



16.766 ACRE PARCEL

0.361 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 30-012680, Dawsey Land, LLC
Volume 2206, Page 922 of Geauga County Records and Deeds (GCRD)
15829 Moseley Road.

Situated in the Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 13 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap found at the centerline intersection of Moseley Road, (TR 49, 60 feet wide) and Clay Street (CH37, 60 feet wide).

Thence North 88°56'12" East, along the centerline of said Moseley Road, 774.57 feet to the northeasterly corner of PPN 30-072220 as conveyed to Charles B. Craddock, recorded in Volume 2006, Page 2360 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°56'12" East, continuing along said centerline, a frontage distance (in part) of 284.54 feet to a 1" iron pin with a 2" aluminum cap found at an angle point therein.

Thence North 89°29'40" East, continuing along said centerline, a frontage distance (in part) of 238.02 feet to the northwesterly corner of PPN 30-011210 as conveyed to Dennis M. Caserta, recorded in Volume 714, Page 0738 of GCRD, being the northeasterly corner of the parcel herein described and referenced by a 1" iron pin with a 2" aluminum cap found North 89°29'40" East, 1060.91 feet therefrom.

Thence South 03°11'26" East, along the westerly line of said Caserta's land and along a westerly line of PPN 30-012100 as conveyed to Daniel R. Hrusch, recorded in Volume 2061, Page 3000 of GCRD, passing through a 5/8" iron pin set at 30.13 feet and a 3/4" iron pipe in concrete found at 31.59 feet, a total distance of 1169.22 feet to a 4" iron post found at a northeasterly corner of PPN 30-001600 as conveyed to Steven Roessner and Sheryl A. Roessner, recorded in Volume 2030, Page 3362 of GCRD, being the southeasterly corner of the parcel herein described.

16.766 ACRE PARCEL (continued)

Thence South 89°10'42" West, along a northerly line of said Roessner's land, 813.82 feet to a 5/8" iron pin set at the southeasterly corner of PPN 30-040200 as conveyed to Richard C. Ringenbach and Ruth Ann Ringenbach, recorded in Volume 1308, Page 534 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 02°30'34" East, along the easterly line of said Ringenbach's land and also along the easterly line of PPN 30-095122 as conveyed to Caden Henderson, recorded in Volume 2200, Page 2811, Parcel 2 of GCRD, passing through a 1" iron pipe in a 4" iron post in concrete found at 4.62 feet, a 5/8" iron pin with cap bearing "CRABBS SURVEY P.S. 7245" found at 203.66 feet, a total distance of 294.82 feet to a 5/8" iron pin set at the southwesterly corner of the aforesaid Craddock parcel (PPN 30-072220), being a northwesterly corner of the parcel herein described and referenced by a 1/2" iron pipe found south 0.01 feet and west 0.27 feet (South 88°56'12" West, 0.27 feet) therefrom.

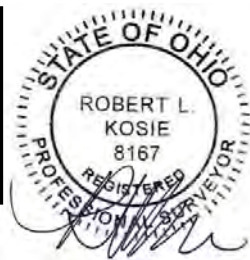
Thence North 88°56'12" East, along the southerly line of said Craddock's land, 174.98 feet to a 5/8" iron pin set at the southeasterly corner thereof.

Thence North 02°30'34" East, along the easterly line of said Craddock's land, passing through a 5/8" iron pin set at 844.70 feet, a 4" iron post in concrete found at 845.71 feet, a total distance of 874.75 feet to **The Principal Place of Beginning of this Survey** and containing 16.766 acres of land, of which, 0.361 acres are within the R/W of said Moseley Road, leaving 16.405 acres of land exclusive of said R/W, surveyed in September 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 more accurately describe PPN 30-012680 as conveyed to Dawsey Land, LLC, recorded in Volume 2206, Page 922 of GCRD. Known as being 15829 Moseley 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".

Survey Plat & Description	
Approved Per O.R.C. 315.251	
Geauga County Engineer	
Reviewed under the supervision of Steven N. Roessner, P.S. Ohio #7070	
By: <u>SNR</u>	Date: <u>09/19/2025</u>



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

September 18th, 2025

Boundary/Alignment Inverse Report

Thu Sep 18 16:32:22 2025

Project: 1426 2025 Moseley Road (Coberly).pcs

Inverse of Lot 4

500			N:745543.3868'	E:2353464.6284'
	N 88°56'12" E	284.54'		
501			N:745548.6672'	E:2353749.1194'
	N 89°29'40" E	238.02'		
502			N:745550.7674'	E:2353987.1302'
	S 03°11'26" E	1169.22'		
503			N:744383.3597'	E:2354052.2054'
	S 89°10'42" W	813.82'		
504			N:744371.6893'	E:2353238.4690'
	N 02°30'34" E	294.82'		
505			N:744666.2266'	E:2353251.3775'
	N 88°56'12" E	174.98'		
506			N:744669.4738'	E:2353426.3273'
	N 02°30'34" E	874.75'		
507			N:745543.3849'	E:2353464.6274'

Perimeter: 3850.15' Area: 16.766 acres 730323.69 sq ft Precision: 1785771.78