Situated in The Month: July Township of Mecca, County of Trumbull and MAP OF SURVEY OF: State of Ohio and known as being part of ONE Section 3, in Cowles Tract, within said Township PPN 35-018450 and Township 6N, Range 3W in the Year: Connecticut Western Reserve ONE William J.M. Byler and 2025 Barbara M. Byler Survey for: William J.M. Byler and Barbara M. Byler Checked on July 23rd, 2025 by RLK, MBL INST 202507090011902 **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. 1" iron pin in All state centerline and right-of-way data was obtained from **STATE ROUTE 88** monument box The Ohio Department of Transportation Records. (aka Chagrin Falls Greenville Road, 80 feet wide) fd. and used C.L. POT intersection station 60+17.00 odot p. S 88°51'36" E 2379.49' total c. 1039.32' c. 400.16' c. 940.01' c. Deflection 00°-03'-01" right 400.23' c. 320.08' c. (320.00' d.) (00°-04'-30" odot p.) 5/8" iron pin in POB - 46.577 MORRELL RAY ROAD 5/8" iron pin in

2" iron pipe

fd. BCO @

44.87' from C.L.

(not on R/W)

5/8" iron pin set R/W

(40.04' from C.L.)

2" iron pipe fd. BCO @

44.90' from C.L.

(MP, not on R/W)

and used for

property line (n/s)

PPN 35-003800 Kimberley A. Fenstermaker

INST 200010310039796

1044 State Route 88

(320.00' d.) 320.02' c.

S 88°53'41" E

46.577 ACRE PARCEL

0.367 acres R/W 46.210 acres exclusive of R/W

PPN 35-018450

William J.M. Byler and

Barbara M. Byler

INST 202507090011902

Original Lot 3, Cowles Tract

1024.78' c.

Original Lot 14,

Cowles Tract

677.37' pin set to 5/8" iron pin fd. c.

PPN 35-012950

Robert E. Dahmen and

Joan F. Dahmen, Trustees

INST 201805310010582

ENGINEER'S APPROVAL

NSPS

This map of survey prepared by

D.B. Kosie & Associates, LLC

Professional Land Surveying

Montville, Ohio 44064 www.dbksurveys.com 3/4" iron pin in

tree root found

4.26' north of

property line (e/w)

5/8" iron pin with

damaged cap fd.

0.26' south of property line (e/w) and used for

property line (n/s)

5/8" iron pin fd.

BCO and used

S 88°51'36" E 304.00' total d./c. & u.

acre parcel

TRUE NORTH (Geodetic North ODOT VRS and CORS GNSS Network NAD83 (2011), NAVD88, GRS80, Geoid12B

100

GRAPHIC SCALE: 1 inch equals 100 feet

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 Ç /C.L. -Denotes centerline R/W -Denotes right-of-way (margin) 4 -Denotes lot line ₱-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

PPN 35-012960

James A. Boyles and

Norman V. Clary INST 202311210019137 958 Greenville Road

1017.05' total c.

643.91' c.

S 88°45'57" W

5/8" iron pin set against

10" x 6' tall telephone

pole found at an angle

ohio utilities protection service

S 88°45'57" W

5/8" iron pin fd.

BCO and used

REFERENCES

*The undated survey prepared by John N. Francis, Professional Surveyor S6916,

*The undated (post war) Ohio Department of Highways Improvement Plan of C.H. 203, Sec. C-D Mecca and Sec. A Green Twp, Filed in the Ohio Department

*The September 23rd, 1943 Composite Map, Mosquito Creek Reservoir Area prepared by Loren H. Boyd, Registered Surveyor No. 787, filed in the TCRD.

*The June 28th, 1971 Mosquito Creek Lake Boundary Map prepared by Howells and Baird, Inc., Salem, Ohio for the U.S. Army Engineers District, Pittsburgh, PA, filed

*The July, 1984 plat of survey prepared by John Nick Francis, Registered Surveyor

S-6916, filed in the TCER and recorded in INST 201309250023009 of TCRD.

*The August, 1985 plat of survey prepared by John Nick Francis, Registered Surveyor

*The July, 1988 surveys prepared by John N. Francis, Professional Surveyor S-6916, recorded in INST 201309250023009 and INST 200905040008601 of TCRD.

*The September, 1992 survey prepared by John N. Francis, Professional Surveyor

*The March, 1996 plat/sketch of survey prepared by John N. Francis, P.S. 6916,

*The May, 1996 map/sketch of survey prepared by John N. Francis, P.S. 6916, filed in the TCER and recorded in OR Volume 1198, Page 538 of TCRD.

*The February 9th, 2010 plat of survey prepared by John N. Francis, Registered Surveyor 6916, filed in the TCRD.

*The November 11th, 2013 Map of Survey for Eugenia E. Debelak and Randall W.

*The March 2021, survey prepared by Advanced Land Measurement INC., Matthew A. Hart, P.S. 7447, recorded in INST 202105070010194 of TCRD.

*The July, 1998 survey prepared by John N. Francis, Professional Surveyor

Campbell prepared by Jerry W. Daniel, P.S. #6222 filed in the TCRD.

*The May, 1973 survey prepared by A.C. Charnas and Associates, recorded in

*The October 5th, 1978 survey prepared by James Fiorenzo and Associates, Civil Engineers and Surveyors, recorded in Volum 851, Page 654 of TCRD.

*The May 11th, 1955 survey prepared by F.L. Davison, recorded in

recorded in INST 2010003150004338 of TCRD.

of Transportation Records and the TCER.

INST 201405020009056 of TCRD

as 035bb-UI-101/16 in the ACER.

Volume 721, Page 71 of TCRD.

S-6919, filed as 84-0074 in the TCRD.

S-6916, recorded in INST 20100420000651of TCRD.

S-6916, recorded in INST 201309250023009 of TCRD.

TCRD -Denotes "Trumbull County Records and Deeds" TCER -Denotes "Trumbull County Engineer's Records" odot -Denotes "Ohio Department of Transportation, formerly "Ohio Department of Highways" Denotes locust post found near property line

100 75 50 25 0

Original Lot 2, Cowles Tract

Original Lot 15, Cowles Tract

MORRELL (TR 247, Sectio

RAY

ROAD

Signed and sealed on July 21st, 2025 by RLK

347.41' 5/8" iron pin fd. to pin set c.

2967.69' total c.

I certify to:

5/8" iron pin fd.

north 2.90', west 0.07'

and used for

property line (n/s)

5/8" iron pin set

PPN 35-072251

Kraig A. Dahmen and

Carolyn J. Dahmen

INST 202105070010194 5971 Hoagland Blackstub Road

SURVEYOR'S CERTIFICATION

William J.M. Byler and Barbara M. 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

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

hereon. The undersigned has not been provided a Title Examination and this Survey is

(N 01°27'52" W, 2.90' c.)

1" iron pin in

monument box

fd. and used

C.L. PI station

83+92.75 odot p.

PPN 35-076975

Timothy J. Thornton, Trustee

INST 201903270005423, Parcel 1 6251 Hoagland Blackstub Road

PPN 35-030150

Walter W. Haas and

Jennifer A. McCloskey Haas INST 202108240019585 6215 Hoagland Blackstub Road

PPN 35-000810

Timothy C. Francis

Volume 721, Page 71

6169 Hoagland Blackstub Road

PPN 35-088910

Lee B. Bolinger and

Gwendolyn L. Bolinger

Volume 171, Page 532 Parcel No. 2

PPN 35-089097 Katherine M. Zook INST 200108070030185 6107 Hoagland Blackstub Road

925.86' c.

N 88°45'57" E

1/2" iron pin fd. and used

XE OF

ROBERT

KOSIE

8167

5/8" iron pin in _ 1" pipe fd.

0.35' west of

property line (n/s)

5/8" iron pin in 1" pipe fd. and used for property line (n/s)

5/8" iron pin fd. → 0.11' east of property line (e/w)

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



(440) 286-2131

11040 Madison Road Montville, Ohio 44064 www.dbksurveys.com



46.577 ACRE PARCEL

0.367 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 35-018450

William J.M. Byler and Barbara M. Byler

Instrument Number (INST) 202507090011902 of Trumbull County

Records and Deeds (TCRD).

Situated in the Township of Mecca, County of Trumbull and State of Ohio and known as being part of Section 3, in Cowles Tract, within said Township and Township 6N, Range 3W 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 State Route 88 (also known as Chagrin Falls Greenville Road, 80 feet wide) and Morrell Ray Road (Township Road 247, Section A, 60 feet wide).

Thence South 88°51'36" East, along the centerline of said State Route 88, 1039.32 feet the northeasterly corner of PPN 35-071450 as conveyed to Judith A. Skebe, recorded in INST 202106230013961 and INST 202504170006248 of TCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence South 88°51'36" East, continuing along said centerline, a frontage distance of 400.16 feet to the northwesterly corner of PPN 35-003800 as conveyed to Kimberley A. Fenstermaker, recorded in INST 200010310039796 of TCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°32'41" East, along the westerly line of said Fenstermaker's land, passing through a 5/8" iron pin set at 40.04 feet and a 5/8" iron pin in a 2" iron pipe found bent, coned and observed at 44.87 feet (not on R/W), 680.50 feet to a 5/8" iron pin set at the southwesterly corner thereof.

46.577 ACRE PARCEL (continued)

Thence South 88°53'41" East, along the southerly line of said Fenstermaker's land, 320.02 feet to a 5/8" iron pin found bent, coned and observed at the southeasterly corner thereof.

Thence North 01°32'25" West, along the easterly line of said Fenstermaker's land, 393.30 feet to a 5/8" iron pin set at the southwesterly corner of PPN 35-059551 as conveyed to Ada K. Payton Life Estate, recorded in Volume 1033, Page 777 of TCRD, being a northwesterly corner of the parcel herein described.

Thence South 88°51'36" East, along the southerly line of the said Ada K. Payton Life Estate parcel and along the southerly line of PPN 35-054800 as conveyed to Ricky A. Moore and Angela B. Moore, recorded in INST 202410080016625 of TCRD, 304.00 feet to a 5/8" iron pin set at a northwesterly corner of PPN 35-076975 as conveyed to Timothy J. Thornton, Trustee, recorded in INST 201903270005423, Parcel 1 of TCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°27'52" East, along a westerly line of said Thornton's land, a westerly line of PPN 35-030150 as conveyed to Walter W. Haas and Jennifer A. McCloskey Haas, recorded in INST 202108240019585, and along the westerly line of PPN 35-000810 as conveyed to Timothy C. Francis, recorded in Volume 721, Page 71, PPN 35-088910 as conveyed to Lee B. Bolinger and Gwendolyn L. Bolinger, recorded in Volume 171, Page 532, Parcel No. 2 and PPN 35-089097 as conveyed to Katherine M. Zook, recorded in INST 200108070030185 of TCRD, passing through a 5/8" iron pin in a 1" iron pipe found at 1018.01 feet, a 5/8" iron pin found at 1967.73 feet, a total distance of 1970.36 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 35-072251 as conveyed to Kraig A. Dahmen and Carolyn J. Dahmen, recorded in INST 202105070010194 of TCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°45'57" West, along said northerly line of Dahmen's land, along the northerly line of PPN 35-012950 as conveyed to Robert E. Dahmen and Joan F. Dahmen, Trustees, recorded in INST 201805310010582 of TCRD, 1024.78 feet to a 5/8" iron pin set at the southeasterly corner of PPN 35-012960 as conveyed to James A. Boyles and Norman V. Clary, recorded in INST 202311210019137 of TCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°26'04" West, along an easterly line of the said James A. Boyles and Norman V. Clary parcel, along the easterly line of the aforesaid Judith A. Skebe parcel (PPN 35-071450), passing through a 5/8" iron pin set at 2259.74 feet, a total distance of 2299.78 feet to **The Principal Place of Beginning of this Survey** and

46.577 ACRE PARCEL (continued)

containing 46.577 acres of land, of which, 0.367 acres are within the R/W of said State Route 88, leaving 46.210 acres of land exclusive of said R/W, surveyed in August 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 35-018450 as conveyed to William J.M. Byler and Barbara M. Byler, recorded in INST 202507090011902 of TCRD.

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

July 24th, 2025