

Checked on January 9th, 2026 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 LOT SPLIT OF

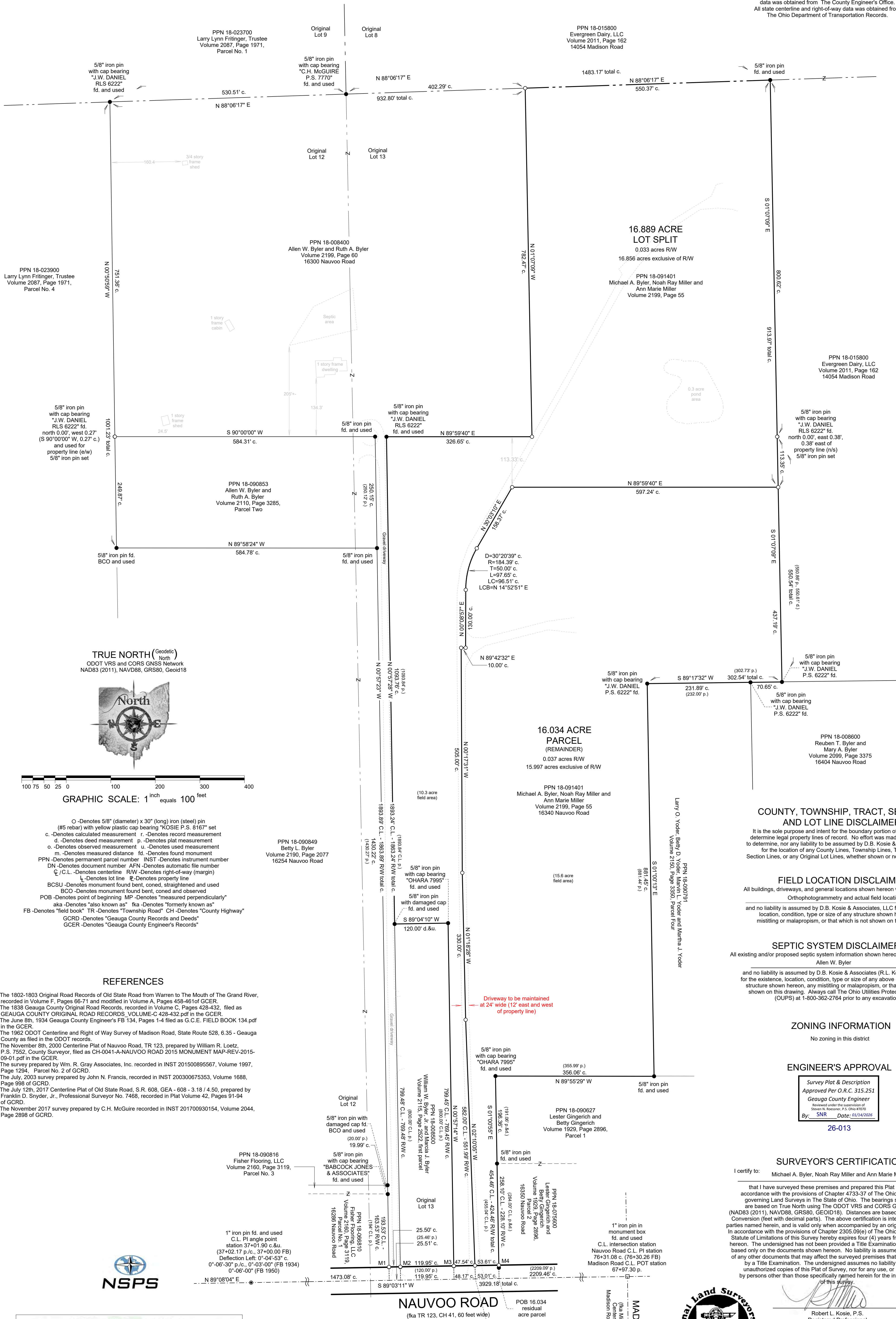
PPN 18-091401

Michael A. Byler, Noah Ray Miller and Ann Marie Miller

16330 Nauvoo Road

DEED OF RECORD:

Volume 2199, Page 55





16.034 ACRE PARCEL - REMAINDER

0.037 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 18-091401

Michael A. Byler, Noah Ray Miller and Ann Marie Miller

Volume 2199, Page 55 of Geauga County Records and Deeds (GCRD).

16340 Nauvoo Road.

Situated in the in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 13 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at the centerline intersection of Madison Road (formerly known as Middlefield Huntsburg Center Road, Middlefield - Madison Road, also known as State Route 528, R/W varies) and Nauvoo Road (formerly known as Township Road 123, also known as County Highway 41, 60 feet wide).

Thence South 89°03'11" West, along the centerline of said Nauvoo Road, 2209.46 feet to a southwesterly corner of PPN 18-075600 as conveyed to Lester Gingerich and Betty Gingerich, recorded in Volume 1929, Page 2896, Parcel 2 of GCRD, being a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°03'11" West, continuing along the centerline of said Nauvoo Road, a frontage distance of 53.01 feet to the southwesterly corner of the parcel herein described.

Thence North 02°10'05" West, along a westerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.01 feet, a total distance of 582.00 feet to a 5/8" iron pin set at an angle point therein.

16.034 ACRE PARCEL – REMAINDER (continued)

Thence North 01°18'28" West, along a westerly line of the parcel herein described, 330.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 00°17'31" West, along a westerly line of the parcel herein described, 505.00 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North 89°42'32" East, along a northerly line of the parcel herein described, 10.00 feet to a 5/8" iron pin set.

Thence North 00°08'57" East, along a westerly line of the parcel herein described, 130.00 feet to a 5/8" iron pin set at a point of curve therein.

Thence along a westerly line of the parcel herein described, along said curve, deflecting to the right, having a chord bearing of North 14°52'51" East, a delta angle of 30°20'39", a radius of 184.39 feet, and a chord distance of 96.51 feet, a total length distance of 97.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence North 30°03'10" East, along the northwesterly line of the parcel herein described, 158.37 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described, at an angle point therein.

Thence North 89°59'40" East, along a northerly line of the parcel herein described, 597.24 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of PPN 18-015800 as conveyed to Evergreen Dairy, LLC, recorded in Volume 2011, Page 162 of GCRD.

Thence South 01°07'09" East, along the westerly line of the said Evergreen Dairy, LLC parcel, 437.19 feet to a 5/8" iron pin with cap bearing "J.W. DANIELS P.S. 6222" found on the northerly line of PPN 18-008600 as conveyed to Reuben T. Byler and Mary A. Byler, recorded in Volume 2099, Page 3375 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°17'32" West, along said northerly line of Byler's land, and along the northerly line of PPN 18-090791 as conveyed to Larry O. Yoder, Betty D. Yoder, Marvin L. Yoder and Martha J. Yoder, recorded in Volume 2150, Page 3350, Parcel Four of GCRD, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL P.S. 6222" found at 70.65 feet, a total distance of 302.54 feet to a 5/8" iron pin with cap bearing "J.W. DANIELS P.S. 6222" found at the northwesterly corner thereof.

16.034 ACRE PARCEL – REMAINDER (continued)

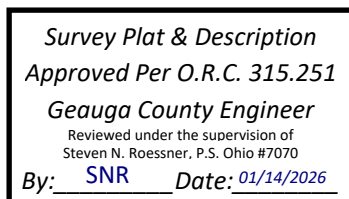
Thence South 01°00'13" East, along the westerly line of said Yoder's land, 881.45 feet to a 5/8" iron pin found at the southwesterly corner thereof, on the northerly line of PPN 18-090627 as conveyed to Lester Gingerich and Betty Gingerich, recorded in Volume 1929, Page 2896, Parcel 1 of GCRD, being a southeasterly corner of the parcel herein described.

Thence North 89°55'29" West, along said northerly line of Gingerich's land, 356.06 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northwesterly corner thereof.

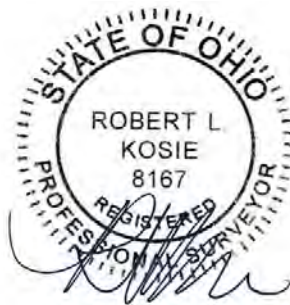
Thence South 01°00'55" East, along the westerly line of said Gingerich's land, and along a westerly line of the aforesaid Gingerich parcel (PPN 18-075600), passing through a 5/8" iron pin found at 196.36 feet, a 5/8" iron pin set at 424.46 feet and a 5/8" iron pin found at 430.36 feet, a total distance of 454.46 feet to **The Principal Place of Beginning of this Survey** and containing 16.034 acres of land, of which, 0.037 acres are within the R/W of said Nauvoo Road, leaving 15.997 acres exclusive of said R/W, surveyed in January of 2026 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 16.034 acres of land remaining in PPN 18-091401 as conveyed to Michael A. Byler, Noah Ray Miller and Ann Marie Miller, recorded in Volume 2199, Page 55 of GCRD, after a 16.889 acre division from the westerly and northerly side thereof. Known as being 16340 Nauvoo 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".



26-013



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

January 9th, 2026



16.889 ACRE LOT SPLIT

0.033 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 18-091401

Michael A. Byler, Noah Ray Miller and Ann Marie Miller

Volume 2199, Page 55 of Geauga County

Records and Deeds (GCRD).

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 13 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin in monument box found at the centerline intersection of Madison Road (formerly known as Middlefield Huntsburg Center Road, Middlefield - Madison Road, also known as State Route 528, R/W varies) and Nauvoo Road (formerly known as Township Road 123, also known as County Highway 41, 60 feet wide).

Thence South 89°03'11" West, along the centerline of said Nauvoo Road, 2209.46 feet to a southwesterly corner of PPN 18-075600 as conveyed to Lester Gingerich and Betty Gingerich, recorded in Volume 1929, Page 2896, Parcel 2 of GCRD.

Thence South 89°03'11" West, continuing along said centerline, 53.01 feet to a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°03'11" West, continuing along said centerline, a frontage distance of 48.17 feet to the southeasterly corner of PPN 18-008500 as conveyed to William W. Byler, Jr. and Marcia J. Byler, recorded in Volume 2115, Page 2522, first parcel of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°57'14" West, along the easterly line of said Byler's land, passing through a 5/8" iron pin with cap bearing "OHARA 7995" found at 29.45 feet and a 5/8" iron pin set at 30.00 feet, a total distance of 799.45 feet to a 5/8" iron pin with cap bearing "OHARA 7995" found at the northeasterly corner thereof.

16.889 ACRE LOT SPLIT (continued)

Thence South 89°04'10" West, along the northerly line of said Byler's land, 120.00 feet to a 5/8" iron pin with a damaged cap found at the northwesterly corner thereof, on an easterly line of PPN 18-008400 as conveyed to Allen W. Byler and Ruth A. Byler, recorded in Volume 2199, Page 60 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°57'28" West, along said easterly line of Byler's land, 1093.76 feet to a 5/8" iron pin with cap bearing "J.W. DANIEL RLS 6222" found at a northwesterly corner of the parcel herein described.

Thence North 89°59'40" East, along a southerly line of said Byler's land, 326.65 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence North 01°07'09" West, along an easterly line of said Byler's land, 782.47 feet to a 5/8" iron pin set at a northeasterly corner thereof, on a southerly line of PPN 18-015800 as conveyed to Evergreen Dairy, LLC, recorded in Volume 2011, Page 162 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°06'17" East, along the southerly line of the said Evergreen Dairy, LLC parcel, 550.37 feet to a 5/8" iron pin found at the northeasterly corner of the parcel herein described.

Thence South 01°07'09" East, along a westerly line of the said Evergreen Dairy, LLC parcel, passing through a 5/8" iron pin set at 800.62 feet, a total distance of 913.97 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

Thence South 89°59'40" West, along a southerly line of the parcel herein described, 597.24 feet to a 5/8" iron pin set at an angle point therein.

Thence South 30°03'10" West, along the southeasterly line of the parcel herein described, 158.37 feet to a 5/8" iron pin set at a point of curve therein.

Thence along an easterly line of the parcel herein described, along said curve, deflecting to the left, having a chord bearing of South 14°52'51" West, a delta angle of 30°20'39", a radius of 184.39 feet, and a chord distance of 96.51 feet, a total length distance of 97.65 feet to a 5/8" iron pin set at a point of tangency therein.

Thence South 00°08'57" West, along an easterly line of the parcel herein described, 130.00 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 89°42'32" West, along a southerly line of the parcel herein described, 10.00 feet to a 5/8" iron pin set.

Thence South 00°17'31" East, along an easterly line of the parcel herein described, 505.00 feet to a 5/8" iron pin set at an angle point therein.

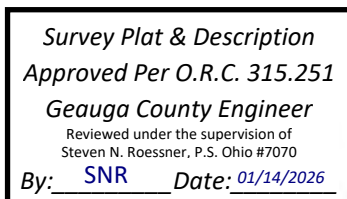
16.889 ACRE LOT SPLIT (continued)

Thence South 01°18'28" East, along an easterly line of the parcel herein described, 330.00 feet to a 5/8" iron pin set at an angle point therein.

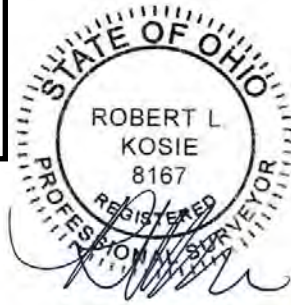
Thence South 02°10'05" East, along an easterly line of the parcel herein described, passing through a 5/8" iron pin set at 551.99 feet, a total distance of 582.00 feet to **The Principal Place of Beginning of this Survey** and containing 16.889 acres of land, of which, 0.033 acres are within the R/W of said Nauvoo Road, leaving 16.856 acres exclusive of said R/W, surveyed in January of 2026 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 16.889 acres of land from the westerly and northerly side of PPN 18-091401 as conveyed to Michael A. Byler, Noah Ray Miller and Ann Marie Miller, recorded in Volume 2199, Page 55 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".



26-013



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

January 23rd, 2025