

Situated in The	Month: November	Page: One
Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lots 5 and 6 in Section 17, Original Lot 3 in Section 23 and Original Lots 1 and 2 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve	Year: 2022	of Two
Survey for: Pennview Farms, LLC, David J. Miller, Susan M. Miller and Douglas S. Smith		

Checked on November 9th, 2022 by RLK
Revised on November 17th, 2022

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.

COUNTY, TOWNSHIP, TRACT, SECTION AND LOT LINE DISCLAIMER

It is the sole purpose and intent for 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 herein.

MAP OF RE-SURVEY, LOT SPLITS, CONSOLIDATIONS AND RESIDUALS OF

PPN 25-082200

Pennview Farms, LLC

16760 Main Market Road,

PPN 25-062000

David J. Miller and Susan M. Miller

16949 Farmington Road

AND

PPN 25-190129

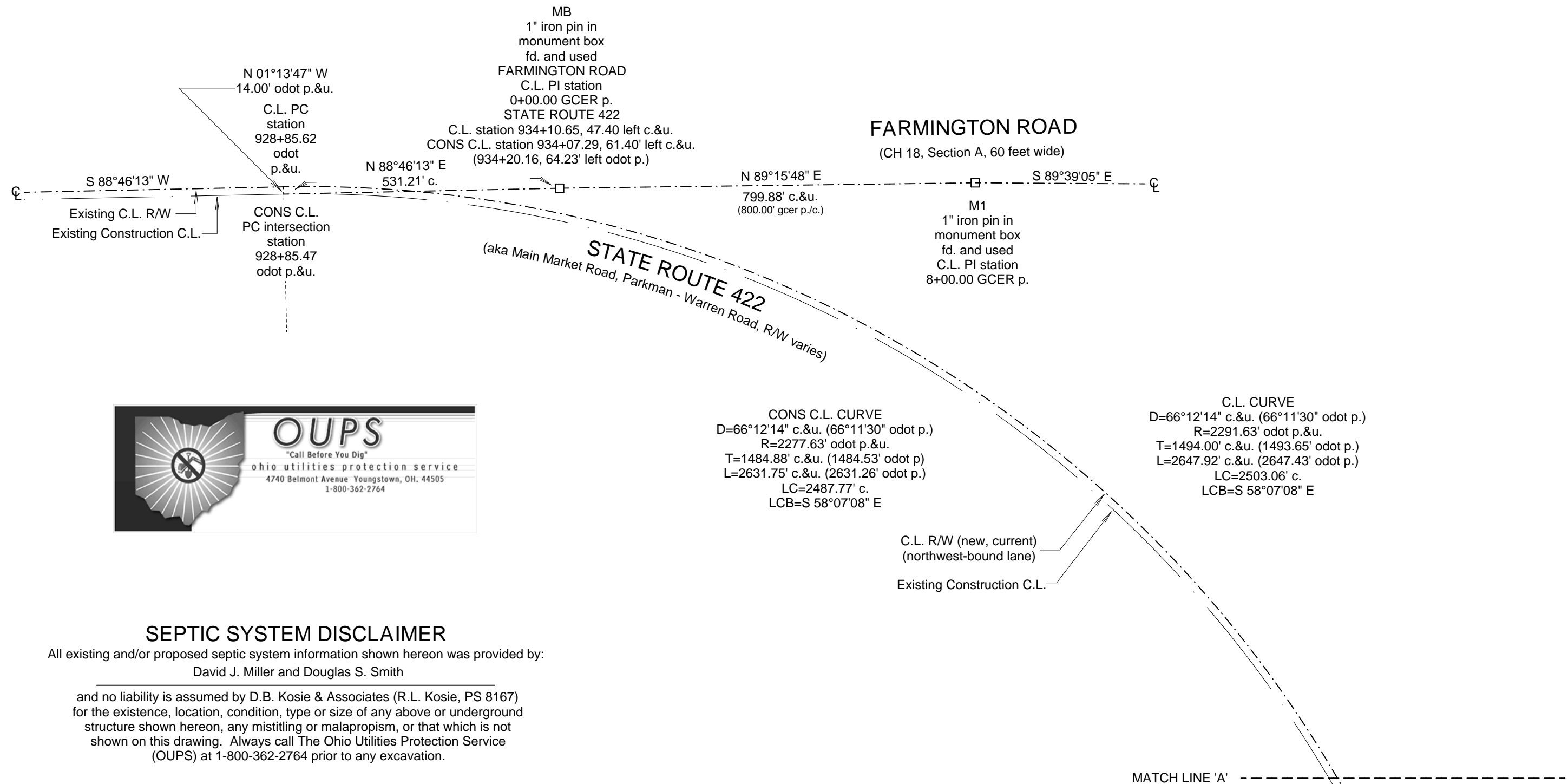
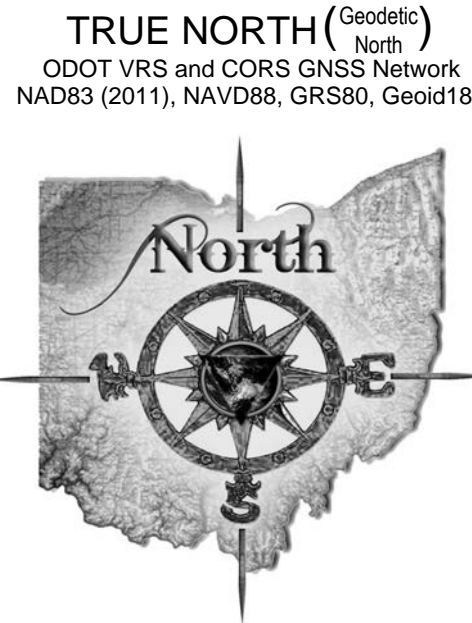
Douglas S. Smith

16772 Main Market Road

DEEDS OF RECORD:

Volume 1973, Page 3042, Volume 1929, Page 348 and Volume 995, Page 767

● -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 5276" fd. and used unless otherwise noted
○ -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./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 "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
Δ -Denotes delta angle R -Denotes radius distance
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PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
odot -Denotes "Ohio Department of Transportation" (formerly Department of Highways)
CONS C.L. -Denotes "Construction Centerline"
LFA -Denotes "Leach Field Area"



SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: David J. Miller and Douglas S. Smith

and no liability is assumed by D.B. Kosie & Associates (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by: Orthophotogrammetry and actual field location

and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

REFERENCES

*The 1956 State of Ohio Department of Highways Improvement plans for Warren - Burton Road, S.H. 325, Sec. F, (part), Geauga County, Parkman Township, filed in ODOT records.
*The undated survey prepared by J. Arthur Temple, Registered Surveyor, recorded in Volume 2077, Page 3485 of GCRD.
*The September, 1962 survey prepared by T.R. Root, recorded in Volume 1283, Page 1077 of GCRD.
*The September, 1972 surveys prepared by Delmar B. Kosie, Registered Surveyor 5276, recorded in Volume 1283, Page 1077 and Volume 551, Page 56 of GCRD.
*The July, 1994 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 2034, Page 12913 of GCRD.
*The September, 1994 survey prepared by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Surveyor 5276, recorded in Volume 995, Page 767 of GCRD.
*The 1997 improvement plans for C.H. No. 18, Farmington Road Sections A-C, Parkman Township, Geauga County filed as CH-0018-A-C-FARMINGTON ROAD 1997 PLANS.pdf in the GCER.
*The April, 1997 survey prepared by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Surveyor 5276, recorded in Volume 1873, Page 3042 of GCRD.
*The November, 1999 surveys prepared by Mitchell A. Ferguson, Professional Land Surveyor 7627, recorded in Volume 1852, Page 819, Parcels No. 2 and 3 of GCRD.
*The 2001 survey prepared by Robert A. Bosworth, Registered Surveyor 7750, recorded in Volume 1773, Page 1690 of GCRD.
*The May 14th, 2003 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 1635, Page 574 of GCRD.
*The November 1, 2004 surveys prepared by Robert A. Bosworth, Registered Surveyor 7750 recorded in Volume 1771, Page 3227, Parcel 21 WD, Volume 1766, Page 1364, Parcel 20WD, Volume 1784, Page 3322, Parcel 15 WD-1, Volume 1771, Page 3348, Parcel 16 WD, Volume 1784, Page 3322, Parcel 15 WD-2 and Volume 1773, Page 1690, Parcel 14 WD of GCRD.
*The November 7th, 2005 survey prepared by Jerry Slay, Registered Surveyor 5298, recorded in Volume 1947, Page 1360 of GCRD.
*The 2005 State of Ohio Department of Transportation improvement plans for GEA - 422 - 18.31, POR - 422 - 0.00, Parkman Township, Nelson Township, Geauga County and Portage County, surveyed by Adam D. Treat Registered Surveyor 8058, recorded in plat Volume 39, Page 41 of GCRD.
*The September, 2011 surveys prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 1929, Page 348 and Volume 1929, Page 351 of GCRD.

PARCEL DATA

P1 PPN 25-073200 Steven E. Kirby and Julie A. Kirby, Trustees Volume 2077, Page 3485 16824 Main Market Road	P6 PPN 25-082211 David H. Smith and Olivia Smith Volume 1271, Page 431 16730 Main Market Road	P11 PPN 25-704070 State of Ohio Volume 1784, Page 3322, Parcel 15 WD-2
P2 PPN 25-117500 Penn-View Estates LLC Volume 1752, Page 2453 16790 Main Market Road	P7 PPN 25-704024 State of Ohio Volume 1771, Page 3227, Parcel 21 WD	P12 PPN 25-704027 State of Ohio Volume 1773, Page 1690, Parcel 14 WD
P3 PPN 25-005800 Phillip W. Gingerich Volume 2125, Page 596 16776 Main Market Road	P8 PPN 25-704023 State of Ohio Volume 1766, Page 1364, Parcel 15 WD-1	P13 PPN 25-007300 Kathryn M. Allen Volume 1968, Page 2914 16710 Main Market Road
P4 PPN 25-190129 Douglas S. Smith Volume 995, Page 767 16772 Main Market Road	P9 PPN 25-704069 State of Ohio Volume 1784, Page 3322, Parcel 15 WD-1	P14 PPN 25-054600 Joe J.L. Miller and Cindy T. Miller Volume 1771, Page 56 16925 Farmington Road
P5 PPN 25-082200 Pennview Farms, LLC Volume 1973, Page 3042	P10 PPN 25-704025 State of Ohio Volume 1771, Page 3348, Parcel 16 WD	

ZONING INFORMATION

R1 - Residential Zoning District
Minimum Acreage: 2.50 acres R/W
Minimum Frontage: 200.00'
Minimum Setback: 75.00' R/W
Minimum Sideyard: 25.00'
Minimum Rereyard: 25.00'

Parkman Zoning
16295 Main Market Rd. (Rt. 422)
West Farmington, Ohio 44491
(440) 548-2904 (Ext #1)

Zoning Inspector
John Spelich
2208 Atlantic Street
Warren, Ohio
44483
Phone: 330-219-3698



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



ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven W. Reschner, P.S., Ohio #0270
By: SNR Date: 11/17/2022

22-158

ZONING APPROVAL

This map of re-survey, lot splits, consolidations and residuals complies with the applicable Parkman Township Zoning Resolution.

This _____ day of _____, 2022

and is accepted by:

Signed
Printed John Spelich,
Parkman Township Zoning Inspector



SURVEYOR'S CERTIFICATION

I certify to: Pennview Farms, LLC, David J. Miller, Susan M. Miller and Douglas S. Smith

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, 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

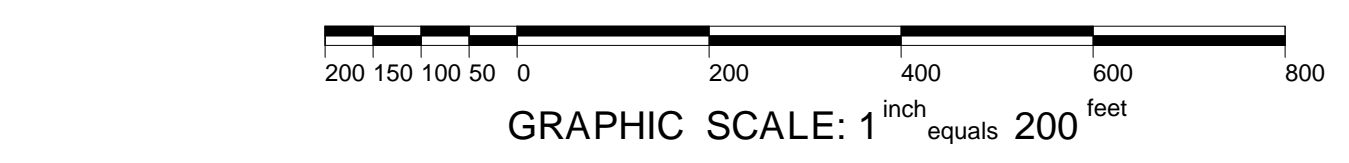
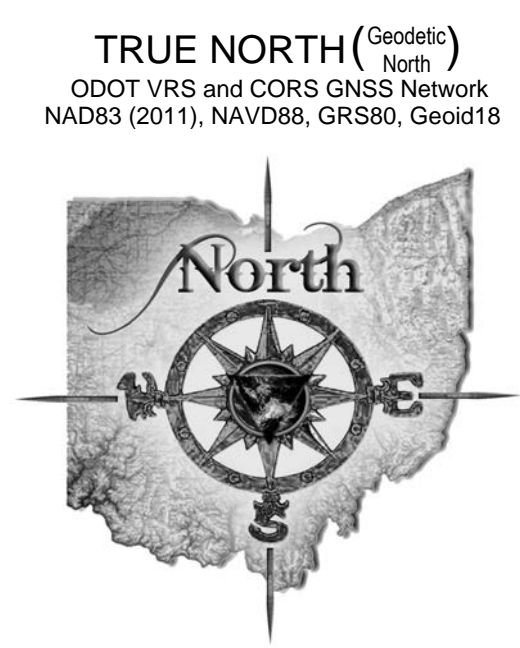
Signed and sealed on this 5th day of November, 2022



DBK MAP 1218 2022

SEE PAGE ONE OF TWO

SEE PAGE ONE OF TWO



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- odot -Denotes "Ohio Department of Transportation" (formerly Department of Highways)
- CONS C.L. -Denotes "Construction Centerline"
- LFA -Denotes "Leach Field Area"



STATE ROUTE 422

NELSON LEDGE ROAD

BUILDING DATA

B5	- 1 1/2 story metal building (agricultural)
B6	- 1 - 2 1/2 story frame and block barn (agricultural)
B7	- 1 story metal building (agricultural)
B8	- 1 story frame and wire coop (agricultural)
B9	- 1-2 story frame dwelling
B10	- 1 story frame sugar house
B11	- 1 story metal building
B12	- 1 story frame building
B13	- 1 story metal garage
B14	- 1 story metal building
S1	- 1 story metal silo (agricultural)

LINE DATA

L3	- N 62°08'32" E, 319.97' R/W c.&u. (320.54' DBK p.)
L4	- N 16°04'53" W, 62.29' c.&u. (61.29' BCSU NORTH d.)

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P5 PPN 25-082200 Pennview Farms, LLC Volume 1973, Page 3042	P10 PPN 25-704025 State of Ohio Volume 1771, Page 3348, Parcel 16 WD	

CURVE DATA

Curve 1 D=14°06'29" c. R=8182.96' odot p.&u. T=1012.57' c. L=2014.89' c. LC=2009.89' c. LCB=N 37°38'13" W	Curve 2 D=03°12'02" c. R=8182.96' odot p.&u. T=228.62' c. L=457.12' c. LC=457.06' c. LCB=N 28°58'58" W	Curve 3 D=02°22'22" c. R=8182.96' odot p.&u. T=169.46' c. L=338.67' c. LC=338.84' c. LCB=S 26°11'46" E
Curve 4 D=06°17'21" c. R=8196.96' odot p.&u. T=450.33' c. L=899.75' c. LC=899.30' c. LCB=N 41°32'46" W	Curve 5 D=06°59'21" c. R=8196.96' odot p.&u. T=450.36' c. L=900.89' c. LC=900.26' c. LCB=N 34°54'28" W	Curve 6 D=06°24'11" c. R=8196.96' odot p.&u. T=458.50' c. L=916.05' c. LC=915.57' c. LCB=N 28°12'40" W

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



SEE PAGE ONE OF TWO FOR CERTIFICATION AND APPROVALS

DBK MAP 1218 2022



4.000 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 25-082200, Pennview Farms, LLC, Volume 1973, Page 3042 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 1 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the intersection of the centerline of Farmington Road (County Highway 18, Section A, 60 feet wide) and the construction centerline of State Route 422 (also known as Main Market Road, Parkman - Warren Road, R/W varies), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Farmington Road, North $88^{\circ}46'13''$ East, 531.21 feet therefrom.

Thence North $01^{\circ}13'47''$ West, 14.00 feet to a point of curve on the centerline of said State Route 422.

Thence continuing along said centerline and curve, deflecting to the right, have a delta angle of $66^{\circ}12'14''$, a radius distance of 2291.63 feet, a tangent distance of 1494.00 feet, a chord bearing of South $58^{\circ}07'08''$ East and a chord distance of 2503.06 feet, a length distance of 2647.92 feet to a point of tangency therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of tangency on the construction centerline of said State Route 422, South $64^{\circ}59'32''$ West, 14.00 feet therefrom.

Thence South $25^{\circ}00'28''$ East, continuing along said centerline, 2767.04 feet to a point of curve therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of curve on the construction centerline of said State Route 422, South $64^{\circ}59'32''$ West, 14.00 feet therefrom.

4.000 ACRE LOT SPLIT (continued)

Thence continuing along said centerline and said curve, deflecting to the left, having a delta angle of $02^{\circ}22'22''$, a radius distance of 8182.96 feet, a tangent distance of 169.46 feet, a chord bearing of South $26^{\circ}11'46''$ East and a chord distance of 338.84 feet, a length distance of 338.87 feet to the northerly line of PPN 25-704023, as conveyed to the State of Ohio, recorded in Volume 1766, Page 1364, Parcel 20WD of GCRD.

Thence North $62^{\circ}08'32''$ East, along said northerly line of the State of Ohio parcel, along a northerly line of PPN 25-190129, now or formerly conveyed to Douglas S. Smith, recorded in Volume 995, Page 767 of GCRD, passing through a $5/8''$ iron pin with cap bearing "KOSIE PS 5276" found at 51.88 feet, a $5/8''$ iron pin set at 52.43 feet a total distance of 372.40 feet to a $5/8''$ iron pin found at an angle point therein.

Thence North $85^{\circ}34'44''$ East, along a northerly line of said Smith's land, 314.50 feet to a $5/8''$ iron pin found bent at the northeasterly corner thereof, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North $85^{\circ}34'44''$ East, along the northerly line of the parcel herein described, 543.11 feet to a $5/8''$ iron pin set at the northeasterly corner thereof.

Thence South $04^{\circ}24'34''$ East, along the easterly line of the parcel herein described, 321.06 feet to a $5/8''$ iron pin set at the southeasterly corner thereof.

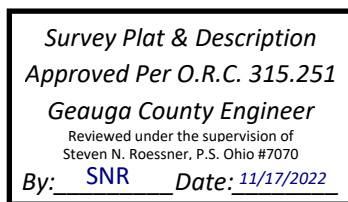
Thence South $85^{\circ}37'49''$ West, along the southerly line of the parcel herein described and the northerly line of PPN 25-117500 as conveyed to Penn-View Estates LLC, recorded in Volume 1752, Page 2453 of GCRD, passing through a $5/8''$ iron pin with cap bearing "KOSIE PS 5276" found at 501.75 feet, a total distance of 543.11 feet to a $5/8''$ iron pin with cap bearing "KOSIE PS 5275" found at the southeasterly corner of the aforesaid Smith parcel (PPN 25-190129), being the southwesterly corner of the parcel herein described.

Thence North $04^{\circ}24'34''$ West, along the easterly line of said Smith's land, 320.58 feet to **The Principal Place of Beginning of this Survey** and containing 4.000 acres of land, surveyed in November of 2022 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.

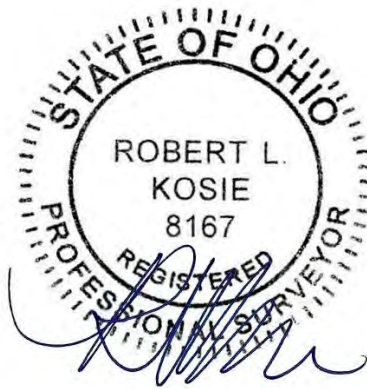
4.000 ACRE LOT SPLIT (continued)

The intent of this survey is to divide 4.00 acres of land from PPN 25-082200 as conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 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".



22-158



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on November 11th, 2022.



6.500 COMBINED ACRE PARCEL

Deeds of Record: Permanent Parcel Number (PPN) 25-082200, Pennview Farms, LLC, Volume 1973, Page 3042 of Geauga County Records and Deeds (GCRD). 16772 Main Market Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 3 in Section 23 and Original Lot 1 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the intersection of the centerline of Farmington Road (County Highway 18, Section A, 60 feet wide) and the construction centerline of State Route 422 (also known as Main Market Road, Parkman - Warren Road, R/W varies), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Farmington Road, North 88°46'13" East, 531.21 feet therefrom.

Thence North 01°13'47" West, 14.00 feet to a point of curve on the centerline of said State Route 422.

Thence continuing along said centerline and curve, deflecting to the right, have a delta angle of 66°12'14", a radius distance of 2291.63 feet, a tangent distance of 1494.00 feet, a chord bearing of South 58°07'08" East and a chord distance of 2503.06 feet, a length distance of 2647.92 feet to a point of tangency therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of tangency on the construction centerline of said State Route 422, South 64°59'32" West, 14.00 feet therefrom.

Thence South 25°00'28" East, continuing along said centerline, 2767.04 feet to a point of curve therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of curve on the construction centerline of said State Route 422, South 64°59'32" West, 14.00 feet therefrom.

6.500 COMBINED ACRE PARCEL (continued)

Thence continuing along said centerline and said curve, deflecting to the left, having a delta angle of $02^{\circ}22'22''$, a radius distance of 8182.96 feet, a tangent distance of 169.46 feet, a chord bearing of South $26^{\circ}11'46''$ East and a chord distance of 338.84 feet, a length distance of 338.87 feet to the northerly line of PPN 25-704023, as conveyed to the State of Ohio, recorded in Volume 1766, Page 1364, Parcel 20WD of GCRD.

Thence North $62^{\circ}08'32''$ East, along said northerly line of the State of Ohio parcel, passing through a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at 51.88 feet, a total distance of 52.43 feet to the northeasterly corner thereof, on the easterly Right-of-Way of said State Route 422, being a southwesterly corner of PPN 25-082200, now or formerly conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 of GCRD, a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North $62^{\circ}08'32''$ East, along a southerly line of the said Pennview Farms, LLC parcel, 319.97 feet to a 5/8" iron pin found at a northwesterly corner thereof, at an angle point therein.

Thence North $85^{\circ}34'44''$ East, along a southerly line of the said Pennview Farms, LLC parcel and a continuation thereof, passing through a 5/8" iron pin found bent at 314.50 feet, a total distance of 857.61 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described.

Thence South $04^{\circ}24'34''$ East, along the easterly line of the parcel herein described, 321.06 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence South $85^{\circ}37'49''$ West, along the southerly line of the parcel herein described and the northerly line of PPN 25-117500 as conveyed to Penn-View Estates LLC, recorded in Volume 1752, Page 2453 of GCRD, passing through 5/8" iron pins with caps bearing "KOSIE PS 5276" found at 501.75 feet and 543.11 feet, a total distance of 735.19 feet to a 5/8" iron pin with cap bearing "KOSIE PS 5276" found at the southeasterly corner of PPN 25-005800 as conveyed to Phillip W. Gingerich, recorded in Volume 2125, Page 596 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North $36^{\circ}54'25''$ West, along the easterly line of said Gingerich's land, 286.22 feet to a 5/8" iron pin found bent, coned and observed at the northeasterly corner thereof.

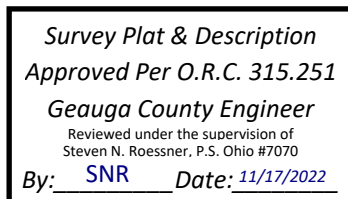
6.500 COMBINED ACRE PARCEL (continued)

Thence South 61°55'59" West, along the northerly line of said Gingerich's land, 272.49 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the aforesaid easterly Right-of-Way of State Route 422, being a southwesterly corner of the parcel herein described.

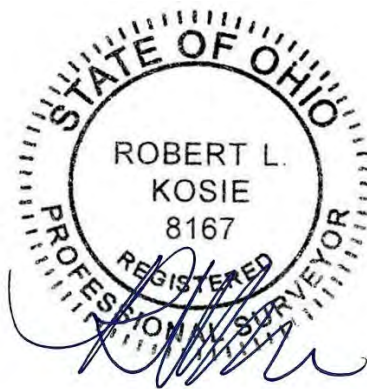
Thence North 16°04'53" West, along said R/W, a frontage distance of 62.29 feet to **The Principal Place of Beginning of this Survey** and containing 6.500 acres of land, surveyed in November of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167. Bearings 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 4.00 acres of land that was divided from PPN 25-082200 as conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 together with PPN 25-190129 as conveyed to Douglas S. Smith, recorded in Volume 995, Page 767 of GCRD. Known as 16772 Main Market 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".



22-158



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on November 11th, 2022.



20.000 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 25-082200, Pennview Farms, LLC, Volume 1973, Page 3042 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 2 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the intersection of the centerline of Farmington Road (County Highway 18, Section A, 60 feet wide) and the construction centerline of State Route 422 (also known as Main Market Road, Parkman - Warren Road, R/W varies), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Farmington Road, North $88^{\circ}46'13''$ East, 531.21 feet therefrom.

Thence North $01^{\circ}13'47''$ West, 14.00 feet to a point of curve on the centerline of said State Route 422.

Thence along said centerline and curve, deflecting to the right, having a delta angle of $66^{\circ}12'14''$, a radius distance of 2291.63 feet, a tangent distance of 1494.00 feet, a chord bearing of $S\ 58^{\circ}07'08''\ E$ and a chord distance of 2503.06 feet, a length distance of 2647.92 feet to a point of tangency therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of tangency on the construction centerline of said State Route 422, South $64^{\circ}59'32''$ West, 14.00 feet therefrom.

Thence South $25^{\circ}00'28''$ East, continuing along said centerline, 1775.41 feet to the northerly line of PPN 25-704070 as conveyed to the State of Ohio, recorded in Volume 1784, Page 3322, Parcel 15 WD-2 of GCRD.

Thence North $88^{\circ}07'07''$ East, along said northerly line of the State of Ohio parcel, along the southerly line of PPN 25-007300 as conveyed to Kathryn M. Allen,

20.000 ACRE LOT SPLIT (continued)

recorded in Volume 1968, Page 2914, along a southerly line of PPN 25-190345 as conveyed to John T. Tracy, recorded in Volume 1852, Page 819, Parcel No. 3 and PPN 25-030800 as conveyed to John T. Tracy, Volume 1852, Page 819, Parcel No. 2 of GCRD, passing through a 5/8" iron pin with cap bearing "Slay 5298" found at 53.32 feet (not on Right of Way), a 5/8" iron pin set at 54.37 feet, a 5/8" iron pin with cap bearing "FERGUSON S-7627" found at 1111.16 feet, a total distance of 2731.77 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner thereof.

Thence North 00°18'24" West, along the easterly line of said Tracy's land, 454.54 feet to a 5/8" iron pin set at the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 00°18'24" West, continuing along said easterly line of Tracy's land and along the easterly line of PPN 25-190344 as conveyed to John T. Tracy, recorded in Volume 1852, Page 819, Parcel No. 1 of GCRD, passing through a 5/8" iron pin with cap bearing "FERGUSON S-7627" found at 178.24 feet a total distance of 498.60 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at a southwesterly corner of PPN 25-062000, now or formerly conveyed to David J. Miller and Susan M. Miller, recorded in Volume 1929, Page 348, being the northwesterly corner of the parcel herein described.

Thence North 88°21'39" East, along a southerly line of said Miller's land and a southerly line of PPN 25-188983 as conveyed to David L. Eberhard and Nancy L. Eberhard, recorded in Volume 2034, Page 2913 of GCRD, passing through a 5/8" iron pin set 797.32 feet, a total distance of 1714.00 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at a southeasterly corner thereof, on the westerly line of PPN 25-190549 as conveyed to Susan M. Suvak, Trustee, recorded in Volume 1947, Page 1360 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°02'59" East, along said westerly line of Suvak's land and also along the westerly line of PPN 25-190480 as conveyed to Michael J. McGinness, recorded in Volume 1635, Page 574 of GCRD, 516.19 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°57'01" West, along the southerly line of the parcel herein described, 1720.37 feet to **The Principal Place of Beginning of this Survey** and containing 20.000 acres of land, surveyed in November of 2022 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

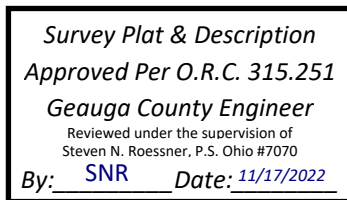
20.000 ACRE LOT SPLIT (continued)

(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
20.000 ACRE LOT SPLIT (continued)

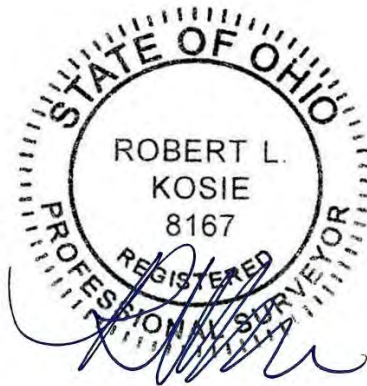
subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to divide 20.00 acres of land from the northeasterly side of PPN 25-082200 as conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 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".



22-158



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on November 11th, 2022.



43.406 COMBINED ACRE PARCEL

0.041 acres Right of Way (R/W)

Deeds of Record: Permanent Parcel Number (PPN) 25-062000, David J. Miller and Susan M. Miller, Volume 1929, Page 348 and PPN 25-082200, Pennview Farms, LLC, Volume 1973, Page 3042 of Geauga County Records and Deeds (GCRD). 16949 Farmington Road.

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lots 5 and 6 in Section 17 and Original Lot 2 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at 1" iron pin in a monument box found at the centerline intersection of Farmington Road (County Highway 18, Section B, 60 feet wide) and Hobart Road (Township Road 218, 60 feet wide).

Thence South 87°10'11" West, along the centerline of said Farmington Road, 564.95 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South 87°50'39" West, continuing along said centerline, 1113.92 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South 87°39'00" West, continuing along said centerline, 1731.17 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence South 89°00'54" West, continuing along said centerline, 243.95 feet to the northwesterly corner of PPN 25-190099 as conveyed to Elmer P. Mast and Lynda D. Mast, recorded in Volume 1929, Page 351 of GCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 03°09'11" East, along a westerly line of said Mast's land, passing through a 5/8" iron pin with cap bearing "J.W. DANIEL PS 6222" found at 30.02 feet,

43.406 COMBINED ACRE PARCEL (continued)

a total distance of 453.35 feet to a 5/8" iron pin found bent, coned and observed at an angle point therein.

Thence South 22°59'45" East, along a westerly line of said Mast's land, 122.71 feet to a 5/8" iron pin set at an angle point therein.

Thence South 41°41'55" East, along a southwesterly line of said Mast's land, 536.03 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at an angle point therein.

Thence North 87°00'30" East, along the southerly line of said Mast's land, 502.84 feet to a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southeasterly corner thereof, on a westerly line of PPN 25-188983 as conveyed to David L. Eberhard and Nancy L. Eberhard, recorded in Volume 2034, Page 2913 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°22'56" East, along said westerly line of Eberhard's land, passing through a 5/8" iron pin with cap bearing "SLAY 5298" found at 999.56 feet, a total distance of 1000.38 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 88°21'39" East, along a southerly line of said Eberhard's land, 916.68 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at a southeasterly corner thereof, on the westerly line of PPN 25-190549 as conveyed to Susan M. Suvak, Trustee, recorded in Volume 1947, Page 1360 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 01°02'59" East, along said westerly line of Suvak's land and also along the westerly line of PPN 25-190480 as conveyed to Michael J. McGinness, recorded in Volume 1635, Page 574 of GCRD, 516.19 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

Thence South 88°57'01" West, along a southerly line of the parcel herein described, 1720.37 feet to a 5/8" iron pin set at a southwesterly corner thereof, on the easterly line of PPN 25-030800 as conveyed to John T. Tracy, recorded in Volume 1852, Page 819, Parcel No. 2 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°18'24" West, along said easterly line of Tracy's land and along the easterly line of PPN 25-190344 as conveyed to John T. Tracy, recorded in Volume

43.406 COMBINED ACRE PARCEL (continued)

1852, Page 819, Parcel No. 1 of GCRD, passing through a 5/8" iron pin with cap bearing "FERGUSON S-7627" found at 178.24 feet, a total distance of 498.60 feet to a 5/8" iron pin with cap bearing "SLAY 5298" found at an angle point therein.

Thence North 00°55'15" West, along an easterly line of said Tracy's land, 312.98 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 89°53'14" West, along the northerly line of said Tracy's land, passing through a 5/8" iron pin with cap bearing "FERGUSON S-7627" found at 1.55 feet, a total distance of 102.46 feet to 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at the southeasterly corner of PPN 25-049080 as conveyed to Kathleen Mahovlic, Trustee, recorded in Volume 1283, Page 1077 of GCRD, being a southwesterly corner of the parcel herein described.

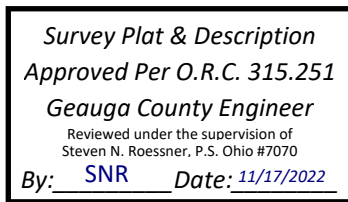
Thence North 03°15'08" West, along an easterly line of said Mahovlic's land, along an easterly line of PPN 25-054600 as conveyed to Joe J.L. Miller and Cindy T. Miller, recorded in Volume 551, Page 56 of GCRD and along the easterly line of PPN 25-080100 as conveyed to Monroe Shrock and Evelyn Shrock, recorded in Volume 2014, Page 1638 of GCRD, passing through 5/8" iron pins found at 1225.96 feet and 1284.37 feet and a 5/8" iron pin with cap bearing "J W DANIEL PS 6222" found at 1621.65 feet, a total distance of 1651.67 feet to the northeasterly corner thereof, on the centerline of the aforesaid Farmington Road, being the northwesterly corner of the parcel herein described.

Thence North 89°00'54" East, along said centerline, a frontage distance of 59.91 feet to **The Principal Place of Beginning of this Survey** and containing 43.406 acres of land, of which, 0.041 acres are within the R/W of said Farmington Road, leaving 43.365 acres of land exclusive of said R/W, surveyed in November of 2022 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.

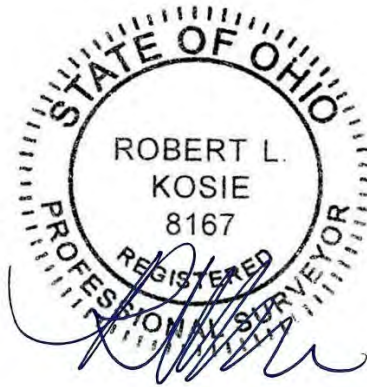
The intent of this survey is to combine 20.000 acres of land that was divided from the northeasterly side of PPN 25-082200 as conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 together with PPN 25-062000 as conveyed to David J. Miller and Susan M. Miller, recorded in Volume 1929, Page 348 of GCRD. Known as 16949 Farmington Road.

43.406 COMBINED ACRE PARCEL (continued)

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".



22-158



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on November 11th, 2022



185.514 ACRE RESIDUAL PARCEL

Deed of Record: Permanent Parcel Number (PPN) 25-082200, Pennview Farms, LLC, Volume 1973, Page 3042 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Parkman, County of Geauga and State of Ohio and known as being part of Original Lot 3 in Section 23 and Original Lots 1 and 2 in Section 24 with said Township and Township 6N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the intersection of the centerline of Farmington Road (County Highway 18, Section A, 60 feet wide) and the construction centerline of State Route 422 (also known as Main Market Road, Parkman - Warren Road, R/W varies), referenced by a 1" iron pin in a monument box found at an angle point on the centerline of said Farmington Road, North $88^{\circ}46'13''$ East, 531.21 feet therefrom.

Thence North $01^{\circ}13'47''$ West, 14.00 feet to a point of curve on the centerline of said State Route 422.

Thence along said centerline and curve, deflecting to the right, having a delta angle of $66^{\circ}12'14''$, a radius distance of 2291.63 feet, a tangent distance of 1494.00 feet, a chord bearing of S $58^{\circ}07'08''$ E and a chord distance of 2503.06 feet, a length distance of 2647.92 feet to a point of tangency therein, referenced by a 1" iron pin with a 2" aluminum cap bearing "Cappelli Surveying" in a monument box found at a point of tangency on the construction centerline of said State Route 422, South $64^{\circ}59'32''$ West, 14.00 feet therefrom.

Thence South $25^{\circ}00'28''$ East, continuing along said centerline, 1775.41 feet to the northerly line of PPN 25-704070 as conveyed to the State of Ohio, recorded in Volume 1784, Page 3322, Parcel 15 WD-2 of GCRD.

Thence North $88^{\circ}07'07''$ East, along said northerly line of the State of Ohio, passing through a 5/8" iron pin with cap bearing "Slay 5298" found at 53.32 feet, a total distance of 54.37 feet to a 5/8" iron pin set at a northeasterly corner thereof, on the eastern Right-of-Way (R/W) of said State Route 422, being the southwesterly corner of PPN 25-007300 as conveyed to Kathryn M. Allen, recorded in Volume 1968, Page 2914 of GCRD, a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

185.514 ACRE RESIDUAL PARCEL (continued)

Thence North 88°07'07" East along the southerly line of said Allen's land, along a southerly line of PPN 25-190345 as conveyed to John T. Tracy, recorded in Volume 1852, Page 819, Parcel No. 3 and the southerly line of PPN 25-030800 as conveyed to John T. Tracy, Volume 1852, Page 819, Parcel No. 2 of GCRD, passing through a 5/8" iron pin with cap bearing "FERGUSON S-7627" found at 1056.79 feet, a total distance of 2677.40 feet to a 5/8" iron pin with a damaged cap found at the southeasterly corner thereof.

Thence North 00°18'24" West, along the easterly line of said Tracy's land, 454.54 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North 88°57'01" East, along a northerly line of the parcel herein described, 1720.37 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the westerly line of PPN 25-190480 as conveyed to Michael J. McGinness, recorded in Volume 1635, Page 574 of GCRD.

Thence South 01°02'59" East, along said westerly line of McGinness' land and also along the westerly line of PPN 25-190075 as conveyed to Timothy E. Phillips and Ann Marie Phillips, recorded in Volume 1508, Page 46 and PPN 25-003200 as conveyed to Darlene Beard, recorded in Volume 1289, Page 155, Second Parcel of GCRD, passing through a 5/8" iron pin found at 1296.24 feet, a total distance of 2464.95 feet to a 5/8" iron with a damaged cap found at the southwesterly corner thereof, being the northeasterly corner of PPN 25-072600 as conveyed to Rigsby Ranch, Ltd., recorded in Volume 1887, Page 427, Parcel No. 2 of GCRD and the southeasterly corner of the parcel herein described.

Thence South 88°52'57" West, along the northerly line of the said Rigsby Ranch, Ltd. parcel, 3282.61 feet to a 1" iron pipe found at the southeasterly corner of PPN 25-073200 as conveyed to Steven E. Kirby and Julie A. Kirby, Trustees, recorded in Volume 2077, Page 3485 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 10°44'53" West, along the easterly line of said Kirby's land, 544.42 feet to a 5/8" iron pin set at the northeasterly corner thereof, on the southerly line of PPN 25-117500 as conveyed to Penn-View Estates LLC, recorded in Volume 1752, Page 2453 of GCRD, at an angle point therein, being a northwesterly corner of the parcel herein described.

Thence North 59°58'23" East, along the southerly line of the said Penn-View Estates LLC parcel, 193.91 feet to a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found at the northeasterly corner thereof at an angle point therein, being a northwesterly corner of the parcel herein described.

Thence North 85°37'49" East, along a northerly line of the parcel herein described, 501.75 feet to a 5/8" iron pin set.

Thence North 04°24'34" West, along a westerly line of the parcel herein described, 321.06 feet to a 5/8" iron pin set.

185.514 ACRE RESIDUAL PARCEL (continued)

Thence South 85°34'44" West, along a southerly line of the parcel herein described and along a northerly line of PPN 25-190129, now or formerly conveyed to Douglas S. Smith, recorded in Volume 995, Page 767 of GCRD, passing through a 5/8" iron pin found bent at 543.11 feet, a total distance of 857.61 feet to a 5/8" iron pin found at a northwesterly corner thereof, at an angle point therein.

Thence South 62°08'32" West, along a northerly line of said Smith's land, 319.97 feet to a 5/8" iron pin set at a northwesterly corner thereof, on the easterly R/W of the aforesaid State Route 422, referenced by a 5/8" iron pin with cap bearing "KOSIE P.S. 5276" found South 62°08'32" West, 0.55 feet therefrom.

Thence North 16°04'53" West, along said R/W, 39.09 feet to a 5/8" iron pin set at an angle point therein, referenced by a 5/8" iron pin with cap bearing "KOSIE PS 5276" found south 0.27 feet and west 0.52 feet therefrom.

Thence North 29°53'56" West, continuing along said R/W, 298.63 feet to a 5/8" iron pin set at an angle point therein.

Thence North 23°22'18" West, continuing along said R/W, 350.23 feet to a 5/8" iron pin set at an angle point therein, referenced by a 5/8" iron pin found bent, coned and observed, south 0.32 feet and west 0.66 feet therefrom.

Thence North 27°52'13" West, continuing along said R/W, 33.52 feet to a 5/8" iron pin set at the southwesterly corner of PPN 25-082211 as conveyed to David H. Smith and Olivia Smith, recorded in Volume 1271, Page 431 of GCRD, referenced by a 5/8" iron pin found bent, coned and observed South 88°07'44" West, 0.71 feet therefrom, being a northwesterly corner of the parcel herein described.

Thence North 88°07'44" East, along the southerly line of said Smith's land, 405.11 feet to a 5/8" iron pin found at the southeasterly corner thereof.

Thence North 25°00'52" West, along the easterly line of said Smith's land, 249.82 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°09'22" West, along the northerly line of said Smith's land, 405.13 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly R/W of the aforesaid State Route 422, being a southwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with cap bearing "KOSIE PS 5276" found South 88°09'22" West, 0.86 feet therefrom.

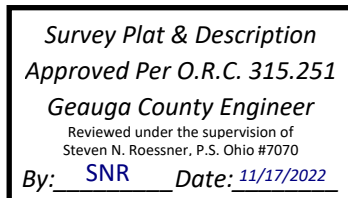
Thence North 19°17'50" West, along said R/W, 217.59 feet to a 5/8" iron pin set at an angle point therein, referenced by a 5/8" iron pin found south 0.46 feet and west 0.75 feet therefrom.

185.514 ACRE RESIDUAL PARCEL (continued)

Thence North 34°27'21" West, continuing along said R/W, 121.84 feet to **The Principal Place of Beginning of this Survey** and containing 185.514 acres of land, surveyed in November of 2022 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 land remaining in PPN 25-082200 as conveyed to Pennview Farms, LLC, recorded in Volume 1973, Page 3042 of GCRD after a 20.000 acre lot split and a 4.000 acre lot split 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".



22-158



Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on November 11th, 2022.