Situated in The	Month:	Page:
Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lots 17 and 18 within said Township and Township 10N, Range 7W in The Connecticut Western Reserve.	October	ONE of ONE
	Year: 2025	
Survey for: Knapp Road, LLC		

Checked on July 16th, 2026 by RLK, MBL

MAP OF SURVEY OF

PPN 07-A-004-0-00-013-0
Knapp Road, LLC

DEED OF RECORD:

INST 2025R023719

TRUE NORTH (Geodetic North)

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

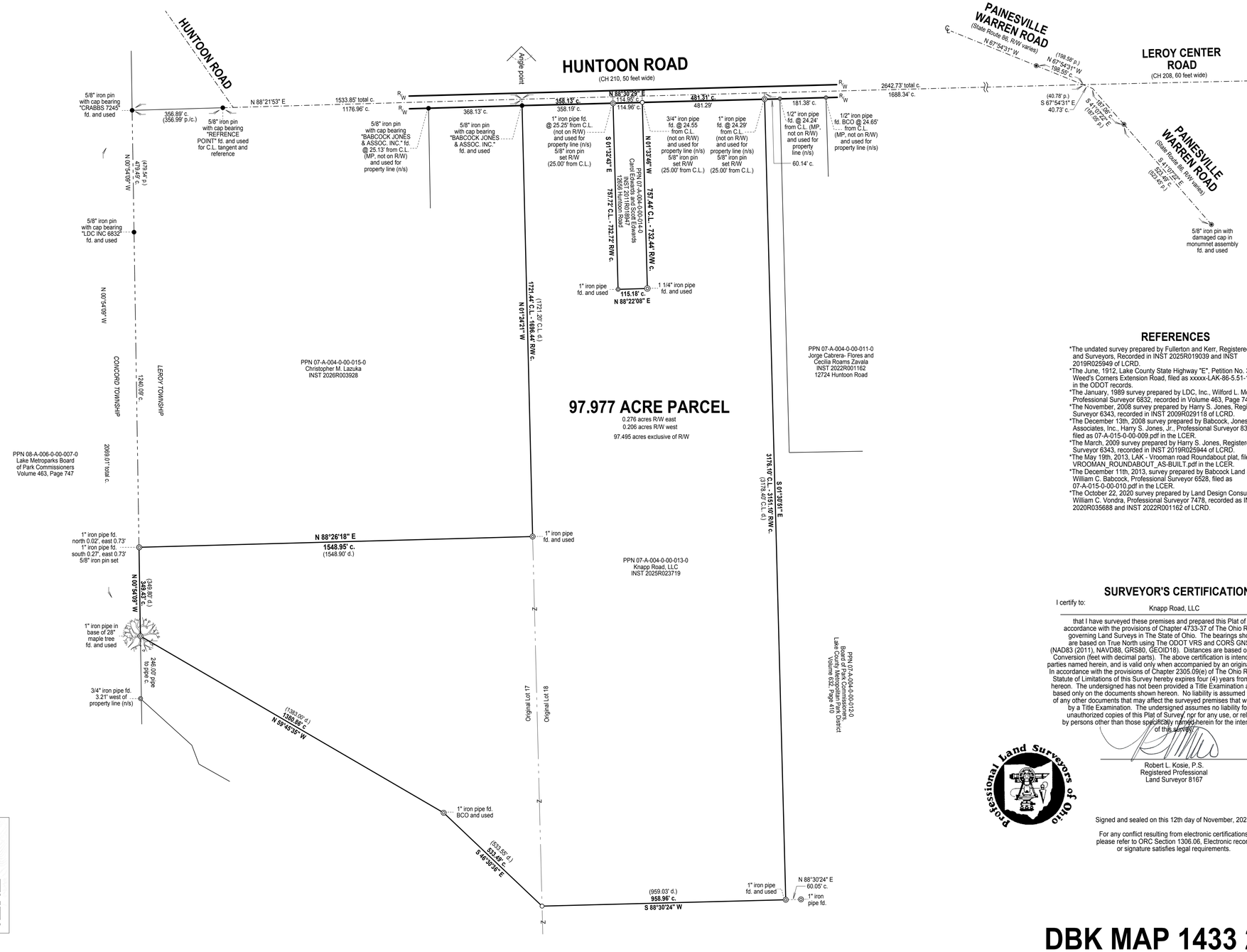


200 150 100 50 0 200 400 600

GRAPHIC SCALE: 1 inch equals 200 feet

⊙-Denotes 5/8" iron pin with cap bearing "J. ALBAN S-7651" in a monument assembly 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.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"
LCRD -Denotes "Lake County Records and Deeds"
LCER -Denotes "Lake County Engineer's Records"

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1-800-362-2764



REFERENCES

*The undated survey prepared by Fullerton and Kerr, Registered Engineers and Surveyors, Recorded in INST 2025R019039 and INST 2019R025949 of LCRD.
*The June, 1912, Lake County State Highway "E", Petition No. 372, Weed's Corners Extension Road, filed as xxxxx-LAK-86-5.51-1912.pdf in the ODOT records.
*The January, 1989 survey prepared by LDC, Inc., Wilford L. Mosier, Professional Surveyor 6832, recorded in Volume 463, Page 747 of LCRD.
*The November, 2008 survey prepared by Harry S. Jones, Registered Surveyor 6343, recorded in INST 2009R029118 of LCRD.
*The December 13th, 2008 survey prepared by Babcock, Jones and Associates, Inc., Harry S. Jones, Jr., Professional Surveyor 8343, filed as 07-A-015-0-00-009.pdf in the LCER.
*The March, 2009 survey prepared by Harry S. Jones, Registered Surveyor 6343, recorded in INST 2019R025944 of LCRD.
*The May 19th, 2013, LAK - Vrooman road Roundabout plat, filed as VROOMAN_ROUNDABOUT_AS-BUILT.pdf in the LCER.
*The December 11th, 2013, survey prepared by Babcock Land Surveyors, William C. Babcock, Professional Surveyor 6528, filed as 07-A-015-0-00-010.pdf in the LCER.
*The October 22, 2020 survey prepared by Land Design Consultants, William C. Vondra, Professional Surveyor 7478, recorded as INST 2020R035688 and INST 2022R001162 of LCRD.

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 hereon.

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

SURVEYOR'S CERTIFICATION

I certify to:

Knapp Road, 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

Professional Land Surveyors of Ohio

STATE OF OHIO
ROBERT L. KOSIE
8167
REGISTERED
PROFESSIONAL SURVEYOR

Signed and sealed on this 12th day of November, 2025.

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

DBK MAP 1433 2025