

Situated in The	Month:	Page:
Township of Thompson, County of Geauga and State of Ohio and known as being part of Original Lot 11 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve.	July	ONE
Year:	2026	ONE
Survey for:	Knapp Road LLC	

Checked on July 8, 2026 by RLK, MBL

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.

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



GRAPHIC SCALE: 1 inch equals 100 feet

○ -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)
L -Denotes lot line R -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"
PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
● -Denotes 4" (M and B Railroad LLC) 4" high carbon steel railroad rail spike set flush with pavement.
MB
PC -Denotes point of curve PT -Denotes point of tangency
PCC -Denotes point of compound curve PRC -Denotes point of reverse curve
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency
Δ -Denotes delta angle R -Denotes radius distance
T -Denotes tangent distance L -Denotes length distance
LC -Denotes chord distance LCB -Denotes chord bearing
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
ODOT -Denotes "Ohio Department of Transportation"



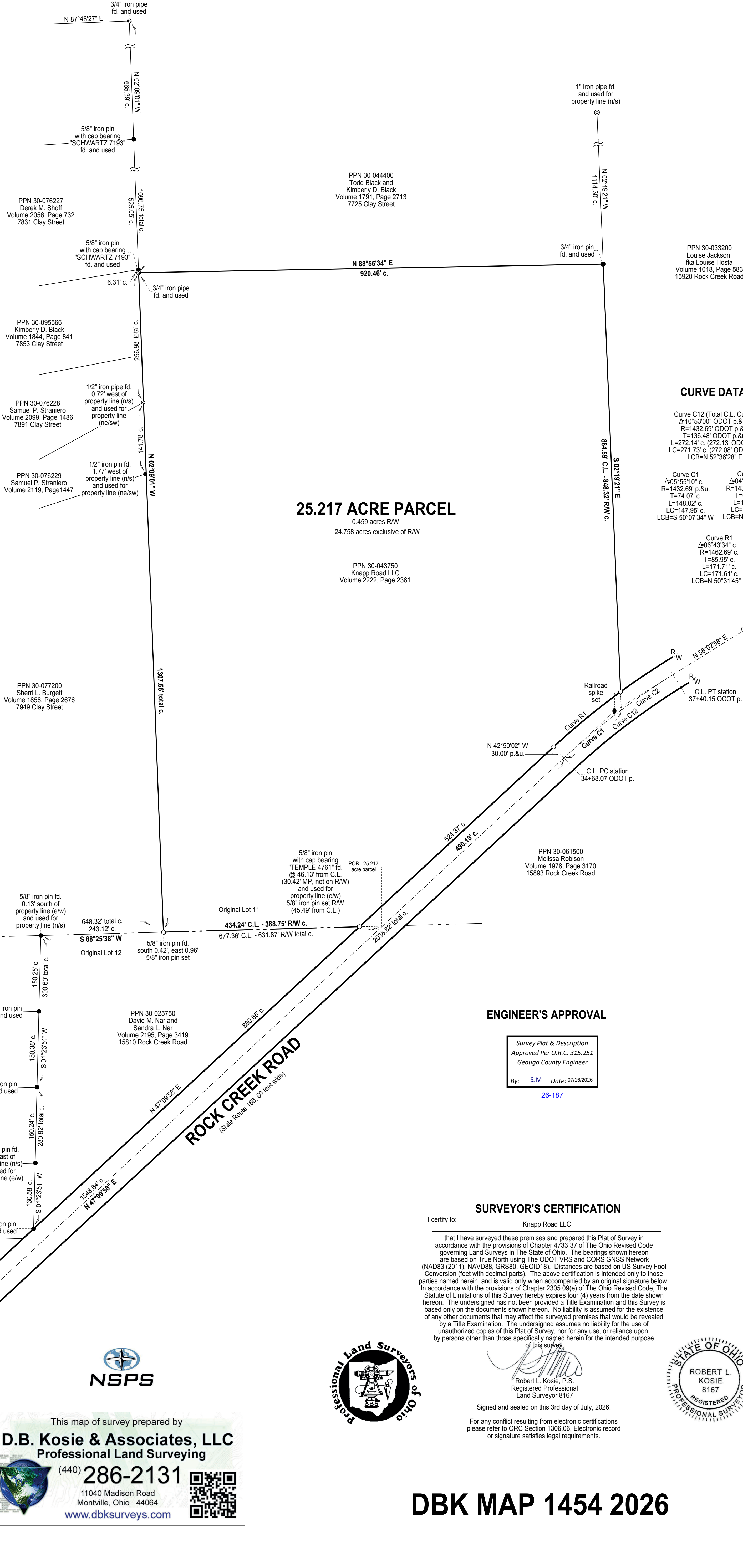
REFERENCES

*The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in Volume 1844, Page 841, Volume 2099, Page 1486 and Volume 2177, Page 529 of GCRD.
*The December, 1941 survey prepared by F.R. Zethmayr, recorded in Volume 1974, Page 826 of GCRD.
*The July, 1957 survey prepared by T.R. Root, recorded in Volume 1791, Page 2713 of GCRD.
*The December, 1976 survey prepared by Braun-Prenosil Associates, Inc., recorded in Volume 732, Page 1341, Volume 1856, Page 494, Volume 2218, Page 1820, Volume 2191, Page 65 and Volume 2195, Page 3419 of GCRD.
*The July 24th, 1996 Plat for Glen Valley Farms No. 3, prepared by Land Design Consultants Inc., Rudy E. Schwartz, Professional Surveyor 7193, recorded in Volume 10, Pages 10- 11 of GCRD.
*The January, 2000 survey prepared by LDC, Inc., Richard A. Thompson, Jr., Professional Surveyor 7388, recorded in Volume 1290, Page 91, Parcel No. 3 of GCRD.
*The April 20, 2005 survey prepared by Benchmark Survey Company, James A. Ziembra, Professional Surveyor 7094, filed as TMS-THO_00055_SURVEY.pdf in the GCER.
*The January 17, 2008 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Professional Surveyor 8167, filed as TMS-THO_00057_SURVEY.pdf in the GCER.
*The March 29, 2018 survey prepared by Schwartz Land Surveying, Inc., Rudy E. Schwartz, Professional Surveyor 7193, recorded in Volume 2056, Page 732 of GCRD, filed as TMS-THO_00277_SURVEY.pdf in the GCER.
*The April 21, 2018 survey prepared by Aztech Engineering and Surveying, Stan R. Loch, Registered Surveyor 8249, filed as TMS-THO_00228_SURVEY.pdf in the GCER.
*The April 9, 2025 survey prepared by Schwartz Land Surveying, Inc., Rudy E. Schwartz, Professional Surveyor 7193 filed as 25-039+Tax+Map+Approved+15650+ROCK+CREEK+PROPERTY+CONS+4+9+25.pdf in the GCER.

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.

MAP OF SURVEY OF PPN 30-043750 Knapp Road LLC DEED OF RECORD: Volume 2222, Page 2361



CURVE DATA

Curve C12 (Total C.L. Curve)
Δ=10°53'00" ODOT p.&u.
R=1432.69' ODOT p.&u.
T=136.48' ODOT p.&u.
L=272.14' c. (272.13' ODOT p.)
LC=271.73' c. (272.08' ODOT p.)
LCB=N 52°36'28" E

Curve C1
Δ=05°55'10" c.
R=1432.69' p.&u.
T=74.07' c.
L=148.02' c.
LC=147.95' c.
LCB=S 50°07'34" W

Curve C2
Δ=04°57'50" c.
R=1432.69' p.&u.
T=62.10' c.
L=124.12' c.
LC=124.08' c.
LCB=N 55°34'04" E

Curve R1
Δ=06°43'34" c.
R=1462.69' c.
T=65.95' c.
L=171.71' c.
LC=171.61' c.
LCB=N 50°31'45" E

25.217 ACRE PARCEL

PPN 30-043750
Knapp Road LLC
Volume 2222, Page 2361

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
By: SJM Date: 07/16/2026

SURVEYOR'S CERTIFICATION

I certify to: Knapp Road LLC

I 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, GEOD18). 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 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 July, 2026.

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



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

DBK MAP 1454 2026

Exhibit "A"

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



25.217 ACRE PARCEL

0.459 acres Right of Way (R/W)

Deed of Record:

26-187

Permanent Parcel Number (PPN) 30-043750

Knapp Road LLC

Volume 2222, Page 2361 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 11 within said Township and Township 10N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a railroad spike set at the centerline intersection of Clay Street (County Highway 37, 60 feet wide) and Rock Creek Road (State Route 166, 60 feet wide), referenced by a 5/8" iron pin with a damaged cap found North 01°15'10" East, 40.20 feet and a 5/8" iron pin in a monument box found South 47°09'58" West, 1427.96 feet therefrom.

Thence North 47°09'58" East, along the centerline of said Rock Creek Road, 1548.64 feet to the most easterly corner of PPN 30-025750 as conveyed to David M. Nar and Sandra L. Nar, recorded in Volume 2195, Page 3419 of GCRD, being **The Principal Place of Beginning of this Survey.**

Thence South 88°25'38" West, along the northerly line of said Nar's land, passing through a 5/8" iron pin set at 45.49 feet and a 5/8" iron pin with cap bearing "TEMPLE 4761" found at 46.13 feet, a total distance of 434.24 feet to a 5/8" iron pin set at the southeasterly corner of PPN 30-077200 as conveyed to Sherri L. Burgett, recorded in Volume 1858, Page 2676 of GCRD, being the southwesterly corner of the parcel herein described and witnessed by a 5/8" iron pin found south 0.42 feet and east 0.96 feet therefrom.

Thence North 02°09'01" West, along the easterly line of said Burgett's land, along the easterly line of PPN 30-076229 as conveyed to Samuel P. Straniero, recorded in Volume 2119, Page 1447, PPN 30-076228 as conveyed to Samuel P. Straniero, recorded in Volume 2099, Page 1486 and PPN 30-095566 as conveyed to Kimberly D. Black, recorded in Volume 1844, Page 841 of GCRD, 1307.56 feet to a 3/4" iron pipe found at a southwesterly corner of PPN 30-044400 as conveyed to Todd Black and Kimberly D. Black, recorded in Volume 1791, Page 2713 of GCRD, being the northwesterly corner of the parcel herein described.

25.217 ACRE PARCEL (continued)

26-187

Thence North 88°55'34" East, along a southerly line of said Black's land, 920.46 feet to a 3/4" iron pin found at a southeasterly corner thereof, on the westerly line of PPN 30-033200 as conveyed to Louise Jackson, fka Louise Hosta, recorded in Volume 1018, Page 583 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 02°19'21" East, along said westerly line of the Louise Jackson, fka Louise Hosta parcel, passing through a 5/8" iron pin set at 848.32 feet, a total distance of 884.59 feet to the southwesterly corner thereof, on the centerline of the aforesaid Rock Creek Road at a point of curve therein, being the southeasterly corner of the parcel herein described.

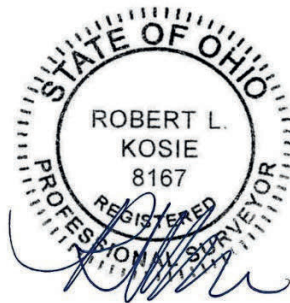
Thence along said centerline and said curve, deflecting to the left, having a chord bearing of South 50°07'34" West, a delta angle of 05°55'10", a radius of 1432.69 feet, and a chord distance of 147.95 feet, a total length distance of 148.02 feet to a point of tangency therein, referenced by a 5/8" iron pin set North 42°50'02" West, 30.00 feet therefrom.

Thence South 47°09'58" West, continuing along said centerline, 490.18 feet to **The Principal Place of Beginning of this Survey** and containing 25.217 acres of land, of which, 0.459 acres are within the R/W of said Rock Creek Road, leaving 24.758 acres of land exclusive of said R/W, surveyed in July 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 more accurately describe PPN 30-043750 as conveyed to Knapp Road LLC, recorded in Volume 2222, Page 2361 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).



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

July 8, 2026

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer

By: SJM Date: 07/16/2026