

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



○ -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 RL -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"
GCRD -Denotes "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"

GRAPHIC SCALE: 1 inch equals 100 feet

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve	May	ONE
Survey for:	Year:	of
Abner R. Miller and Ellen S. Miller	2025	ONE

Checked on June 6th, 2025 by RLK, MBL

MAP OF RESURVEY, LOT SPLIT
AND CONSOLIDATION OF

PPN 32-074083

Abner R. Miller and
Ellen S. Miller

16815 Jug Street and
PPN 32-074203

Abner R. Miller and
Ellen S. Miller

DEEDS OF RECORD:

Volume 784, Page 273

Volume 1764, Page 1639, parcel 2

ZONING INFORMATION

R-3 Residential Zoning District

Minimum acreage: 3.000 R/W

Minimum frontage: 250.00'

Minimum frontyard: 75.00' R/W

Minimum sideyard: 25.00'

Minimum rearward: 45.00'

Joe Orlowski, Troy Township Zoning Inspector

PH: 440.834.8614

EM: troytownshipzoning@gmail.com

Office Hours: Every Tuesday

6:00 pm - 9:00 pm

PPN 32-062700

Robert C. Slabaugh, Anna K. Slabaugh,

Stephen E. Yoder and Susan R. Yoder

Volume 2072, Page 3229,

second parcel

14611 Patch Road

ZONING APPROVAL

This re-survey, lot split and consolidation of Lots complies with
the applicable Troy Township Zoning Resolution.

This day of , 2025.

and is accepted by:

Signed _____

Printed _____

Joe Orlowski,

Troy Township Zoning Inspector

REFERENCES

*The April, 1987 survey prepared by Delmar B. Kosie,
Registered Surveyor 5276, recorded in Volume 784,
Page 273 of GCRD.

*The October, 2000 survey prepared by Mitchell A.
Ferguson, Professional Land Surveyor 7627, recorded
in Volume 1764, Page 1639 of GCRD.

*The March, 2017 survey prepared by Clifford H. McGuire,
Professional Surveyor 7770, recorded in Volume 2047,
Page 529 of GCRD.

*The September 23, 2022 Monument Reset Plans for Jugg
Street, Sec. F, 60 feet wide, filed as CH-0046FG MON REF
SET.pdf in GCER.

*The June, 2023 survey prepared by O'Hara Land Surveying,
L.L.C., Thomas J. O'Hara, Registered Surveyor 7995,
recorded in Volume 2181, Page 1185 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Abner R. Miller and Ellen S. 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 26th 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.



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.

PPN 32-029600
Allen D. Hershberger and
Lydiann Hershberger
Volume 2070, Page 27
16775 Jug Street

6.364 COMBINED
ACRE PARCEL

0.206 acres R/W

6.158 acres exclusive of R/W

PPN 32-074083

Abner R. Miller and

Ellen S. Miller

Volume 784, Page 273

16815 Jug Street

11.210 RESIDUAL
ACRE PARCEL

0.260 acres R/W

10.950 acres exclusive of R/W

PPN 32-074203

Abner R. Miller and

Ellen S. Miller

Volume 1764, Page 1639,

parcel 2

COUNTY, TOWNSHIP, TRACT, SECTION
AND LOT LINE DISCLAIMER

It is the sole purpose and intent of 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 hereon.

ORIGINAL SECTION 10

ORIGINAL SECTION 9

PPN 32-029800
Danny D. Hershberger and
Mary M. Hershberger
Volume 2181, Page 1185
14440 Patch Road

ENGINEER'S APPROVAL

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: 06/23/2025

25-074



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



DBK MAP 1402 2025



1.162 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 32-074203
 Abner R. Miller and Ellen S. Miller
 Volume 1764, Page 1639, parcel 2 of
 Geauga County Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Jug Street (County Highway 46, Section E-F, 60 feet wide) and Patch Road (Township Road 205, Section B, 60 feet wide).

Thence North 00°30'53" West, along the centerline of said Jug Street, 1502.14 feet to the southwesterly corner of PPN 32-074083 as conveyed to Abner R. Miller and Ellen S. Miller, recorded in Volume 784, Page 273 of GCRD.

Thence South 89°31'45" East, along the southerly line of said Miller's land, passing through a 5/8" iron pin with a damaged cap found at 29.90 feet (not on R/W), a total distance of 756.24 feet to a 5/8" iron pin found bent, coned and observed at the southeasterly corner thereof, being the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°30'53" West, along the easterly line of said Miller's land, 299.56 feet to the northeasterly corner thereof, on the southerly line of PPN 32-029600 as conveyed to Allen D. Hershberger and Lydiann Hershberger, recorded in Volume 2070, Page 27 of GCRD and witnessed by a 5/8" iron pin found south 0.37 feet and west 0.86 feet therefrom.

Thence South 89°30'51" East, along said southerly line of Hershberger's land, passing through a 3 1/2" steel fence post in concrete found at 168.76 feet, a total distance of 171.24 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 32-062700 as conveyed to Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder, recorded in Volume 2072, Page 3229, second parcel of GCRD, being the northeasterly corner of the parcel herein described.

1.162 ACRE LOT SPLIT (continued)

Thence South 00°18'46" West, along said westerly line of the said Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder parcel, 299.47 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

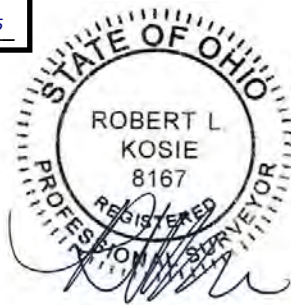
Thence North 89°31'45" West, along the southerly line of the parcel herein described, 166.91 feet to **The Principal Place of Beginning of this Survey** and containing 1.162 acres of land, surveyed in June of 2025 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 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 1.162 acres of land from PPN 32-074203 as conveyed to Abner R. Miller and Ellen S. Miller, recorded in Volume 1764, Page 1639, parcel 2 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: 06/23/2025

25-074



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

June 9th, 2025



6.364 COMBINED ACRE PARCEL

0.206 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 32-074083, Abner R. Miller and Ellen S. Miller, Volume 784, Page 273 and PPN 32-074203, Abner R. Miller and Ellen S. Miller, Volume 1764, Page 1639, parcel 2 of Geauga County Records and Deeds (GCRD). 16815 Jug Street.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Jug Street (County Highway 46, Section E-F, 60 feet wide) and Patch Road (Township Road 205, Section B, 60 feet wide).

Thence North 00°30'53" West, along the centerline of said Jug Street, 1123.95 feet to the northwesterly corner of PPN 32-700800 as conveyed to the Trustees of Troy Amish Church, recorded in Volume 452, Page 494 of GCRD.

Thence North 00°30'53" West, continuing along said centerline, 378.19 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°30'53" West, continuing along said centerline, passing through a 1" iron pin in epoxy "boxless monument" found at 176.86 feet, a total frontage distance of 299.76 feet to the southwesterly corner of PPN 32-029600 as conveyed to Allen D. Hershberger and Lydiann Hershberger, recorded in Volume 2070, Page 27 of GCRD, being the northwesterly corner of the parcel herein described.

Thence South 89°30'51" East, along the southerly line of said Hershberger's land, passing through a 5/8" iron pin set at 30.01 feet, a 5/8" iron pin found bent, coned and observed at 30.32 feet and a 3 1/2" steel fence post in concrete found at 925.00 feet, a total distance of 927.48 feet to a 5/8" iron pin set at the southeasterly corner thereof, on a westerly line of PPN 32-062700 as conveyed to Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder, recorded in Volume 2072, Page 3229, second parcel of GCRD, being

6.364 COMBINED ACRE PARCEL (continued)

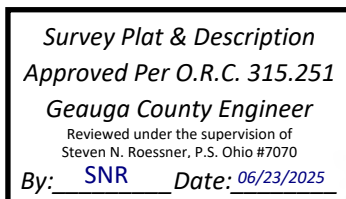
the northeasterly corner of the parcel herein described.

Thence South 00°18'46" West, along the westerly line of the said Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder parcel, 299.47 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

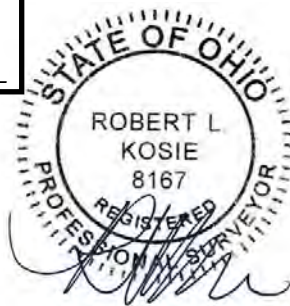
Thence North 89°31'45" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin found bent, coned and observed at 166.91 feet and a 5/8" iron pin with a damaged cap found at 893.25 feet (not on R/W), a total distance of 923.15 feet to **The Principal Place of Beginning of this Survey** and containing 6.364 acres of land, of which, 0.206 acres are within the R/W of said Jug Street, leaving 6.158 acres of land exclusive of said R/W, surveyed in June 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 1.162 acres of land that was divided from PPN 32-074203 as conveyed to Abner R. Miller and Ellen S. Miller, recorded in Volume 1764, Page 1639, parcel 2 of GCRD, together with PPN 32-074083 as conveyed to Abner R. Miller and Ellen S. Miller, recorded in Volume 784, Page 273 of GCRD. Known as being 16815 Jug 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".



25-074



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

June 9th, 2025



11.210 RESIDUAL ACRE PARCEL

0.260 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-074203

Abner R. Miller and Ellen S. Miller

Volume 1764, Page 1639, parcel 2 of

Geauga County Records and Deeds (GCRD).

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 10 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of Jug Street (County Highway 46, Section E-F, 60 feet wide) and Patch Road (Township Road 205, Section B, 60 feet wide).

Thence North $00^{\circ}30'53''$ West, along the centerline of said Jug Street, 1123.95 feet to the northwesterly corner of PPN 32-700800 as conveyed to the Trustees of Troy Amish Church, recorded in Volume 452, Page 494 of GCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $00^{\circ}30'53''$ West, continuing along said centerline, a frontage distance of 378.19 feet to the northwesterly corner of the parcel herein described.

Thence South $89^{\circ}31'45''$ East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin with a damaged cap found at 29.90 feet (not on R/W) and a 5/8" iron pin found bent, coned and observed at 756.24 feet, a total distance of 923.15 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of PPN 32-062700 as conveyed to Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder, recorded in Volume 2072, Page 3229, second parcel of GCRD.

Thence South $00^{\circ}18'46''$ West, along said westerly line of the Robert C. Slabaugh, Anna K. Slabaugh, Stephen E. Yoder and Susan R. Yoder parcel, passing through a 5/8" iron pin with a damaged cap found at 562.25 feet, a total distance of 562.98 feet to a 5/8" iron pin set at a southwesterly corner thereof, on the northerly line of PPN 32-029800 as conveyed to Danny D. Hershberger and Mary M. Hershberger, recorded in Volume 2181,

11.210 RESIDUAL ACRE PARCEL (continued)

Page 1185 of GCRD, being the southeasterly corner of the parcel herein described.

Thence North 89°39'09" West, along said northerly line of the said Hershberger parcel, 754.27 feet to a 5/8" iron pin set at the southeasterly corner of PPN 32-700700 as conveyed to the Troy Amish Church, recorded in Volume 119, Page 628 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°35'49" West, along the said Troy Amish Church parcel and along the easterly line of the aforesaid Trustees of Troy Amish Church parcel (PPN 32-700800), 186.98 feet to a 5/8" iron pin with a damaged cap found at the northeasterly corner thereof.

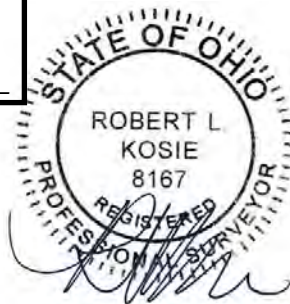
Thence North 89°42'02" West, along the northerly line of the said Trustees of Troy Amish Church parcel, passing through a 5/8" iron pin found at 130.65 feet (not on R/W), a total distance of 160.44 feet to **The Principal Place of Beginning of this Survey** and containing 11.210 acres of land, of which, 0.260 acres are within the R/W of said Jug Street, leaving 10.950 acres of land exclusive of said R/W, surveyed in June 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 11.210 acres of land remaining in PPN 32-074203 as conveyed to Abner R. Miller and Ellen S. Miller, recorded in Volume 1764, Page 1639, parcel 2 of GCRD, after a 1.162 acre division of land 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".

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: 06/23/2025

25-074



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

June 9th, 2025