Situated in The	Month:	Page:
Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Original Lot 64 within said Township and Township 8N, Range 6W in The Connecticut Western Reserve	September	ONE of ONE
	Year: 2025	
Survey for: Christopher Loze, Maria L. Loze and Tare Creek Arena LLC		

MAP OF LOT SPLITS AND CONSOLIDATIONS OF

PPNs 16-029910, 16-078489, 16-078490 and 16-078575
Christopher Loze, Maria L. Loze and Tare Creek Arena LLC

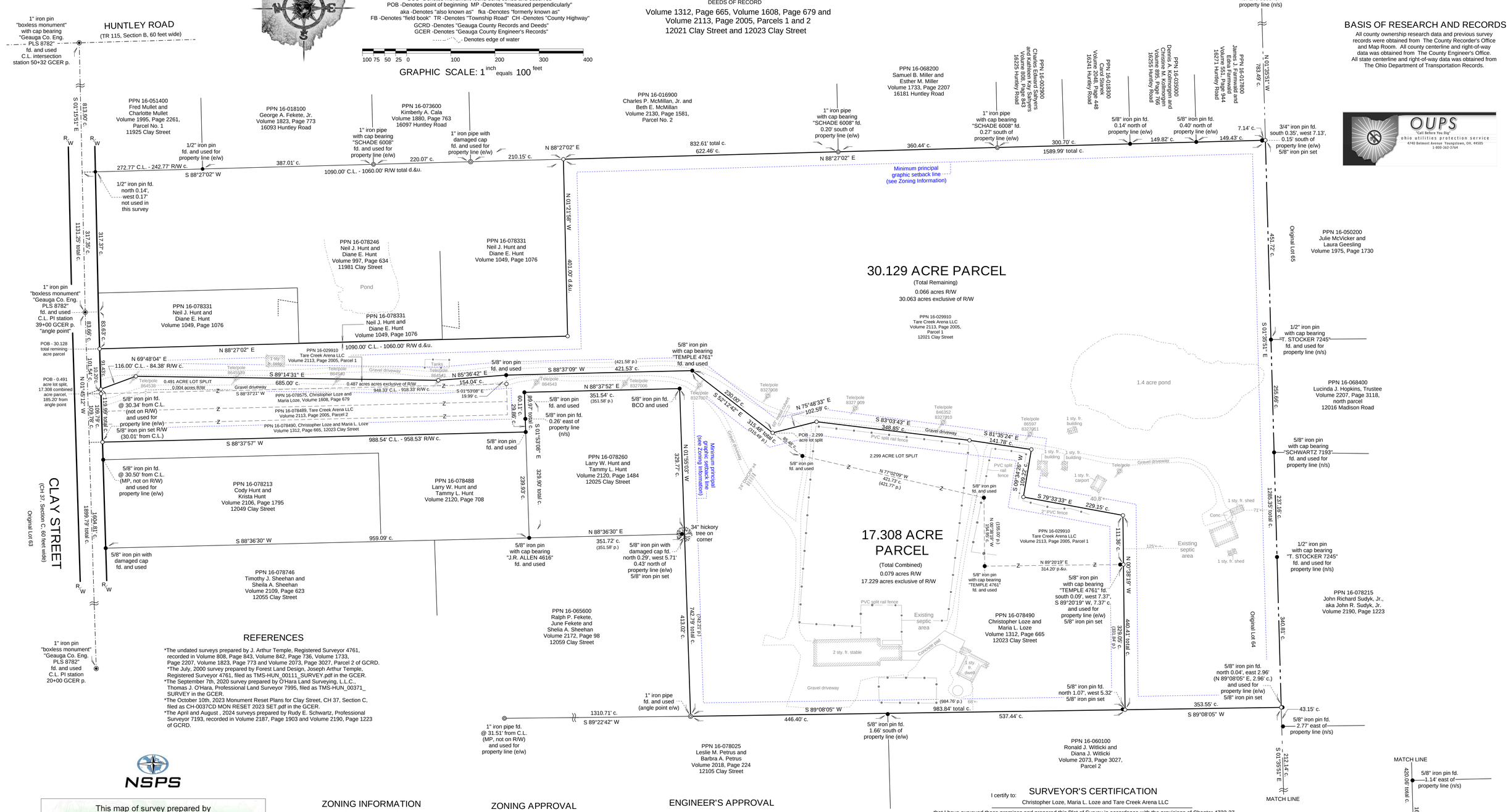
DEEDS OF RECORD

Volume 1312, Page 665, Volume 1608, Page 679 and Volume 2113, Page 2005, Parcels 1 and 2
12021 Clay Street and 12023 Clay Street

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18

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 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)
⅊ -Denotes lot line ⅊ -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 "Geauga County Records and Deeds"
GCER -Denotes "Geauga County Engineer's Records"
Denotes edge of water

GRAPHIC SCALE: 1 inch equals 100 feet
(100 75 50 25 0 100 200 300 400)



REFERENCES

*The undated surveys prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 808, Page 843, Volume 842, Page 736, Volume 1733, Page 2207, Volume 1823, Page 773 and Volume 2073, Page 3027, Parcel 2 of GCRD.
*The July, 2000 survey prepared by Forest Land Design, Joseph Arthur Temple, Registered Surveyor 4761, filed as TMS-HUN_00111_SURVEY.pdf in the GCER.
*The September 7th, 2020 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Professional Land Surveyor 7995, filed as TMS-HUN_00371_SURVEY in the GCER.
*The October 10th, 2023 Monument Reset Plans for Clay Street, CH 37, Section C, filed as CH-0037CD MON RESET 2023 SET.pdf in the GCER.
*The April and August , 2024 surveys prepared by Rudy E. Schwartz, Professional Surveyor 7193, recorded in Volume 2187, Page 1903 and Volume 2190, Page 1223 of GCRD.

NSPS

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

ZONING INFORMATION

R-3: Residential (3 acres) District

Minimum Lot Area: 3.00 acres R/W
Minimum Lot Frontage and Width: 200.00 feet
Minimum Setback from R/W: 100.00 feet
Minimum Sideyard: 30.00 feet
Minimum Rearyard: 30.00 feet
Maximum Percentage of Lot Cover: 45%

Paul Tucker, Zoning Inspector,
440-636-5486 Extension 3
Email: Huntsburgzoning@gmail.com

Christine Peace, Zoning Clerk,
440-636-5486 Extension 3

ZONING APPROVAL

This re-survey, lot splits, remainder and Consolidations of Lots complies with the applicable Huntsburg Township Zoning Resolution.

This_____ day of_____, 2025.

and is accepted by:

Signed _____
Printed Paul Tucker, Township Zoning Inspector

ENGINEER'S APPROVAL

Professional Land Surveyors of Ohio

SURVEYOR'S CERTIFICATION

I certify to: Christopher Loze, Maria L. Loze and Tare Creek Arena 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 3rd day of September, 2025

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

DBK MAP 1429 2025

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

0.491 ACRE LOT SPLIT

0.004 acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) 16-029910
Tare Creek Arena LLC
Volume 2113, Page 2005, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Original Lot 64 within said Township and Township 8N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at the centerline intersection of Huntley Road (Township Road 115, Section B, 60 feet wide) and Clay Street (County Highway 37, Section C, 60 feet wide).

Thence South 01°15'51" East, along the centerline of said Clay Street, 1131.25 feet to a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at an angle point therein.

Thence South 01°45'12" East, continuing along said centerline, 185.20 feet to the northwesterly corner of PPN 16-078575, now or formerly conveyed to Christopher Loze and Maria Loze, recorded in Volume 1608, Page 679 of GCRD, being the most westerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 69°48'04" East, along the northwesterly line of the parcel herein described, passing through a 5/8" iron pin set at 31.62 feet, a total distance of 116.00 feet to a 5/8" iron pin set at an angle point therein, being the northwesterly corner of the parcel herein described.

Thence South 89°14'31" East, along a northerly line of the parcel herein described, 685.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 85°36'42" East, along a northerly line of the parcel herein described, 154.04 feet to a 5/8" iron pin found at a northwesterly corner of PPN 16-078490, now or formerly conveyed to Christopher Loze and Maria L. Loze, recorded in Volume 1312, Page 665 of GCRD, being the northeasterly corner of the parcel herein described.

0.491 ACRE LOT SPLIT (continued)

Thence South 01°53'08" East, along a westerly line of said Loze's land, 19.99 feet to a 5/8" iron pin set at the northeasterly corner of the aforesaid Loze parcel (16-078575), being the southeasterly corner of the parcel herein described.

Thence South 88°37'21" West, along the northerly line of said Loze's land, passing through a 5/8" iron pin set at 918.33 feet, a total distance of 948.33 feet to **The Principal Place of Beginning of this Survey** and containing 0.491 acres of land, of which, 0.004 acres are within the R/W of said Clay Street, leaving 0.487 acres of land exclusive of said R/W, surveyed in October 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 0.491 acres of land from PPN 16-029910 as conveyed to Tare Creek Arena LLC, recorded in Volume 2113, Page 2005, Parcel 1 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".

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

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

October 15th, 2025

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

2.299 ACRE LOT SPLIT

Deed of Record: Permanent Parcel Number (PPN) 16-029910
Tare Creek Arena LLC
Volume 2113, Page 2005, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Original Lot 64 within said Township and Township 8N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at the centerline intersection of Huntley Road (Township Road 115, Section B, 60 feet wide) and Clay Street (County Highway 37, Section C, 60 feet wide).

Thence South 01°15'51" East, along the centerline of said Clay Street, 1131.25 feet to a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at an angle point therein.

Thence South 01°45'12" East, continuing along said centerline, 185.20 feet to the northwesterly corner of PPN 16-078575, now or formerly conveyed to Christopher Loze and Maria Loze, recorded in Volume 1608, Page 679 of GCRD.

Thence North 88°37'21" East, along the northerly line of said Loze's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 948.33 feet to a 5/8" iron pin set at the northeasterly corner thereof, on a westerly line of PPN 16-078490, now or formerly conveyed to Christopher Loze and Maria L. Loze, recorded in Volume 1312, Page 665 of GCRD.

Thence North 01°53'08" West, along said westerly line of said Loze's land, 19.99 feet to a 5/8" iron pin found at a northwesterly corner thereof, at an angle point therein.

Thence North 88°37'09" East, along a northerly line of said Loze's land, 421.53 feet

to a 5/8” iron pin with cap bearing “TEMPLE 4761” found at an angle point therein.

Thence South 52°12’42” East, along the northeasterly line of said Loze’s land, 230.00 feet to a 5/8” iron pin set at the most westerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 75°48'33" East, along the northwesterly line of the parcel herein described, 102.59 feet to a 5/8" iron pin set at the northwesterly corner thereof, at an angle point therein.

Thence South 83°03'43" East, along a northerly line of the parcel herein described, 348.85 feet to a 5/8" iron pin set at an angle point therein.

Thence South 81°35'24" East, along a northerly line of the parcel herein described, 141.78 feet to a 5/8" iron pin set at a northeasterly corner thereof.

Thence South 09°34'26" West, along an easterly line of the parcel herein described, 109.22 feet to a 5/8" iron pin set.

Thence South 79°33'33" East, along a northerly line of the parcel herein described, 229.15 feet to a 5/8" iron pin set at a northeasterly corner thereof, at an angle point therein.

Thence South 00°38'19" East, along an easterly line of the parcel herein described, 111.36 feet to a 5/8" iron pin set at the southeasterly corner of the parcel herein described at a northeasterly corner of the aforesaid Loze parcel (PPN 16-078490).

Thence South 89°20'19" West, along a northerly line of said Loze’s land, passing through a 5/8” iron pin with cap bearing “TEMPLE 4761” found at 7.37 feet, a total distance of 314.20 feet to a 5/8” iron pin with cap bearing "TEMPLE 4761" found at a southwesterly corner of the parcel herein described.

Thence North 00°38'19" West, along an easterly line of said Loze’s land, 154.95 feet to a 5/8" iron pin found at a northeasterly corner thereof at an angle point therein.

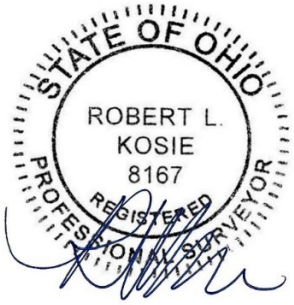
Thence North 77°02'09" West, along a northeasterly line of said Loze’s land, 421.73 feet to a 5/8" iron pin found at an angle point therein, being a southwesterly corner of the parcel herein described.

Thence North 52°12'42" West, along a northeasterly line of said Loze’s land, 85.48

feet to **<u>The Principal Place of Beginning of this Survey</u>** and containing 2.299 acres of land, surveyed in October 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 2.299 acres of land from PPN 16-029910 as conveyed to Tare Creek Arena LLC, recorded in Volume 2113, Page 2005, Parcel 1 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

October 15th, 2025

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

17.308 ACRE PARCEL

(Total Combined)
0.079 acres Right of Way (R/W)
Deeds of Record: Permanent Parcel Number (PPN) 16-029910, Tare Creek Arena LLC, Volume 2113, Page 2005, Parcel 1, PPN 16-078575, Christopher Loze and Maria Loze, Volume 1608, Page 679, PPN 16-078489, Tare Creek Arena LLC Volume 2113, Page 2005, Parcel 2 and PPN 16-078490, Christopher Loze and Maria L. Loze, Volume 1312, Page 665 of Geauga County Records and Deeds (GCRD).
12023 Clay Street.

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Original Lot 64 within said Township and Township 8N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at the centerline intersection of Huntley Road (Township Road 115, Section B, 60 feet wide) and Clay Street (County Highway 37, Section C, 60 feet wide).

Thence South 01°15'51" East, along the centerline of said Clay Street, 1131.25 feet to a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at an angle point therein.

Thence South 01°45'12" East, continuing along said centerline, 83.66 feet to the southwesterly corner of PPN 16-078331 as conveyed to Neil J. Hunt and Diane E. Hunt, recorded in Volume 1049, Page 1076 of GCRD.

Thence South 01°45'12" East, continuing along said centerline, 101.54 feet to a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located South 01°45'12" East, a total distance of 185.20 feet from said angle point.

Thence North 69°48'04" East, along a northwesterly line of the parcel herein described, passing through a 5/8” iron pin set at 31.62 feet, a total distance of 116.00 feet to a 5/8" iron pin set at a northwesterly corner thereof, at an angle point therein, being.

Thence South 89°14'31" East, along a northerly line of the parcel herein described, 685.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 85°36'42" East, along a northerly line of the parcel herein described, 154.04 feet to a 5/8" iron pin found at an angle point therein.

Thence North 88°37'09" East, along a northerly line of the parcel herein described, 421.53 feet to a 5/8” iron pin with cap bearing "TEMPLE 4761" found at a northeasterly corner thereof, at an angle point therein.

Thence South 52°12'42" East, along the northeasterly line of the parcel herein described, 230.00 feet to a 5/8" iron pin set at an angle point therein.

Thence North 75°48'33" East, along a northwesterly line of the parcel herein described, 102.59 feet to a 5/8" iron pin set at a northwesterly corner thereof, at an angle point therein.

Thence South 83°03'43" East, along a northerly line of the parcel herein described, 348.85 feet to a 5/8" iron pin set at an angle point therein.

Thence South 81°35'24" East, along a northerly line of the parcel herein described, 141.78 feet to a 5/8" iron pin set at a northeasterly corner thereof.

Thence South 09°34'26" West, along an easterly line of the parcel herein described, 109.22 feet to a 5/8" iron pin set.

Thence South 79°33'33" East, along a northerly line of the parcel herein described, 229.15 feet to a 5/8" iron pin set at a northeasterly corner thereof, at an angle point therein.

Thence South 00°38'19" East, along an easterly line of the parcel herein described, passing through a 5/8” iron pin set at 111.36 feet, a total distance of 440.41 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the northerly line of PPN 16-060100 as conveyed to Ronald J. Witlicki and Diana J. Witlicki, recorded in Volume 2073, Page 3027, Parcel 2 of GCRD, witnessed by a 5/8” iron pin found north 1.07

feet and west 5.32 feet therefrom.

Thence South 89°08'05" West, along said northerly line of Witlicki's land, along the northerly line of PPN 16-078025 as conveyed to Leslie M. Petrus and Barbra A. Petrus, recorded in Volume 2018, Page 224 of GCRD, 983.84 feet to a 1" iron pipe found at the southeasterly corner of PPN 16-065600 as conveyed to Ralph P. Fekete, June Fekete and Shelia A. Sheehan, recorded in Volume 2172, Page 98 of GCRD, being a southwesterly corner of the parcel herein described.

Thence North 01°55'03" West, along an easterly line of the said Ralph P. Fekete, June Fekete and Shelia A. Sheehan parcel, along the easterly line of PPN 16-078260 as conveyed to Larry W. Hunt and Tammy L. Hunt, recorded in Volume 2120, Page 1484 of GCRD, passing through a 34" hickory tree found at 413.02 feet, a total distance of 742.79 feet to a 5/8" iron pin found bent, coned and observed at the northeasterly corner thereof.

Thence South 88°37'52" West, along the northerly line of said Hunt's land, 351.54 feet to a 5/8" iron pin found at the northwesterly corner thereof.

Thence South 01°53'08" East, along the westerly line of said Hunt's land, passing by a 5/8" iron pin found 0.26 feet east of the property line at 60.11 feet, a total distance of 89.97 feet to a 5/8" iron pin found at the northeasterly corner of PPN 16-078488 as conveyed to Larry W. Hunt and Tammy L. Hunt, recorded in Volume 2120, Page 708 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°37'57" West, along the northerly line of said Hunt's land, Passing through a 5/8" iron pin found at 958.20 feet (not on R/W) and a 5/8" iron pin set at 958.53 feet, a total distance of 988.54 feet to the northwesterly corner thereof, on the centerline of the aforesaid Clay Street, being a southwesterly corner of the parcel herein described.

Thence North 01°45'12" West, along said centerline, a frontage distance of 109.78 feet to **The Principal Place of Beginning of this Survey** and containing 17.308 acres of land, of which, 0.079 acres are within the R/W of said Clay Street, leaving 17.229 acres of land exclusive of said R/W, surveyed in October 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 0.491 acres of land and 2.299 acres of land that was divided from PPN 16-029910 as conveyed to Tare Creek Arena LLC, recorded in Volume 2113, Page 2005, Parcel 1, together with PPN 16-078575 as conveyed to Christopher Loze and Maria Loze, recorded in Volume 1608, Page 679, PPN 16-078489 as conveyed to Tare Creek Arena LLC, recorded in Volume 2113, Page 2005, Parcel 2 and PPN 16-078490 as conveyed to Christopher Loze and Maria L. Loze, recorded in Volume 1312, Page 665 of GCRD. Known as 12023 Clay Street.

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”.

STATE OF OHIO
ROBERT L. KOSIE 8167
REGISTERED
PROFESSIONAL SURVEYOR

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

October 15th, 2025

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

30.129 ACRE PARCEL

(Total Remaining)
0.066 acres Right of Way (R/W)
Deed of Record: Permanent Parcel Number (PPN) 16-029910
Tare Creek Arena LLC
Volume 2113, Page 2005, Parcel 1 of Geauga County Records and Deeds (GCRD).
12021 Clay Street.

Situated in the Township of Huntsburg, County of Geauga and State of Ohio, and known as being part of Original Lot 64 within said Township and Township 8N, Range 6W in The Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at the centerline intersection of Huntley Road (Township Road 115, Section B, 60 feet wide) and Clay Street (County Highway 37, Section C, 60 feet wide).

Thence South 01°15'51" East, along the centerline of said Clay Street, 1131.25 feet to a 1" iron pin "boxless monument" with cap bearing "Geauga Co. Eng. PLS 8782" found at an angle point therein.

Thence South 01°45'12" East, continuing along said centerline, 83.66 feet to the southwesterly corner of PPN 16-078331 as conveyed to Neil J. Hunt and Diane E. Hunt, recorded in Volume 1049, Page 1076 of GCRD, being a northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**.

Thence North 88°27'02" East, along the southerly line of said Hunt's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1090.00 feet to the southeasterly corner thereof.

Thence North 01°21'58" West, along an easterly line of said Hunt's land, 401.00 feet to a 5/8" iron pin set at a northeasterly corner thereof, on the southerly line of PPN 16-016900 as conveyed to Charles P. McMillan, Jr. and Beth E. McMillan, recorded in Volume 2130, Page 1581, Parcel No. 2 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 88°27'02" East, along said southerly line of McMillan's land, and along the southerly line of PPN 16-068200 as conveyed to Samuel B. Miller and Esther M. Miller, recorded in Volume 1733, Page 2207, PPN 16-002900 as conveyed to Charles Edward Sahyers and Kathleen Kay Sahyers, recorded in Volume 808, Page 843, PPN 16-018300 as conveyed to Carol Stanek, recorded in Volume 2048, Page 448, PPN 16-035000 as conveyed to Dennis A. Kollmorgen and Christine M. Kollmorgen, recorded in Volume 895, Page 766 and PPN 16-017800 as conveyed to James J. Farmwald and Edna Farmwald, recorded in Volume 551, Page 944 of GCRD, passing by a 1" iron pipe with cap bearing "SCHADE 6008" found 0.20 feet south of the property line at 622.46 feet, a 5/8" iron pin found 0.14 feet north of the property line at 1283.60 feet and a 3/4" iron pin found 0.15 feet south of the property line at 1582.85 feet, a total distance of 1589.99 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described, on a westerly line of PPN 16-050200 as conveyed to Julie McVicker and Laura Geesling, recorded in Volume 1975, Page 1730 of GCRD.

Thence South 01°35'51" East, along said westerly line of the Julie McVicker and Laura Geesling parcel, along the westerly line of PPN 16-068400 as conveyed to Lucinda J. Hopkins, Trustee, recorded in Volume 2207, Page 3118, north parcel, and PPN 16-078215 as conveyed to John Richard Sudyk, Jr., aka John R. Sudyk, Jr., recorded in Volume 2190 Page 1223 of GCRD, passing through a 1/2" iron pin with cap bearing "T. STOCKER 7245" found at 451.72 feet, a 5/8" iron pin with cap bearing "SCHWARTZ 7193" found at 707.38 feet, and a 1/2" iron pin with cap bearing "T. STOCKER 7245" found at 944.54 feet, a total distance of 1285.35 feet to a 5/8" iron pin set at the northeasterly corner of PPN 16-060100 as conveyed to Ronald J. Witlicki and Diana J. Witlicki, recorded in Volume 2073, Page 3027, Parcel 2 of GCRD, being the southeasterly corner of the parcel herein described and referenced by a 5/8" iron pin found north 0.04 feet and east 2.96 feet, North 89°08'05" East, 2.96 feet therefrom.

Thence South 89°08'05" West, along the northerly line of said Witlicki's land, 353.55 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described, witnessed by a 5/8" iron pin found north 1.07 feet and 5.32 feet therefrom.

30.129 ACRE PARCEL - Total Remaining (continued)

Thence North 00°38'19" West, along a westerly line of the parcel herein described, passing through a 5/8” iron pin set at 329.05 feet, a total distance of 440.41 feet to a 5/8" iron pin set at an angle point therein.

Thence North 79°33'33" West, along a southerly line of the parcel herein described, 229.15 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 09°34'26" East, along a westerly line of the parcel herein described, 109.22 feet to a 5/8" iron pin set.

Thence North 81°35'24" West, along a southerly line of the parcel herein described, 141.78 feet to a 5/8" iron pin set at an angle point therein.

Thence North 83°03'43" West, along a southerly line of the parcel herein described, 348.85 feet to a 5/8" iron pin set at an angle point therein.

Thence South 75°48'33" West, along a southeasterly line of the parcel herein described, 102.59 feet to a 5/8" iron pin set at an angle point therein.

Thence North 52°12'42" West, along the southwesterly line of the parcel herein described, 230.00 feet to a 5/8” iron pin with cap bearing "TEMPLE 4761" found at an angle point therein.

Thence South 88°37'09" West, along a southerly line of the parcel herein described, 421.53 feet to a 5/8" iron pin found at an angle point therein.

Thence South 85°36'42" West, along a southerly line of the parcel herein described, 154.04 feet to a 5/8" iron pin set at an angle point therein.

Thence North 89°14'31" West, along a southerly line of the parcel herein described, 685.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 69°48'04" West, along a southeasterly line of the parcel herein described, passing through a 5/8” iron pin set at 84.38 feet, a total distance of 116.00 feet to a southwesterly corner thereof, on the centerline of the aforesaid Clay Street.

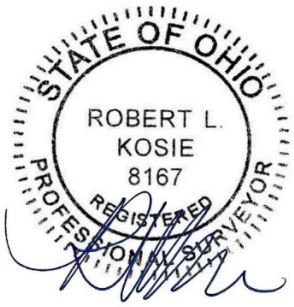
Thence North 01°45'12" West, along said centerline, a frontage distance of 101.54 feet to **The Principal Place of Beginning of this Survey** and containing 30.129 acres of land, of which, 0.066 acres are within the R/W of said Clay Street, leaving 30.063 acres of land exclusive of said R/W, surveyed in October of 2025 by D.B.

30.129 ACRE PARCEL - Total Remaining (continued)

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 30.129 acres of land remaining in PPN 16-029910 as conveyed to Tare Creek Arena LLC, recorded in Volume 2113, Page 2005, Parcel 1, after a 0.491 acre division and a 2.299 acre division therefrom. Known as 12021 Clay Street.

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

October 15th, 2025