

MAP OF SURVEY OF:
PPN 35-018450
William J.M. Byler and
Barbara M. Byler

DEED OF RECORD:
INST 202507090011902

Situated in The	Month:	Page:
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	July	ONE
Survey for:	Year:	of
William J.M. Byler and Barbara M. Byler	2025	ONE

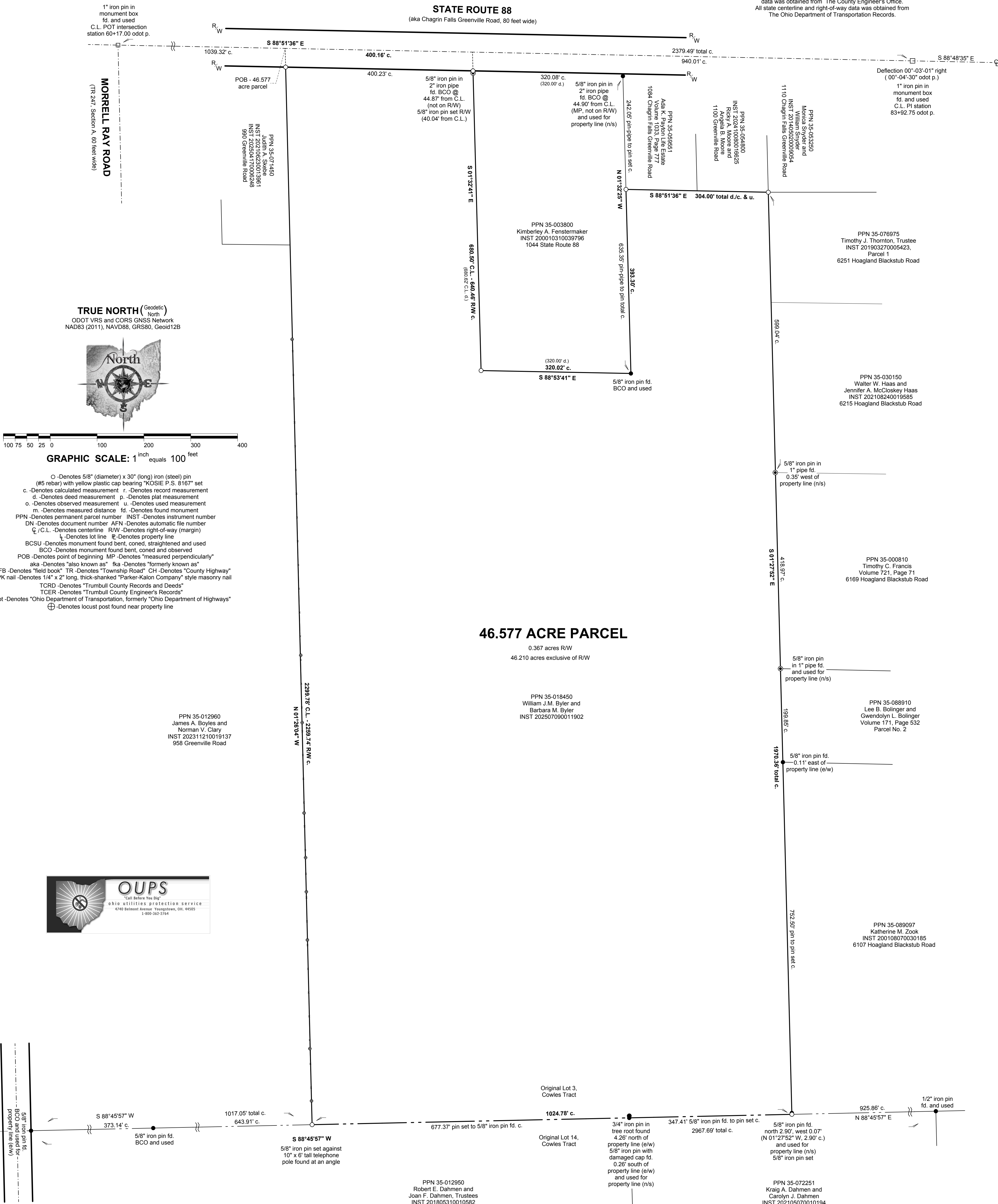
Checked on July 23rd, 2025 by RLK, MBL

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.

STATE ROUTE 88

(aka Chagrin Falls Greenville Road, 80 feet wide)



REFERENCES

*The undated survey prepared by John N. Francis, Professional Surveyor S6916, recorded in INST 2010003150004338 of TCRD.
*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 of Transportation Records and the TCER.
*The September 23rd, 1943 Composite Map, Mosquito Creek Reservoir Area prepared by Loren H. Boyd, Registered Surveyor No. 787, filed in the TCRD.
*The May 11th, 1955 survey prepared by F.L. Davison, recorded in INST 20140502009056 of 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 as 0350b-UI-10116 in the ACER.
*The May, 1973 survey prepared by A.C. Charnas and Associates, recorded in Volume 721, Page 71 of TCRD.
*The October 5th, 1978 survey prepared by James Fiorenza and Associates, Civil Engineers and Surveyors, recorded in Volum 851, Page 654 of TCRD.
*The July, 1984 plat of survey prepared by John Nick Francis, Registered Surveyor S-6919, filed as 84-0074 in the TCRD.
*The August, 1985 plat of survey prepared by John N. Francis, Registered Surveyor S-6916, recorded in INST 201309250023009 of TCRD.
*The September, 1992 survey prepared by John N. Francis, Professional Surveyor S-6916, recorded in INST 2010042000065 of TCRD.
*The March, 1996 plat/sketch of survey prepared by John N. Francis, P.S. 6916, filed in the TCRD.
*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 July, 1998 survey prepared by John N. Francis, Professional Surveyor S-6916, recorded in INST 201309250023009 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. Campbell prepared by Jerry W. Daniel, P.S. #6222 filed in the TCRD.
*The March 2021, survey prepared by Advanced Land Measurement INC., Matthew A. Hart, P.S. 7447, recorded in INST 202105070010194 of TCRD.

ENGINEER'S APPROVAL



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

SURVEYOR'S CERTIFICATION

I certify to: 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 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 July 21st, 2025 by RLK



DBK MAP 1420 2025



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 $88^{\circ}51'36''$ 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 $88^{\circ}51'36''$ 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 $01^{\circ}32'41''$ 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.

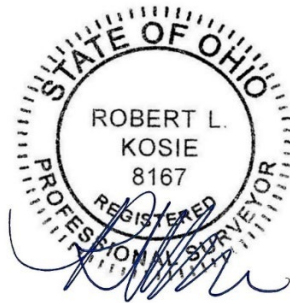
Thence North 01°26'04" West, along an easterly line of the said James A. Boyles and Norman V. Clary parcel, along the easterly line of the aforesaid Judith A. Skebe parcel (PPN 35-071450), passing through a 5/8" iron pin set at 2259.74 feet, a total distance of 2299.78 feet to **The Principal Place of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