

SIS OF RESEARCH AND RECORDS

Signed and sealed on this 17th day
of November, 2025

DBK PLAT 1416 2025



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #07070
By: SNR **Date:** 12/01/2025

25-225

MAP OF RESURVEY OF

THOMPSON ROAD

(aka Thompson Center Road, CH 7, ORR Book C, Page 332 and Book D, Page 196 (alteration), 50 feet wide in this section

TRUE NORTH (Geodetic)

ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1^{inch} equals 50^{feet}

• Denotes 5/8" (diameter) x 30" (long) iron (steel) pin
 (rs#bear) with green plastic cap bearing "KOSIE 3167 EASEMENT" set
 (rs#bear) with yellow plastic cap bearing "KOSIE P S 3167 set"

• Denotes railroad spike
 (rs#bear) with yellow plastic cap bearing "KOSIE P S 3167 set"

c. -Denotes calculated and used measurement r. -Denotes record measurement d. -Denotes deed measurement p. -Denotes plot measurement
 o. -Denotes observed measurement u. -Denotes used measurement m. -Denotes measured distance lfd. -Denotes found monument
 PPN -Denotes permanent parcel number INST -Denotes instrument number DN -Denotes document number AFN -Denotes automatic file number
 r/c L.C. -Denotes right-of-way (margin) L.D. -Denotes land deed L.P. -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"

GCRD -Denotes "Georgia County Records and Deeds" GCR- Denotes "Georgia County Engineer's Records"
 ODOT -Denotes "Ohio Department of Transportation" FB -Denotes "field book"

CO -Denotes "County Records" CSS -Denotes "Cobb's Surveying Service" FB -Denotes "field book information" SCH -Denotes "Rudy E. Schwartz"
 F-EB -Denotes "Forefront Engineering Firm, Inc." B -Denotes "Buckeye Building" DBS -Denotes "Debevoise Salo"

aka -Denotes "also known as" fka -Denotes "formerly known as" d.b.a. -Denotes "doing business as"

ZONING INFORMATION

Zoning District C - Commercial

404.1 Permitted Principal Buildings, Structures, and Uses
A. All of the principal buildings, structures, and uses permitted in the R-3 Residential District (Section 402.1)

404.4 Minimum Lot Area

The minimum area of a lot shall be one and one-half (1.5) acres.

The minimum lot frontage shall be one hundred fifty (150) feet. The minimum lot frontage for a lot located on the arc of a permanent cul-de-sac shall be sixty (60) feet.

404.6 Minimum Lot Width

The minimum width of a lot shall be one hundred fifty (150) feet.

404. 7 Minimum Yards

A. The minimum yards for all buildings, structures, and uses, except accessory buildings, structures, and uses, shall be as follows:

Thompson Township Zoning Resolution IV-22

1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 25 feet
3. Rear yard: 25 feet

B. The minimum yards for all accessory buildings, structures, and uses shall be in accordance with the following:

1. Front yard: 75 feet from the road right-of-way
2. Each side yard: 15 feet
3. Rear yard: 10 feet

Thompson Zoning Department
Noell Sivertsen, Zoning Inspector

Phone: 440-298-1445
thompsonzoning@windstream.net

Nancy Hawley, Zoning Secretary
(440) 477-0527
200.200.2001

Thompson, Ohio 44086
<https://www.thompsonohio.org/>

thompsonohio@windstream.net

ZONING APPROVAL

This re-survey, lot split and consolidation of lots complies with the applicable Thompson Township Zoning Resolution.

This _____ day of _____, 2025.

and is accepted by

Signed _____
Printed _____
Noell Sivertsen,
Thompson Township Zoning Inspector

Based Upon Variance Number _____
 Granted by the Thompson Township Board of
 Zoning Appeals



This map of survey prepared by

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

(440) 286-2131

11040 Madison Road

www.dbksurveys.com





0.029 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 30-086500

Hi-Rock Holdings LLC

Volume 2197 Page 2337 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (also known as Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (also known as Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road, 130.00 feet to the easterly centerline intersection and southerly projection of said State Route 528 and said Thompson Road, referenced by a railroad spike found 13" beneath the existing asphalt pavement at an angle point on the centerline of said Thompson Road, located South 89°17'25" East, 1330.56 feet therefrom.

Thence South 55°43'53" East, 36.18 feet to a railroad spike found (set in prior 2019 survey), at the southeasterly Right of Way (R/W) intersection thereof, at the northwesterly corner of PPN 30-013050 as conveyed to James Geisert, recorded in Volume 1790, Page 12 of GCRD.

Thence South 0°17'05" West, along the easterly R/W of said Madison Road, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 170.41 feet, a 5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" found at 256.65 feet and a 5/8" iron pin set at 322.65 feet, a total distance of 413.29 feet to the northwesterly corner of the parcel herein described and the **The Principal Place of Beginning of this Survey.**

Thence South 89°25'38" East, along the northerly line of the parcel herein described,

0.029 ACRE LOT SPLIT (continued)

158.36 feet to a 5/8" iron pin set on the westerly line of PPN 30-061900 as conveyed to Paul James Robison, II, recorded in Volume 1089, Page 313, Parcel No. 2 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 1°45'57" East, along said westerly line of Robison's land, 7.41 feet to a 5/8" iron pin set at the southwesterly corner thereof, being the southeasterly corner of the parcel herein described.

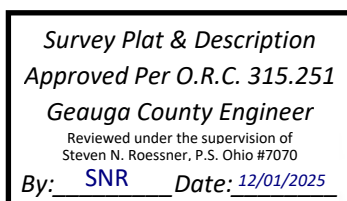
Thence North 89°46'23" West, along the southerly line of the parcel herein described, 158.62 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly R/W of the aforesaid Madison Road.

Thence North 0°17'05" East, along said R/W, 8.36 feet to **The Principal Place of Beginning of this Survey** and containing 0.029 acres of land, surveyed in November 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.

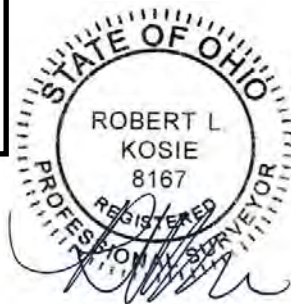
The intent of this survey is to divide 0.029 acre of land from the southerly side of PPN 30-086500 as conveyed to Hi-Rock Holdings LLC, recorded in Volume 2197 Page 2337 of GCRD.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



25-225



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

November 24th, 2025



0.328 ACRE PARCEL

Deed of Record: Permanent Parcel Number (PPN) 30-086500

Hi-Rock Holdings LLC

Volume 2197 Page 2337 of Geauga County Records and Deeds (GCRD).
6757 Madison Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (also known as Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (also known as Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road, 130.00 feet to the easterly centerline intersection and southerly projection of said State Route 528 and said Thompson Road, referenced by a railroad spike found 13" beneath the existing asphalt pavement at an angle point on the centerline of said Thompson Road, located South 89°17'25" East, 1330.56 feet therefrom.

Thence South 55°43'53" East, 36.18 feet to a railroad spike found (set in prior 2019 survey), at the southeasterly Right of Way (R/W) intersection thereof, at the northwesterly corner of PPN 30-013050 as conveyed to James Geisert, recorded in Volume 1790, Page 12 of GCRD.

Thence South 0°17'05" West, along the easterly R/W of said Madison Road, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 170.41 feet, a 5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" found at 256.65 feet, a total distance of 322.65 feet to a 5/8" iron pin set at the southwesterly corner of PPN 30-072100 as conveyed to Thompson Township Board of Trustees, recorded in Volume 2180, Page 2390 of GCRD, being the northwesterly corner of the parcel herein described and the **The Principal Place of Beginning of this Survey.**

0.328 ACRE PARCEL (continued)

Thence South 89°47'19" East, along the southerly line of the said Thompson Township Board of Trustees parcel, 155.08 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 30-061900 as conveyed to Paul James Robison, II, recorded in Volume 1089, Page 313, Parcel No. 2 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 1°45'57" East, along said westerly line of Robison's land, 91.69 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described.

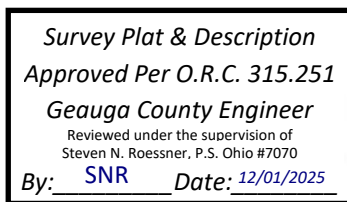
Thence North 89°25'38" West, along the southerly line of the parcel herein described, 158.36 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly R/W of the aforesaid Madison Road.

Thence North 0°17'05" East, along said R/W, a frontage distance of 90.64 feet to **The Principal Place of Beginning of this Survey** and containing 0.328 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.

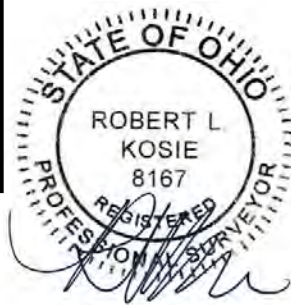
The intent of this survey is to described the 0.328 acres of land remaining in PPN 30-086500 as conveyed to Hi-Rock Holdings LLC, recorded in Volume 2197 Page 2337 of GCRD, after a 0.029 acre division from the southerly side thereof.

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 railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



25-225



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

December 1st, 2025



1.623 TOTAL ACRE PARCEL

Deeds of Record:

Permanent Parcel Number (PPN) 30-062000 and PPN 30-061600, 6767 Madison Road, LLC, Volume 2146, Page 3470, Parcels 1 and 2, PPN 30-061800, 6767 Madison Road LLC, Volume 2206, Page 1449 and PPN 30-086500, Hi-Rock Holdings LLC, Volume 2197 Page 2337 of Geauga County Records and Deeds (GCRD). 6767 Madison Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 21 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a westerly centerline intersection and northerly projection of Madison Road (also known as Chardon - Madison Road, SR 528, 60 feet wide) and Thompson Road (also known as Thompson Center Road, County Highway 7, R/W varies), on the northerly line of said Original Lot 21, located South 89°44'53" East, 172.20 feet from a 1" iron pin in a monument box found on the centerline of said Thompson Road.

Thence South 89°17'25" East, along the centerline of said Thompson Road, 130.00 feet to the easterly centerline intersection and southerly projection of said State Route 528 and said Thompson Road, referenced by a railroad spike found 13" beneath the existing asphalt pavement at an angle point on the centerline of said Thompson Road, located South 89°17'25" East, 1330.56 feet therefrom.

Thence South 55°43'53" East, 36.18 feet to a railroad spike found (set in prior 2019 survey), at the southeasterly Right of Way (R/W) intersection thereof, at the northwesterly corner of PPN 30-013050 as conveyed to James Geisert, recorded in Volume 1790, Page 12 of GCRD.

Thence South 0°17'05" West, along the easterly R/W of said Madison Road, passing through a 5/8" iron pin with cap bearing "KOSIE PS 8167" found at 170.41 feet, a 5/8" iron pin with cap bearing "FORESIGHT ENGINEERING" found at 256.65 feet and a 5/8" iron pin set at 322.65 feet, a total distance of 413.29 feet to a 5/8" iron pin set at the northwesterly corner of

1.623 TOTAL ACRE PARCEL (continued)

the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 89°25'38" East, along a northerly line of the parcel herein described, 158.36 feet to a 5/8" iron pin set at a northeasterly corner thereof, on the westerly line of PPN 30-061900 as conveyed to Paul James Robison, II, recorded in Volume 1089, Page 313, Parcel 2 of GCRD.

Thence South 1°45'57" East, along said westerly line of Robison's land, 7.41 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence South 89°46'23" East, along a southerly line of said Robison's land, 276.33 feet to a 1 1/2" iron pipe found at the southeasterly corner thereof, on the westerly line of PPN 30-095610 as conveyed to Paul Daniel Robison, recorded in Volume 1875, Page 2349, Parcel 1 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 1°45'57" East, along said westerly line of Robison's land, 160.78 feet to a 5/8" iron pin set at the southwesterly corner thereof, on a northerly line of PPN 30-069700 as conveyed to R W Sidley Inc aka R W Sidley Incorporated, recorded in Volume 2184, Page 3329 of GCRD, being the southeasterly corner of the parcel herein described.

Thence North 89°15'29" West, along said northerly line of the R W Sidley Inc aka R W Sidley Incorporated parcel, along the northerly line of PPN 30-062010 as conveyed to 6767 Madison Road LLC, recorded in Volume 2186, Page 2200 of GCRD, passing through a 1/2" iron pipe found at 72.36 feet, a total distance of 436.26 feet to the southwesterly corner of the parcel herein described, on the easterly R/W of the aforesaid Madison Road, at a point of curve therein.

Thence along said curve, deflecting to the right, having a chord bearing of North 9°07'29" West, a delta angle of 18°49'08", a radius of 83.39 feet, and a chord distance of 27.27 feet, a total length distance of 27.39 feet to a 5/8" iron pin set at a point of tangency therein.

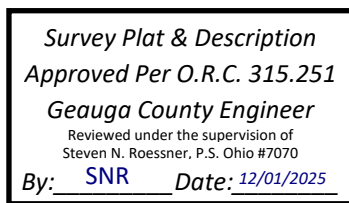
Thence North 0°17'05" East, continuing along said easterly R/W, passing through a 5/8" iron pin set at 129.86 feet, a total distance of 138.22 feet to **The Principal Place of Beginning of this Survey** and containing 1.623 acres of land, surveyed in December of 2025 by D.B. Kosie and Associates, LLC, 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.

1.623 TOTAL ACRE PARCEL (continued)

The intent of this survey is to combine PPN 30-062000 and PPN 30-061600 as conveyed to 6767 Madison Road, LLC, recorded in Volume 2146, Page 3470, Parcels 1 and 2, PPN 30-061800 as conveyed to 6767 Madison Road LLC, recorded in Volume 2206, Page 1449 and 0.029 acres of land that was divided from the southerly side of PPN 30-086500 as conveyed to Hi-Rock Holdings LLC, recorded in Volume 2197 Page 2337 of GCRD, known as being 6767 Madison 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 railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



25-225



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

December 1st, 2025