

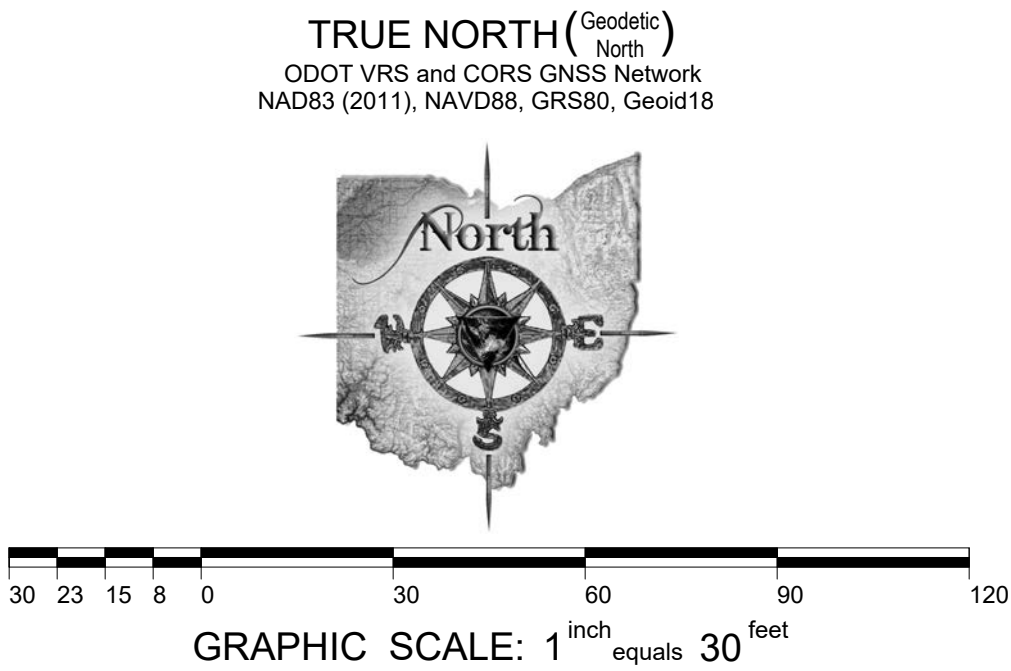
MAP OF MAP OF
PPN 18-078040 and PPN 18-078050
Windsor Road Land, LLC
14996 Bundysburg Road

DEED OF RECORD:
Volume 2189, Page 2220, Parcels 1 and 2

Checked on December 15th, 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.



GRAPHIC SCALE: 1 inch equals 30 feet

• -Denotes 6" concrete RW monument with 3 1/2" brass cap bearing "GARCIA SURVEYORS C/L Ref Mon ODOT" fd. and used unless otherwise noted.

⊖ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT" set

○ -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/L -Denotes centerline R/W -Denotes right-of-way (margin)

L -Denotes lot line R -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"

odot -Denotes "Ohio Department of Transportation"

Townline Estates No. 1
Volume 14, Page 44

Sublot 1
PPN 18-025401
Thomas Neil Beech
Volume 2072, Page 3226
14994 Bundysburg Road

5/8" iron pin
fd. and used for
property line (e/w)

S 89°06'42" W
300.02' c.
(300.00' p.d.)

1 1/2" iron pin fd.
south 0.11', east 1.69'
5/8" iron pin
fd. and used

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 mistaking or malapropism, or that which is not shown on this drawing.

2.119 COMBINED
ACRE PARCEL
0.505 acres R/W
1.614 acres exclusive of R/W

PPN 18-078050
Windsor Road Land, LLC
Volume 2189, Page 2220,
Parcel 1
14996 Bundysburg Road

EASEMENT INFORMATION

GRANTOR, FOR ITSELF, ITS SUCCESSORS AND ASSIGNS, DOES HEREBY RESERVE AN EXCLUSIVE, PERMANENT EASEMENT TO CONSTRUCT, ALTER, MAINTAIN, IMPROVE, OPERATE, ILLUMINATE, REPAIR, AND REPLACE A BILLBOARD OR BILLBOARDS AND RELATED IMPROVEMENTS ON, OVER, UNDER, ACROSS, AND THROUGH A PORTION OF THE PREMISES BEING CONVEYED HEREUNDER AS MORE FULLY DESCRIBED ON EXHIBIT B ATTACHED HERETO AND MADE A PART HEREOF (the "Easement Premises") AND AS MORE FULLY SET FORTH BELOW.

Grantor shall have the perpetual right of ingress and egress over and across the premises conveyed herein to access and use the Easement Premises for the purposes set forth above at any time. Grantor shall have the right to operate, construct, install, maintain, repair, and replace electrical lines and related equipment to serve the Easement Premises in the location presently existing. Grantee may not block, obscure, or otherwise interfere with or reduce the visibility of any billboard on the Easement Premises. Grantor may freely assign its rights hereunder or lease the Easement Premises to a third-party billboard owner or operator. Grantee will have no right to any rents, proceeds, or income from any such lease or assignment. This reservation of easement shall bind and inure to the benefit of the parties hereto, their respective successors, representatives, and assigns in perpetuity. The easement herein reserved and all covenants and agreements herein shall run with the land. Grantee, by its acceptance of this Deed, agrees to all of the foregoing terms on behalf of itself and its successors and assigns.

REFERENCES

*The June 1982, Townline Estates No. 1 subdivision as surveyed by James R. Allen, Professional Surveyor 4616 and recorded in plat Volume 14, Page 44 of GCRD.

*The June 28, 2004 survey prepared by Pat Salango, Registered Surveyor 4504, filed as TMS-MID_00119_SURVEY.pdf in the GCER

*The November 15th, 2017 Right of Way and Improvement Plans for GEa - 87 - 19.75, Geauga County, Middlefield Township, Original Lots 26 & 27 filed as SR-087 KINSMAN ROAD 2017 PLANS 19.75 GEa-MID (ODOT 023733).pdf in the GCER and also filed in the odot records.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
Reviewed under the supervision of
Steven R. Kosie, P.S. Ohio #19703
By: SNR Date: 12/19/2025

25-249

SURVEYOR'S CERTIFICATION

I certify to: Windsor Road Land, LLC

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 16th day of September, 2024.

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



Exhibit "A"

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

 (440) **286-2131**
 11040 Madison Road
 Montville, Ohio 44064
www.dbksurveys.com 

0.097 ACRE EASEMENT

Deed of Record:

Permanent Parcel Number (PPN) 18-078050
 Windsor Road Land, LLC
 Volume 2189, Page 2220, Parcel 1 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 26 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 a monument box found at the centerline intersection of Kinsman Road (State Route 87, R/W varies) and Bundysburg Road (Township Road 311, 60 feet wide).

Thence South 89°06'42" West, along the centerline of said Kinsman Road, 165.01 feet to the southeasterly corner of PPN 18-033321 as conveyed to 17860 Kinsman, LLC, recorded in Volume 2099, Page 1741, Parcel 3 of GCRD.

Thence North 00°48'30" West, along the easterly line of the said 17860 Kinsman, LLC parcel, 37.00 feet to a 5/8" iron pin set at the southwesterly corner of the easement herein described and **The Principal Place of Beginning of this Survey.**

Thence North 00°48'30" West, continuing along the easterly line of the said 17860 Kinsman, LLC parcel, passing through a 6" concrete R/W monument with a 3 1/2" brass cap bearing "GARCIA SURVEYORS C/L Ref Mon ODOT" found at 3.00 feet, a total distance of 33.00 feet to a 5/8" iron pin set (easement) at the northwesterly corner of the easement herein described.

Thence North 89°06'42" East, along the northerly line of the easement herein described, 135.05 feet to a 5/8" iron pin set (easement) at the northeasterly corner thereof, on the westerly Right of Way (R/W) of the aforesaid Bundysburg Road.

0.097 ACRE EASEMENT (continued)

Thence South 00°46'35" East, along said R/W, 30.00 feet to a 5/8" iron pin set at the southeasterly corner of the easement herein described, being the northwesterly R/W intersection of said Bundysburg Road and Kinsman Road.

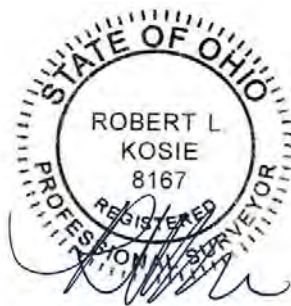
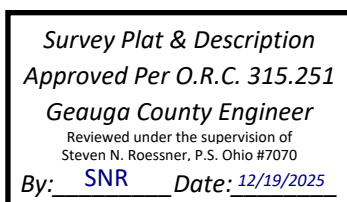
Thence South 89°06'42" West, along a northerly R/W line of said Kinsman Road, 84.20 feet to a 6" concrete R/W monument with a 3 1/2" brass cap bearing "GARCIA SURVEYORS C/L Ref Mon ODOT" found at a northwesterly corner thereof.

Thence South 00°53'18" East, along a westerly R/W line of said Kinsman Road, 3.00 feet to a 5/8" iron pin set at a southeasterly corner of the easement herein described.

Thence South 89°06'42" West, along a northerly R/W line of said Kinsman Road, 50.83 feet to **The Principal Place of Beginning of this Survey** and containing 0.097 acres of land, surveyed in December 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.

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".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".



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

December 13th, 2025

25-249

Exhibit "A"

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

 (440) **286-2131**
 11040 Madison Road
 Montville, Ohio 44064
www.dbksurveys.com 

2.119 COMBINED ACRE PARCEL

0.505 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 18-078050 and PPN 18-078040

Windsor Road Land, LLC

Volume 2189, Page 2220, Parcels 1 and 2, of Geauga

County Records and Deeds (GCRD).

14996 Bundysburg Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 26 within said Township and Township 7N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 1" iron pin in a monument box found at the centerline intersection of Kinsman Road (State Route 87, R/W varies) and Bundysburg Road (Township Road 311, 60 feet wide).

Thence South 89°06'42" West, along the centerline of said Kinsman Road, 165.01 feet to the southeasterly corner of PPN 18-033321 as conveyed to 17860 Kinsman, LLC, recorded in Volume 2099, Page 1741, Parcel 3 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°48'30" West, along the easterly line of the said 17860 Kinsman, LLC parcel, passing through a 5/8" iron pin set at 37.00 feet, a 6" concrete R/W monument with a 3 1/2" brass cap bearing "GARCIA SURVEYORS C/L Ref Mon ODOT" found at 40.00 feet, and a 5/8" iron pin set (easement) at 70.00 feet, a total distance of 461.88 feet to a 5/8" iron pin found at an angle point therein, at the northeasterly corner thereof, at a southeasterly corner of PPN 18-025401 as conveyed to Thomas Neil Beech, recorded in Volume 2072, Page 3226, being a southeasterly corner of Sublot 1 in Townline Estates No. 1, recorded in Volume 14, Page 44 of GCRD, witnessed by a 1/2" iron pin found south 0.11 feet and east 1.69 feet therefrom.

2.119 COMBINED ACRE PARCEL (continued)

Thence North 00°46'35" West, along an easterly line of said Beech's land and said Sublot, 96.90 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described, witnessed by a 1" iron pin inside a 1 1/2" iron pipe found north 3.46 feet and east 2.80 feet therefrom.

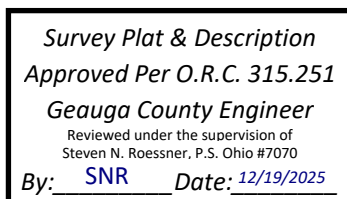
Thence North 89°06'42" East, along a southerly line of said Beech's land and said Sublot, passing through a 5/8" iron pin found at 135.09 feet and a 5/8" iron pin set at 135.27 feet at a southeasterly corner of said Beech's land and said Sublot, a total distance of 165.27 feet to the northeasterly corner of the parcel herein described, on the centerline of the aforesaid Bundysburg Road.

Thence South 00°46'35" East, along said centerline, 558.79 feet to **The Principal Place of Beginning of this Survey** and containing 2.119 acres of land, of which, 0.505 acres are within the R/W of said Kinsman Road and Bundysburg Road, leaving 1.614 acres of land exclusive of said R/W, surveyed in December 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 combine PPN 18-078050 and PPN 18-078040 as conveyed to Windsor Road Land, LLC, recorded in Volume 2189, Page 2220, Parcels 1 and 2 of GCRD. Known as being 14996 Bundysburg 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".

All 5/8" iron pin set (easement) shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with green plastic cap bearing "KOSIE 8167 EASEMENT".



25-249



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

December 13th, 2025