

Situating In The Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve.	Month: May	Page: One
	Year: 2025	of One
Survey for: Jacob Miller and Miriam D. Burkholder		

Checked on May 20th, 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.

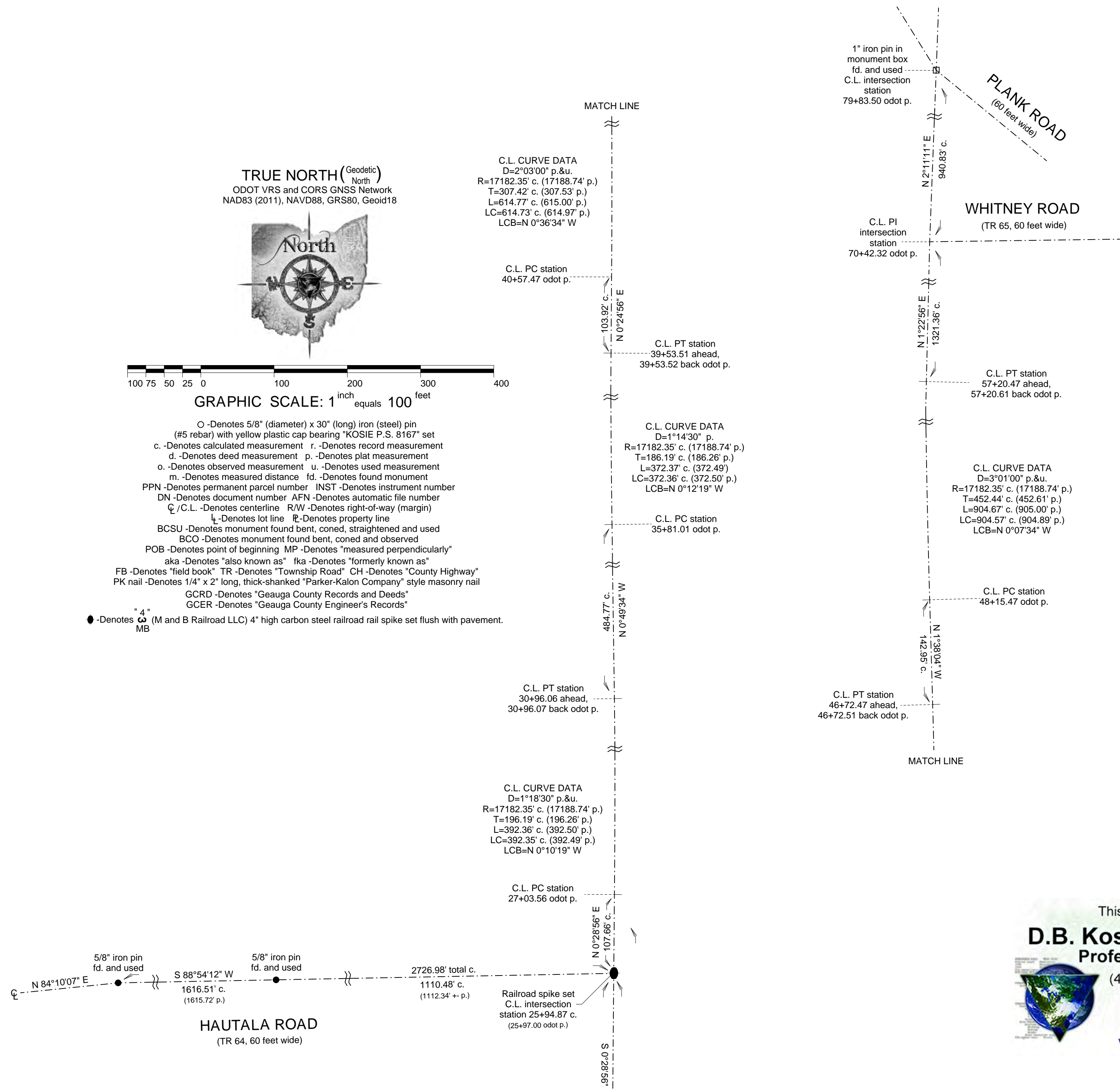
MAP OF RESURVEY, LOT SPLIT AND RESIDUAL OF

PPN 20-061100
Jacob Miller and
Miriam D. Burkholder
10961 Madison Road

DEED OF RECORD:
Volume 2136, Page 2285



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



CURVE DATA

Curve 1 D=0°28'59" c. R=17182.35' c. (17188.74' p.) T=72.45' c. L=144.89' c. LC=144.89' c. LCB=N 0°45'05" W	Curve 2 D=0°59'31" c. R=17182.35' c. (17188.74' p.) T=148.72' c. L=297.44' c. LC=297.44' c. LCB=N 0°00'50" W
Curve 3 D=0°28'59" c. R=17142.35' c. T=72.26' c. L=144.53' c. LC=144.53' c. LCB=N 0°44'59" W	Curve 4 D=0°59'33" c. R=17142.35' c. T=148.48' c. L=296.96' c. LC=296.96' c. LCB=N 0°00'43" W

C.L. TOTAL CURVE DATA
D=1°28'30" p.&u.
R=17182.35' c. (17188.74' p.)
T=221.18' c. (221.26' p.)
L=442.33' c. (442.50' p.)
LC=442.32' c. (442.49' p.)
LCB=N 0°15'19" W

ZONING INFORMATION

R-1 Residential Zoning District
Minimum Lot Area: 3 acres exclusive of R/W
Minimum Frontage: 240.00'
Minimum Frontyard: 100' R/W
Minimum Sideyard: 25'
Minimum Rearyard: 25'
(25' spacing between buildings)
Mike Benesh, Zoning Inspector:
mbenesh@montvillegeauga.com
Phone: 440-968-3784

ZONING APPROVAL

This resurvey, lot split and residual complies with the applicable Montville Township Zoning Resolution.
This _____ day of _____, 2025.

and is accepted by:
Signed _____
Printed Mike Benesh, Zoning Inspector,
Montville Township Zoning Inspector

ENGINEER'S APPROVAL

Survey Plot & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven R. Robinson, P.E. (Ohio #1030)
By: SNR Date: 07/24/2025

25-067

REFERENCES

*The June, 1990 survey prepared by Delmar B. Kosie and Associates, Robert L. Kosie, Sr., Registered Surveyor No. 8167, recorded in Volume 1902, Page 752 of GCRD.
*The December 2006, survey prepared by Scott A. Landgraf, Professional Land Surveyor 8085, recorded in Volume 2093, Page 1569 of GCRD.
*The July 21st, 2009 surveys prepared by Delmar B. Kosie and Associates, now known as D.B. Kosie & Associates, LLC, Robert L. Kosie, Sr., Registered Surveyor 8167, recorded in Volume 2136, Page 2285 and Volume 2150, Page 2490 of GCRD, filed as TMS-MON_00249_SURVEY.pdf in the GCER.

SURVEYOR'S CERTIFICATION

I certify to: Jacob Miller and Miriam D. Burkholder

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 20th 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.





3.222 ACRE LOT SPLIT

0.221 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-061100

Jacob Miller and Miriam D. Burkholder

Volume 2136, Page 2285 of Geauga County Records and Deeds (GCRD).

10961 Madison Road.

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Hautala Road (Township Road 64, 60 feet wide) and Madison Road (also known as Middlefield - Madison Road, State Route 528, R/W varies), referenced by a 5/8" iron pin found on the centerline of said Hautala Road, South 88°54'12" West, 1110.48 feet therefrom and a 5/8" iron pin found at an angle point on the centerline of said Hautala Road, South 88°54'12" West, 2726.98 feet therefrom.

Thence South 0°28'56" West, along the centerline of said Madison Road, 830.01 feet to the southwesterly corner of PPN 20-022700 as conveyed to Samuel D. Miller and Mary Ann D. Detwiler, recorded in Volume 2130, Page 326 of GCRD.

Thence South 0°28'56" West, continuing along said centerline, 112.47 feet to a point of curve therein.

Thence continuing along said centerline and said curve, deflecting to the left, having a chord bearing of South 0°00'50" East, a delta angle of 0°59'31", a radius of 17182.35 feet, and a chord distance of 297.44 feet, a total length distance of 297.44 feet the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°52'33" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 40.00 feet, a total distance of 583.96 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 1°07'27" East, along the easterly line of the parcel herein described, 240.00 feet to a 5/8" iron pin set on at the southeasterly corner thereof, on a northerly line of

3.222 ACRE LOT SPLIT (continued)

PPN 20-070738 as conveyed to WJTM Holdings, LLC, recorded in Volume 2150, Page 2490 of GCRD.

Thence South 88°52'33" West, along said northerly line of the WJTM Holdings, LLC parcel, passing through a 5/8" iron pin set at 545.12 feet, a total distance of 585.12 feet to a northwesterly corner thereof, on the centerline of the aforesaid Madison Road, being the southwesterly corner of the parcel herein described.

Thence North 0°59'34" West, along said centerline, 95.11 feet to a point of curve therein.

Thence along said curve, deflecting to the right, having a chord bearing of North 0°45'05" West, a delta angle of 0°28'59", a radius of 17182.35 feet, and a chord distance of 144.89 feet, a total length distance of 144.89 feet to **The Principal Place of Beginning of this Survey** and containing 3.222 acres of land, of which, 0.221 acres are within the R/W of said Madison Road, leaving 3.001 acres of land 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.

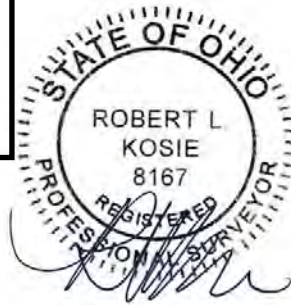
The intent of this survey is to divide 3.222 acres of land from PPN 20-061100 as conveyed to Jacob Miller and Miriam D. Burkholder, recorded in Volume 2136, Page 2285 of GCRD. Known as being 10961 Madison Road.

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 (M and B Railroad LLC) type - 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: SNR Date: 07/24/2025

25-067



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

May 28th, 2025



10.833 RESIDUAL ACRE PARCEL

0.382 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-061100

Jacob Miller and Miriam D. Burkholder

Volume 2136, Page 2285 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Montville, County of Geauga and State of Ohio and known as being part of Original Lot 4, in Section 23, within said Township and Township 9N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Hautala Road (Township Road 64, 60 feet wide) and Madison Road (also known as Middlefield - Madison Road, State Route 528, R/W varies), referenced by a 5/8" iron pin found on the centerline of said Hautala Road, South 88°54'12" West, 1110.48 feet therefrom and a 5/8" iron pin found at an angle point on the centerline of said Hautala Road, South 88°54'12" West, 2726.98 feet therefrom.

Thence South 0°28'56" West, along the centerline of said Madison Road, 830.01 feet to the southwesterly corner of PPN 20-022700 as conveyed to Samuel D. Miller and Mary Ann D. Detwiler, recorded in Volume 2130, Page 326 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°52'26" East, along the southerly line of the said Samuel D. Miller and Mary Ann D. Detwiler parcel, passing through a 5/8" iron pin set at 38.42 feet, a total distance of 875.25 feet to a 5/8" iron pin found in stones at a northwesterly corner of PPN 20-070738 as conveyed to WJTM Holdings, LLC, recorded in Volume 2150, Page 2490 of GCRD, being a northeasterly corner of the parcel herein described.

10.833 RESIDUAL ACRE PARCEL (continued)

Thence South 0°14'06" West, along a westerly line of the said WJTM Holdings, LLC parcel, passing through a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at 250.01 feet, a total distance of 399.98 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at a southwesterly corner thereof.

Thence North 88°52'05" East, along a southerly line of the said WJTM Holdings, LLC parcel, 174.13 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at a northeasterly corner of the parcel herein described.

Thence South 0°41'52" East, along a westerly line of the said WJTM Holdings, LLC parcel, 249.99 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 8167" found at a southeasterly corner of the parcel herein described.

Thence South 88°52'33" West, along a northerly line of the said WJTM Holdings, LLC parcel, 463.00 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North 1°07'27" West, along a westerly line of the parcel herein described, 240.00 feet to a 5/8" iron pin set.

Thence South 88°52'33" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 543.96 feet, a total distance of 583.96 to a southwesterly corner thereof, on the centerline of the aforesaid Madison Road.

Thence along said centerline, along a curve, deflecting to the right, having a chord bearing of North 0°00'50" West, a delta angle of 0°59'31", a radius of 17182.35 feet, and a chord distance of 297.44 feet, a total length distance of 297.44 feet a point of tangency therein.

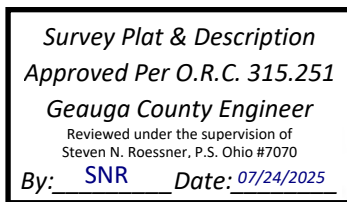
Thence North 0°28'56" East, continuing along said centerline, 112.47 feet to **The Principal Place of Beginning of this Survey** and containing 10.833 acres of land, of which, 0.382 acres are within the R/W of said Madison Road, leaving 10.451 acres of land exclusive of said R/W, surveyed in May of 2025 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.

10.833 RESIDUAL ACRE PARCEL (continued)

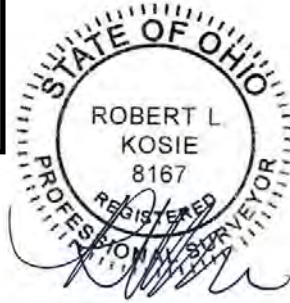
The intent of this survey is to describe the 10.833 acres of land remaining in PPN 20-061100 as conveyed to Jacob Miller and Miriam D. Burkholder, recorded in Volume 2136, Page 2285 of GCRD, after a 3.222 acre division therefrom.

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 (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



25-067



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

May 28th, 2025