

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.



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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.



* The undated survey prepared by J. Arthur Temple, Registered Surveyor #4761, recorded in Volume 2123, Page 2074 of GCRD.

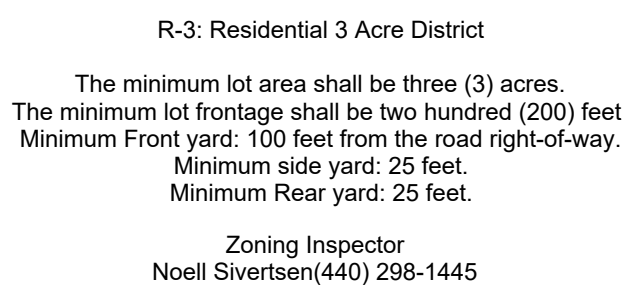
* The undated survey prepared by Milton A. Boomhower, Registered Surveyor #426, recorded in Volume 1819, Page 2597 of GCRD.

* The August 23rd, 1996 survey prepared by Babcock, Jones and Associates, Inc., Harry S. Jones, Jr., Professional Survey 6343, filed as TMS-TH_00025_ SURVEY.pdf in the GCR.

* The October 2nd, 1998 C-1, filed of Dewey Road, T.R. 54, Sections "A-D", prepared by The Geauga County Engineer's Office, William R. Loetz, P. S. 7552, filed in TR-0054-A-D-DEWEY ROAD 1998.pdf in the GCR.

* The November 1st, 1998 survey prepared by Babcock, Jones and Associates, Inc., Harry S. Jones, Jr., Professional Survey 6343, filed as TMS-TH_00255_ SURVEY.pdf in the GCR.

* The January 8th, 2013 survey prepared by Benchmark Survey Company, James R. Zentgraf, Registered Surveyor 7094, recorded in Volume 1943, Page 2446 of GCRD.



This resurvey and consolidation of lots complies with the applicable Thompson Township Zoning Resolution

This _____ day of _____, 2026.

and is accepted by:

Signed _____
Printed _____

Noell Sivertsen,
Thompson Township Zoning Inspector

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 herein are based on True North using the ODOT VR5 and CORS GNS5 Network (NAD83 2011), NAVD88, GR580, GEOID18. Distances are based on US Survey Foot Conversion Table with decimal parts. This certification is intended only to those parties named herein, and is valid only when accompanied by the 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 herein. The undersigned has not been provided with 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. This Survey is not to be used for any purpose, for any use, or 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 #167

Signed and sealed on this 8th day of January, 2026.

Please refer to CRC Section 1301.06, Electronic record or signature satisfies legal requirements.

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: SNR Date: 01/14/2026



16.385 COMBINED ACRE PARCEL

0.278 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 30-095939 and PPN 30-095023, Knapp Road, LLC, Volume 2212, Page 1804, third and fourth parcels, 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 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 in a monument box found at the centerline intersection of Burrows Road (Township Road 60, R/W varies) and Dewey Road (Township Road 54, 60 feet wide).

Thence North $10^{\circ}32'06''$ West, along the centerline of said Dewey Road, 1290.89 feet to a 1" iron pin in a monument box found at an angle point therein.

Thence North $11^{\circ}41'25''$ West, continuing along said centerline, 404.24 feet to the northeasterly corner of PPN 30-095938 as conveyed to Reinaldo Andres Martinez Trejo and Jecci Garcia, recorded in Volume 2214, Page 708, second parcel of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $88^{\circ}12'58''$ West, along the northerly line of the said Reinaldo Andres Martinez Trejo and Jecci Garcia parcel, passing through a $5/8$ " iron pin set at 30.46 feet, a total distance of 1835.44 feet to a $5/8$ " iron pin set at the northwesterly corner thereof, on the easterly line of PPN 30-051700 as conveyed to 8345 Property Plank Road LLC, recorded in Volume 2044, Page 2941 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North $01^{\circ}03'42''$ West, along the easterly line of the said 8345 Property

16.385 COMBINED ACRE PARCEL (continued)

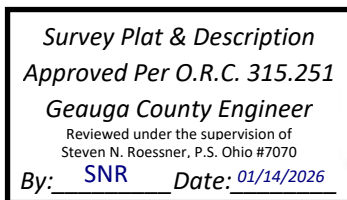
Plank Road LLC parcel, 395.61 feet to a 5/8" iron pin set at the southwesterly corner of PPN 30-095878 as conveyed to Kathryn Louise Lustig, Trustee, recorded in Volume 2077, Page 3262 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°07'50" East, along the southerly line of said Lustig's land and along the southerly line of PPN 30-043800 as conveyed to Kathryn Louise Lustig, Trustee, recorded in Volume 2077, Page 3265 of GCRD, passing through a 5/8" iron pin corner reference, with a cap bearing "BABCOCK JONES & ASSOC. INC." found at 15.38 feet, passing through a 5/8" iron pin set at 1730.46 feet, passing through a 5/8" iron pin with cap bearing "BABCOCK JONES & ASSOC. INC." found at 1731.80 feet, a total distance of 1760.91 feet to the southeasterly corner thereof, on the centerline of the aforesaid Dewey Road, being the northeasterly corner of the parcel herein described.

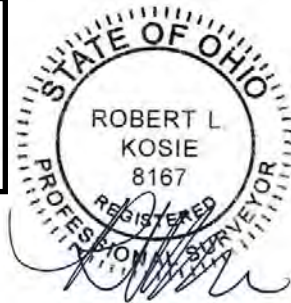
Thence South 11°41'25" East, along said centerline, a frontage distance of 404.23 feet to **The Principal Place of Beginning of this Survey** and containing 16.385 acres of land, of which, 0.278 acres are within the R/W of said Dewey Road, leaving 16.107 acres of land exclusive of said R/W, surveyed in January of 2026 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 30-095939 and PPN 30-095023 as conveyed to Knapp Road, LLC, recorded in Volume 2212, Page 1804, third and fourth parcels.

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".



26-012



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

January 9th, 2026