 88°45'14" West, continuing along said centerline, 123.35 feet to a southwesterly corner of PPN 16-078498 as conveyed to Menno D. Miller and Sarah B. Miller, recorded in Volume 1739, Page 968 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°45'14" West, continuing along said centerline, a frontage distance of 174.85 feet to the southeasterly corner of PPN 16-008300 as conveyed to Aaron D. Miller and Maria A. Miller, recorded in Volume 2075, Page 2657 of GCRD, being the southwesterly

## 3.491 ACRE RESIDUAL PARCEL (continued)

corner of the parcel herein described.

Thence North 01°05'29" West, along the easterly line of said Miller's land and a continuation thereof, passing through 5/8" iron pins with caps bearing "KOSIE P.S. 5276" found at 30.00 feet and 418.49 feet, and a 5/8" iron pin corner reference set at 628.49 feet, a total distance of 824.92 feet to a point in a pond at the northwesterly corner of the parcel herein described.

Thence North 87°40'14" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 139.94 feet, a total distance of 199.94 feet to a 5/8" iron pin found bent, coned and observed at the northeasterly corner thereof, on the westerly line of PPN 16-078189 as conveyed to Andy M. Byler and Mary Ellen Byler, recorded in Volume 1977, Page 681 of GCRD.

Thence South 01°05'23" East, along said westerly line of Byler's land, 574.67 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of the aforesaid Menno D. Miller and Sarah B. Miller parcel (PPN 16-078498), being a southeasterly corner of the parcel herein described.

Thence South 88°46'15" West, along said northerly line of Miller's land, 65.00 feet to a 5/8" iron pin found at the northwesterly corner thereof.

Thence South 01°08'16" East, along a westerly line of said Miller's land, 170.96 feet to a 5/8" iron pin with cap bearing "JW DANIEL PS 6222" found at a southwesterly corner thereof.

Thence North 88°59'03" East, along a southerly line of said Miller's land, 40.00 feet to a 5/8" iron pin found bent, coned and observed at a northeasterly corner of the parcel herein described.

Thence South 00°58'25" East, along a westerly line of said Miller's land, passing through a 5/8" iron pin found bent, coned and observed at 52.93 feet, a total distance of 82.93 feet to **The Principal Place of Beginning of this Survey** and containing 3.491 acres of land, of which, 0.120 acres are within the R/W of said Durkee Road, leaving 3.371 acres exclusive of said R/W, surveyed in May of 2025 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 3.491 residual acres of land remaining in PPN 16-076400 as conveyed to Nathaniel M. Miller and Rosanna M. Miller, recorded in Volume 2077, Page 2665 of GCRD after a 1.284 acre division therefrom. Known as being 15960 Durkee Road.

3.491 ACRE RESIDUAL PARCEL (continued)

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".



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

*May 8th, 2025*

*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: 05/14/2025

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## **7.288 COMBINED ACRE PARCEL**

0.138 acres Right of Way (R/W)

Deeds of Record:

Permanent Parcel Number (PPN) 16-076400, Nathaniel M. Miller and Rosanna M. Miller,  
 Volume 2077, Page 2665 and PPN 16-078265, Lester E. Mullet, Jr. and Barbara Y. Mullet,  
 Volume 2181, Page 790 of Geauga County Records  
 and Deeds (GCRD). 13424 Clay Street.

Situated in the Township of Huntsburg, County of Geauga and State of Ohio and known as being part of Original Lot 3 within said Township and Township 8N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap "boxless monument" found at the centerline intersection of Clay Street (County Highway 37, Section A, 60 feet wide) and Durkee Road (Township Road 117, Section B, 60 feet wide).

Thence continuing along the centerline of said Clay Street, along a curve, deflecting to the right, having a chord bearing of North 05°35'20" West, a delta angle of 08°38'01", a radius of 300.00 feet, a tangent of 22.65 feet and a chord distance of 45.16 feet, a total length distance of 45.20 feet to a 1" iron pin with a 2" aluminum cap "boxless monument" found at an point of tangency therein.

Thence North 01°09'52" West, continuing along said centerline, 144.56 feet to a 1" iron pin found at an angle point therein.

Thence North 01°10'28" West, continuing along said centerline, 676.31 feet to the northeasterly corner of PPN 16-078189 as conveyed to Andy M. Byler and Mary Ellen Byler, recorded in Volume 1977, Page 681 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°39'04" West, along the northerly line of said Byler's land, passing through a 5/8" iron pin found bent, coned and observed at 25.88 feet (not on R/W) and a 5/8" iron pin set at 30.00 feet, a total distance of 360.40 feet to a to a 5/8" iron pin set at the northwesterly corner thereof, witnessed by a 5/8" iron pin found bent, coned and observed, south 0.70 feet and west 0.47 feet therefrom.

## 7.288 COMBINED ACRE PARCEL (continued)

Thence South 01°05'23" East, along the westerly line of said Byler's land, 39.76 feet to a 5/8" iron pin found bent, coned and observed, being a southeasterly corner of the parcel herein described.

Thence South 87°40'14" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 60.00 feet, a total distance of 199.94 feet to a point in a pond.

Thence South 01°05'29" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin corner reference set at 196.43 feet, a total distance of 406.43 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the northeasterly corner of PPN 16-008300 as conveyed to Aaron D. Miller and Maria A. Miller, recorded in Volume 2075, Page 2657 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°41'34" West, along the northerly line of said Miller's land, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at 140.05 feet, a total distance of 170.06 feet to a "KOSIE P.S. 5276" found at a southeasterly corner of PPN 16-027400 as conveyed to Owen M. Miller, Martha D. Miller, Melvin J. Miller and Mary M. Miller, recorded in Volume 2012, Page 2683 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°06'05" West, along an easterly line of said Miller's land, 243.20 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 88°42'30" West, along the northerly line of said Miller's land, 429.98 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at the northwesterly corner thereof, on the easterly line of PPN 16-049400 as conveyed to David S. Mast and Susan A. Mast, recorded in Volume 2183, Page 3427 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°03'42" West, along said easterly line of Mast's land, 99.73 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the northeasterly corner thereof, at an angle point on the southerly side of PPN 16-078580 as conveyed to Ray Byler and Kathrine Byler, recorded in Volume 2183, Page 2422 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 77°56'41" East, along a southerly line of said Byler's land, 43.77 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at a southeasterly corner thereof.

Thence North 01°05'18" West, along an easterly line of said Byler's land, 105.73 feet to a 5/8" iron pin found at a northwesterly corner of the parcel herein described.

Thence North 88°26'09" East, along a southerly line of said Byler's land, 394.94 feet to a 5/8"

## 7.288 COMBINED ACRE PARCEL (continued)

iron pin found at a southeasterly corner thereof.

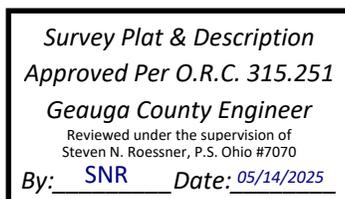
Thence North 01°07'12" West, along an easterly line of said Byler's land, 192.83 feet to a 5/8" iron pin with cap bearing "O'HARA 7995" found at the southwesterly corner of PPN 16-078776 as conveyed to Lester E. Mullet, Jr. and Barbara Y. Mullet, recorded in Volume 2194, Page 2092 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°49'20" East, along the southerly line of said Mullet's land, passing through a 5/8" iron pin with cap bearing "O'HARA 7995" found at 692.22 feet, a total distance of 722.22 feet to the southeasterly corner thereof, on the centerline of the aforesaid Clay Street, being the northeasterly corner of the parcel herein described.

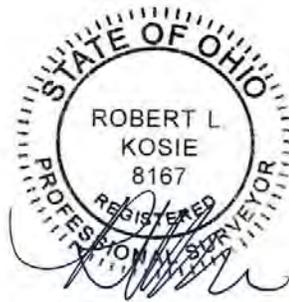
Thence South 01°10'28" East, along said centerline, a frontage distance of 199.88 feet to **The Principal Place of Beginning of this Survey** and containing 7.288 acres of land, of which, 0.138 acres are within the R/W of said Durkee Road, leaving 7.150 acres exclusive of said R/W, surveyed in May of 2025 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 1.284 acres of land that was divided from PPN 16-076400 as conveyed to Nathaniel M. Miller and Rosanna M. Miller, recorded in Volume 2077, Page 2665, together with PPN 16-078265 as conveyed to Lester E. Mullet, Jr. and Barbara Y. Mullet, recorded in Volume 2181, Page 790 of GCRD. Known as being 13424 Clay Street.

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".



25-060



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

May 8th, 2025