

Checked on June 23rd, 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.

MAP OF SURVEY OF:

54-026-00-011-00, 54-026-00-012-00  
and 54-027-00-006-00  
Enos G. Miller and Miriam A. Miller

Volume 841, Page 1949, Tracts One, Two and Three

DEED OF RECORD



PPN 54-027-00-007-00  
Myron R. Eldred and  
Richard C. Eldred Jr.  
Volume 62, Page 414

#### 54.598 ACRE PARCEL

0.030 acres R/W  
54.568 acres exclusive of R/W

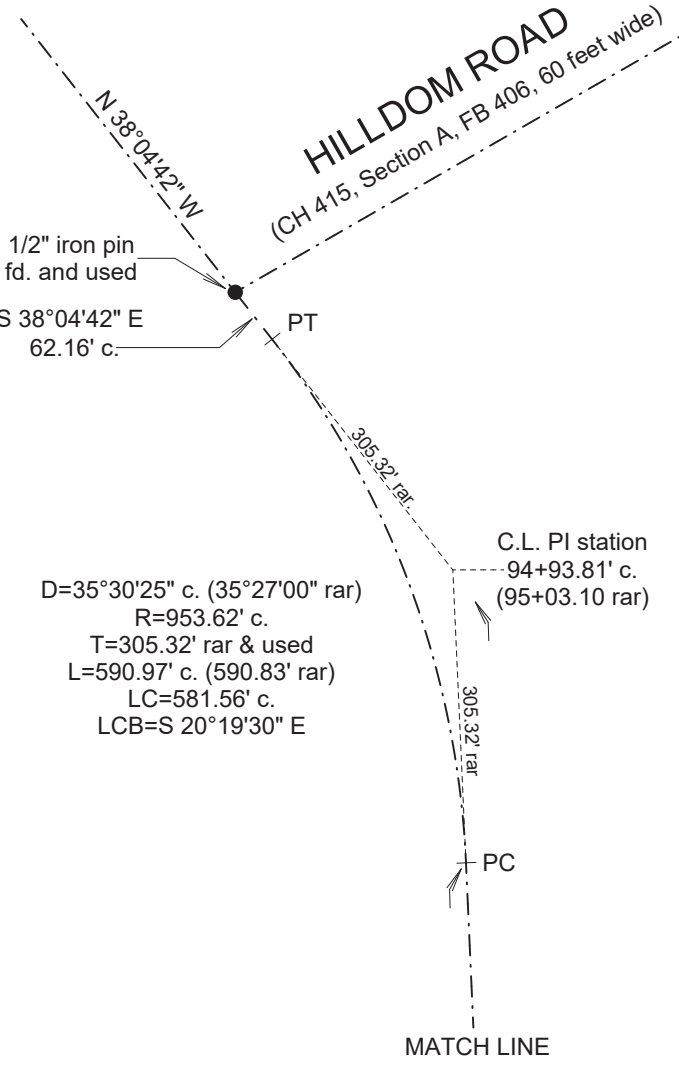
PPN 54-027-00-006-00  
Enos G. Miller and  
Miriam A. Miller  
Volume 841, Page 1949,  
Tract Three

#### 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 undated Road Alignment Record for Fink Road, Road No. 347, FB 422, 50 feet wide, filed as 0347 Avery.DJVu in the ACER.
- \*The August, 1932 Road Alignment Record for Stanhope- Kelloggsville Road, Road No. 33, Sec. FF, FB 349, 66 feet wide, filed as 0033 (SecFF-GG) Stanhope-Kelloggsville.DJVu in the ACER.
- \*The 1937 Road Alignment Record for Hilldom Road, Road No. 415, Section A, FB 406, 60 feet wide, filed as 0415 (Sec.A-B) Hilldom.DJVu in the ACER.
- \*The April, 1937 Road Alignment Record for Sheffield - Monroe Road, Road No. 408, Section A, FB 406, 60 feet wide, filed as 0408 (Sec.A-C) Sheffield-Monroe.DJVu in the ACER.
- \*The 1938 Road Alignment Record for Hines Road, TR 318, Section B, 40 feet wide, filed as 0318 (Sec.A-B) Hines.DJVu in the ACER.
- \*The 1950 Road Alignment Record for Beckwith Road, Road No. 345, Section A, FB 425, filed as 0345 (Sec.A-C) Beckwith (2014).DJVu in the ACER.
- \*The July 18, 1991 survey prepared by William G. Howes, Registered Surveyor 6862, recorded in Volume 56, Page 6896 of ACRD.
- \*The May 26, 1998 surveys prepared by Jerry Slay, Surveyor 5298, recorded in Volume 317, Page 1935 Volume 325, Page 2182, Volume 417, Page 44, Volume 319, Page 2309, Volume 636, Page 115 and Volume 646, Page 227 of ACRD.
- \*The November 11th, 1998 survey prepared by Jerry Slay, Surveyor 5298, recorded in Volume 561, Page 1978 of ACRD.
- \*The August 24, 2017 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 644, Page 1799 of ACRD.
- \*The October 12, 2022 survey prepared by Crabbs' Surveying Service, Timothy E. Stocker, Professional Surveyor 7245, recorded in Volume 809, Page 1170 of ACRD.



#### ENGINEER'S APPROVAL



#### SURVEYOR'S CERTIFICATION

I certify to: Sheffield Conservation Club, Inc., Enos G. Miller and Miriam A. Miller

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 June 17th, 2025.  
For any conflict resulting from electronic certifications  
please refer to ORC Section 1306.06, Electronic record  
or signature satisfies legal requirements.



DBK MAP 1395 2025

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



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 RW -Denotes right-of-way (margin)  
L -Denotes lot line E -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"  
PC -Denotes point of curve PT -Denotes point of Tangency  
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve  
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency

Δ -Denotes delta angle R -Denotes radius distance  
T -Denotes tangent distance L -Denotes length distance  
LC -Denotes chord distance LCB -Denotes chord bearing

GRAPHIC SCALE: 1 inch equals 100 feet

#### 24.556 ACRE PARCEL

0.276 acres R/W  
24.280 acres exclusive of R/W

PPN 54-026-00-010-00  
David Stimmel  
Volume 644, Page 1799  
2840 Hines Road

#### 10.374 ACRE PARCEL

0.117 acres R/W  
10.257 acres exclusive of R/W

PPN 54-026-00-011-00  
Enos G. Miller and  
Miriam A. Miller  
Volume 841, Page 1949,  
Tract Two

PPN 54-026-00-013-00  
Paul D. Byler and  
Emma M. Byler  
Volume 809, Page 1170



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



### **10.374 ACRE PARCEL**

0.117 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 54-026-00-012-00

Enos G. Miller and Miriam A. Miller

Volume 841, Page 1949, Tract One of Ashtabula County Records  
and Deeds (ACRD).

Situated in the Township of Sheffield, County of Ashtabula and State of Ohio and known as being part of Original Lot 27, in Section 3, within said Township, and Township 12N, Range 2W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Fink Road (also known as Avery Road, Township Road 347, Field Book 422, 50 feet wide) and Hines Road (Township Road 318, Section B, 40 feet wide).

Thence North 02°43'54" West, along the centerline of said Hines Road, 1508.25 feet to the northwesterly corner of PPN 54-026-00-013-00 as conveyed to Paul D. Byler and Emma M. Byler, recorded in Volume 809, Page 1170 of ACRD, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 02°43'54" West, continuing along said centerline, a frontage distance of 254.95 feet to the northwesterly corner of the parcel herein described.

Thence North 88°53'26" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 20.01 feet, a total distance of 1774.33 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 02°14'17" East, along the easterly line of the parcel herein described, 254.89 feet to a 5/8" iron pin found at the southeasterly corner thereof, on the

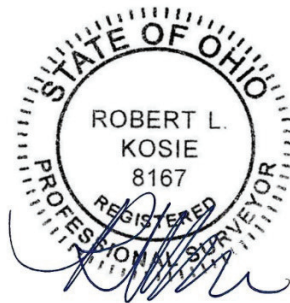
10.374 ACRE PARCEL (continued)

northerly line of the aforesaid Paul D. Byler and Emma M. Byler parcel (PPN 54-026-00-013-00).

Thence South 88°53'26" West, along said northerly line of Byler's land, passing through a 5/8" iron pin with a damaged cap found at 1752.12 feet, a total distance of 1772.13 feet to **The Principal Place of Beginning of this Survey** and containing 10.374 acres of land, of which, 0.117 acres are within the R/W of said Hines Road, leaving 10.257 acres of land exclusive of said R/W, surveyed in July 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.

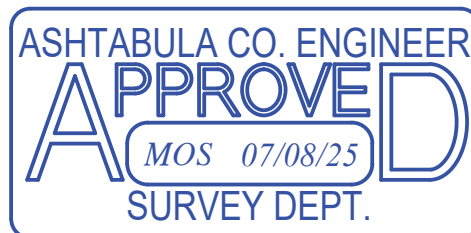
The intent of this survey is to more accurately describe PPN 54-026-00-012-00 as conveyed to Enos G. Miller and Miriam A. Miller, recorded in Volume 841, Page 1949, Tract One of ACRD.

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

*June 24th, 2025*





## **24.556 ACRE PARCEL**

0.276 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 54-026-00-011-00

Enos G. Miller and Miriam A. Miller

Volume 841, Page 1949, Tract Two of Ashtabula County Records  
and Deeds (ACRD).

Situated in the Township of Sheffield, County of Ashtabula and State of Ohio and known as being part of Original Lot 27, in Section 3, within said Township, and Township 12N, Range 2W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 3/4" iron pin found at the centerline intersection of Fink Road (also known as Avery Road, Township Road 347, Field Book 422, 50 feet wide) and Hines Road (Township Road 318, Section B, 40 feet wide).

Thence North 02°43'54" West, along the centerline of said Hines Road, 1763.20 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 02°43'54" West, continuing along said centerline, a frontage distance of 602.12 feet to the southwesterly corner of PPN 54-026-00-010-00 as conveyed to David Stimmell, recorded in Volume 644, Page 1799 of ACRD, being the northwesterly corner of the parcel herein described.

Thence North 88°53'05" East, along the southerly line of said Stimmell's land, passing through a 5/8" iron pin with a damaged cap found at 20.11 feet (not on R/W), a total distance of 1779.52 feet to a 5/8" iron pin set at the southeasterly corner thereof, being the northeasterly corner of the parcel herein described and referenced by a 5/8" iron pin found north 0.00 feet and east 0.23 feet (North 88°53'05" East, 0.23 feet) therefrom.

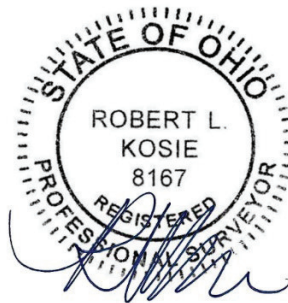
24.556 ACRE PARCEL (continued)

Thence South 02°14'17" East, along the easterly line of the parcel herein described, 602.18 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South 88°53'26" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 1754.32 feet, a total distance of 1774.33 feet to **The Principal Place of Beginning of this Survey** and containing 24.556 acres of land, of which, 0.276 acres are within the R/W of said Hines Road, leaving 24.280 acres of land exclusive of said R/W, surveyed in July 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 more accurately describe PPN 54-026-00-011-00 as conveyed to Enos G. Miller and Miriam A. Miller, recorded in Volume 841, Page 1949, Tract Two of ACRD.

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

*June 24th, 2025*





## **54.598 ACRE PARCEL**

**0.030 acres Right of Way (R/W)**

Deed of Record: Permanent Parcel Number (PPN) 54-027-00-006-00  
Enos G. Miller and Miriam A. Miller  
Volume 841, Page 1949, Tract Three of Ashtabula County Records  
and Deeds (ACRD).

Situated in the Township of Sheffield, County of Ashtabula and State of Ohio and known as being part of Original Lot 33, in Section 3, within said Township, and Township 12N, Range 2W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with cap bearing "ATB COUNTY" in a monument box found at the centerline intersection of Beckwith Road (Township Road 345, Section A, 50 feet wide) and Stanhope - Kelloggsville Road (County Highway 33, Section FF, Field Book 349, 66 feet wide)

Thence North  $02^{\circ}34'17''$  West, along the centerline of Stanhope - Kelloggsville Road, 4696.37 feet to the northeasterly corner of PPN 54-027-00-005-01 as conveyed to John A. Brately, recorded in Volume 417, Page 44 of ACRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South  $88^{\circ}17'00''$  West, along the northerly line of said Brately's land, passing through a 5/8" iron pin set at 33.00 feet and a 5/8" iron pin with cap bearing "SLAY 5298" found at 33.65 feet, a total distance of 3300.07 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northwesterly corner thereof.

Thence South  $02^{\circ}33'10''$  East, along the westerly line of said Brately's land, 1022.98 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the southwesterly corner thereof, on a northerly line of PPN 54-027-00-003-05 as conveyed to Elie Zogheib and Kristin Alsafi, recorded in Volume 325, Page 2182 of ACRD, being a southeasterly corner of the parcel herein described.

Thence South  $88^{\circ}21'17''$  West, along said northerly line of the Elie Zogheib and Kristin Alsafi parcel, 2094.29 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at the northwesterly corner thereof, on the easterly line of PPN 54-026-00-013-00 as conveyed to Paul D. Byler and Emma M. Byler, recorded in Volume 809, Page 1170 of ACRD, being a southwesterly corner of the parcel herein described.

54.598 ACRE PARCEL (continued)

Thence North 01°35'54" West, along said easterly line of Byler's land, 27.57 feet to 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°53'26" West, along the northerly line of said Byler's land, 25.99 feet to a 5/8" iron pin found at a southwesterly corner of the parcel herein described.

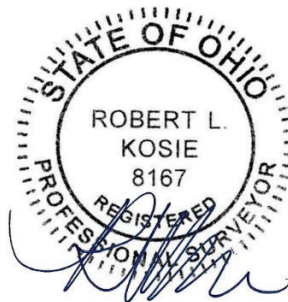
Thence North 02°14'17" West, along the westerly line of the parcel herein described, passing through 5/8" iron pins set at 254.89 feet and 857.07 feet, a total distance of 1032.73 feet to a 5/8" iron pin set at the northwesterly corner thereof, at the southwesterly corner of PPN 54-027-00-007-00 as conveyed to Myron R. Eldred and Richard C. Eldred Jr., recorded in Volume 62, Page 414 of ACRD.

Thence North 88°17'25" East, along the southerly line of said Eldred's land, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 5380.51 feet, a 5/8" iron pin set at 5381.16 feet, a total distance of 5414.17 feet to the southeasterly corner thereof, on the centerline of the aforesaid Stanhope - Kelloggsville Road, being the northeasterly corner of the parcel herein described.

Thence South 02°34'17" East, along said centerline, a frontage distance of 39.63 feet to **The Principal Place of Beginning of this Survey** and containing 54.598 acres of land, of which, 0.030 acres are within the R/W of said Stanhope – Kelloggsville Road, leaving 54.568 acres of land exclusive of said R/W, surveyed in July 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 more accurately describe PPN 54-027-00-006-00 as conveyed to Enos G. Miller and Miriam A. Miller, recorded in Volume 841, Page 1949, Tract Three of ACRD.

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

June 24th, 2025

