

Situated in The	Month: March	Page: ONE
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 8 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve.	Year: 2026	of ONE
Survey for:	Steven Yoder and Martha Yoder	

26-096

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.



REFERENCES

*The 1929 Improvement Plans for Geauga County Jug Street, Troy Township, 1929, filed as CH-0046-A-F-JUG STREET 1929 PLANS.pdf.
*The June 22nd, 1953 Field Note Alignment for Nash Road (#422 to Jug St.) filed in Field Book 160, Pages 16 and 17 of the GCER.
*The February, 1998 survey prepared by J. W. Daniel, Registered Surveyor 6222, recorded in Volume 1895, Page 98 of GCER.
*The March, 1999 survey prepared by J. W. Daniel, Registered Surveyor 6222, recorded in Volume 2191, Page 153, Volume 2189, Page 1801 and Volume 2182, Page 874 of GCER.
*The August, 2003 survey prepared by J. W. Daniel, Registered Surveyor 6222, recorded in Volume 1760, Page 14 and Volume 1739, Page 3051 of GCER.
*The May, 2004 survey prepared by J. W. Daniel, Registered Surveyor 6222, recorded in Volume 1737, Page 20 of GCER.
*The June 22nd, 2023 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Surveyor 7995, filed as GCE+23-100+Tax+Map+Approval+3377-07-07-2023.pdf in the GCER.

ENGINEER'S APPROVAL

Survey Plot & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
By: SIM Date: 04/21/2026

26-096

SURVEYOR'S CERTIFICATION

I certify to: Steven Yoder and Martha Yoder
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 24th day of March, 2026.

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK MAP 1457 2026

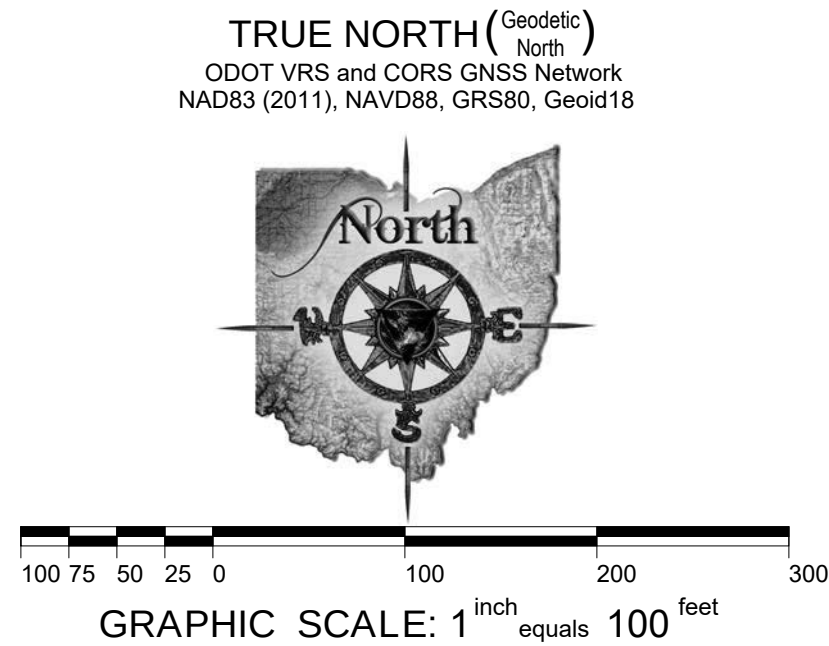
MAP OF RE-SURVEY, LOT SPLIT AND REMAINDER OF

PPN 32-072330

Steven Yoder and Martha Yoder
17646 Jug Street

DEED OF RECORD:

Volume 1737, Page 20



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 d.-Denotes deed measurement
p.-Denotes plat measurement u.-Denotes used measurement
fd.-Denotes found monument PPN -Denotes permanent parcel number
INST -Denotes instrument number C./C.L.-Denotes centerline
R/W -Denotes right-of-way (margin)
BCO -Denotes monument found bent, coned and observed
POB -Denotes point of beginning MP -Denotes "measured perpendicularly" aka -Denotes "also known as" nka -Denotes "now known as"
TR -Denotes "Township Road" CH -Denotes "County Highway"
PC -Denotes point of curve PT -Denotes point of tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"

ZONING INFORMATION

R-3 Residential (3 acres) Zoning District

Section 402.4 Minimum Lot Area R-3 Residential District
The minimum lot area shall be three (3) acres.

Section 402.5 Minimum Lot Frontage and Width R-3 Residential District
A. The minimum lot frontage and width shall be two hundred and fifty (250) feet, except for lots located on a permanent cul-de-sac road turnaround.

Section 402.6 Minimum Yard Setbacks R-3 Residential District
A. The minimum yard setbacks for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:

1. Front yard setback: 75 feet
2. Each side yard setback: 25 feet
3. Rear yard setback: 45 feet

Troy Township Zoning Inspector

Joe Oriowski

440.904.8289

troytownshipzoning@gmail.com

Office Hours: Every Tuesday 6:00 pm - 9:00 pm

ZONING APPROVAL

This re-survey, lot split and remainder complies with the applicable Troy Township Zoning Resolution

This ____ day of ____, 2026.

and is accepted by:

Signed Printed Joe Oriowski,

Troy Township Zoning Inspector



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



Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
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11040 Madison Road
Montville, Ohio 44064
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3.652 ACRE REMAINDER

26-096

0.190 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-072330, Steven Yoder and Martha Yoder, Volume 1737, Page 20 of Geauga County Records and Deeds (GCRD). 17646 Jug Street.

Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 8 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Nash Road (Township Road 207, Section A, 60 feet wide) and Jug Street (County Highway 46, Section D, 60 feet wide).

Thence North 00°23'15" West, along the centerline of said Jug Street, 452.11 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 01°00'56" West, continuing along said centerline, 110.34 feet to the northeasterly corner of PPN 32-069700 as conveyed to Rick C. Garver and Adelle L. Garver, recorded in Volume 1739, Page 3051 of GCRD.

Thence North 01°00'56" West, continuing along said centerline, 364.32 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°59'04" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 584.17 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°50'34" West, along the westerly line of the parcel herein described, 267.16 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the southerly line of PPN 32-072354 as conveyed to Matthew A. Wagner and Miriam A. Wagner,

3.652 ACRE REMAINDER (continued)

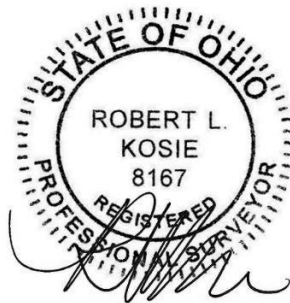
Trustees, recorded in Volume 2191, Page 153 of GCRD.

Thence North 88°09'26" East, along said southerly line of Wagner's land, passing through a 5/8" iron pin found bent, coned and observed at 555.99 feet and a 5/8" iron pin set at 558.09 feet, a total distance of 588.09 feet to the southeasterly corner thereof, on the centerline of the aforesaid Jug Street, being the northeasterly corner of the parcel herein described.

Thence South 01°00'56" East, along said centerline, a frontage distance of 275.63 feet to **The Principal Place of Beginning of this Survey** and containing 3.652 acres of land, of which, 0.190 acres are within the R/W of said Jug Street, leaving 3.462 acres of land exclusive of said R/W, surveyed in March 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 3.652 acre remainder of land in PPN 32-072330 as conveyed to Steven Yoder and Martha Yoder, recorded in Volume 1737, Page 20 of GCRD, after a 15.461 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".



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

March 30th, 2026

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer

By: SJM Date: 04/21/2026

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) **286-2131**
11040 Madison Road
Montville, Ohio 44064
www.dbksurveys.com



15.461 ACRE LOT SPLIT

26-096

0.251 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 32-072330, Steven Yoder and Martha Yoder, Volume 1737, Page 20 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 8 within said Township and Township 6N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 5/8" iron pin found at the centerline intersection of Nash Road (Township Road 207, Section A, 60 feet wide) and Jug Street (County Highway 46, Section D, 60 feet wide).

Thence North 00°23'15" West, along the centerline of said Jug Street, 452.11 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North 01°00'56" West, continuing along said centerline, 110.34 feet to the northeasterly corner of PPN 32-069700 as conveyed to Rick C. Garver and Adelle L. Garver, recorded in Volume 1739, Page 3051 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°09'43" West, along the northerly line of said Garver's land, the northerly line of PPN 32-074307 as conveyed to Julie Strmen, recorded in Volume 1760, Page 14 and the northerly line of PPN 32-072343 as conveyed to Jennifer Tracy, now known as Jennifer Tracy McGowan, recorded in Volume 2182, Page 874 of GCRD, passing through a 5/8" iron pin set at 30.00 feet, a 5/8" iron pin with damaged cap found at 33.73 feet, a 5/8" iron pin found bent, coned and observed at 428.88 feet and a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at 678.44 feet, a total distance of 928.46 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 32-074280 as conveyed to James A. Miller

and Katie S. Miller, recorded in Volume 1895, Page 98 of GCRD, being a southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin found south 0.01 feet and West 0.29 feet, South 88°09'43" West, 0.29 feet therefrom.

Thence North 01°02'01" West, along said easterly line of Miller's land, 314.87 feet to a 5/8" iron pin found at the northeasterly corner thereof.

Thence South 88°08'06" West, along the northerly line of said Miller's land, 250.23 feet to a 5/8" iron pin with a damaged cap found at the northwesterly corner thereof, on an easterly line of PPN 32-061950 as conveyed to Jonas R. Schmucker, Esther S. Schmucker, Freeman J. Schmucker and Lucinda Schmucker, recorded in Volume 2005, Page 3055 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°05'36" West, along said easterly line of Schmucker's land, 848.24 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southwesterly corner of the PPN 32-074308 as conveyed to Joey S. Yoder and Norman S. Yoder, recorded in Volume 2062, Page 3339 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°17'19" East, along the southerly line of said Yoder's land, 302.33 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the northwesterly corner of PPN 32-072340 as conveyed to Scott J. Michalski and Renee Michalski, recorded in Volume 2189, Page 1801 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°00'32" East, along the westerly line of said Michalski's land and along the westerly line of PPN 32-072354 as conveyed to Matthew A. Wagner and Miriam A. Wagner, Trustees, recorded in Volume 2191, Page 153 of GCRD, passing through a 5/8" iron pin with a damaged cap found at 250.05 feet, a total distance of 517.20 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southwesterly corner thereof.

Thence North 88°09'26" East, along the southerly line of said Wagner's land, 289.55 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 01°50'34" East, along an easterly line of the parcel herein described, 267.16 feet to a 5/8" iron pin set.

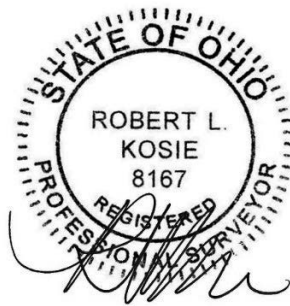
15.461 ACRE LOT SPLIT (continued)

Thence North 88°59'04" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 554.17 feet, a total distance of 584.17 feet to a northeasterly corner thereof, on the centerline of the aforesaid Jug Street.

Thence South 01°00'56" East, along said centerline, a frontage distance of 364.32 feet to **The Principal Place of Beginning of this Survey** and containing 15.461 acres of land, of which, 0.251 acres are within the R/W of said Jug Street, leaving 15.210 acres of land exclusive of said R/W, surveyed in April 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 15.461 acres of land from PPN 32-072330 as conveyed to Steven Yoder and Martha Yoder, recorded in Volume 1737, Page 20 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".



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

April 14th, 2026

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
By: SJM Date: 04/21/2026

26-096