

MAP OF SURVEY OF
PPN 32-032000
Mary Jane Detweiler, Trustee
17741 Claridon Troy Road

DEED OF RECORD:
Volume 2198, Page 2264, Parcel 3

Situated in The	Month:	Page:
Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 13 within said Township, and Township 6N, Range 7W, in the Connecticut Western Reserve.	March	ONE
Survey for:	Year:	ONE
	2026	

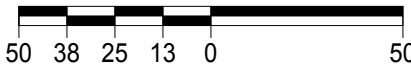
Checked on March 16th, 2026 by RLK, MBL 26-087

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



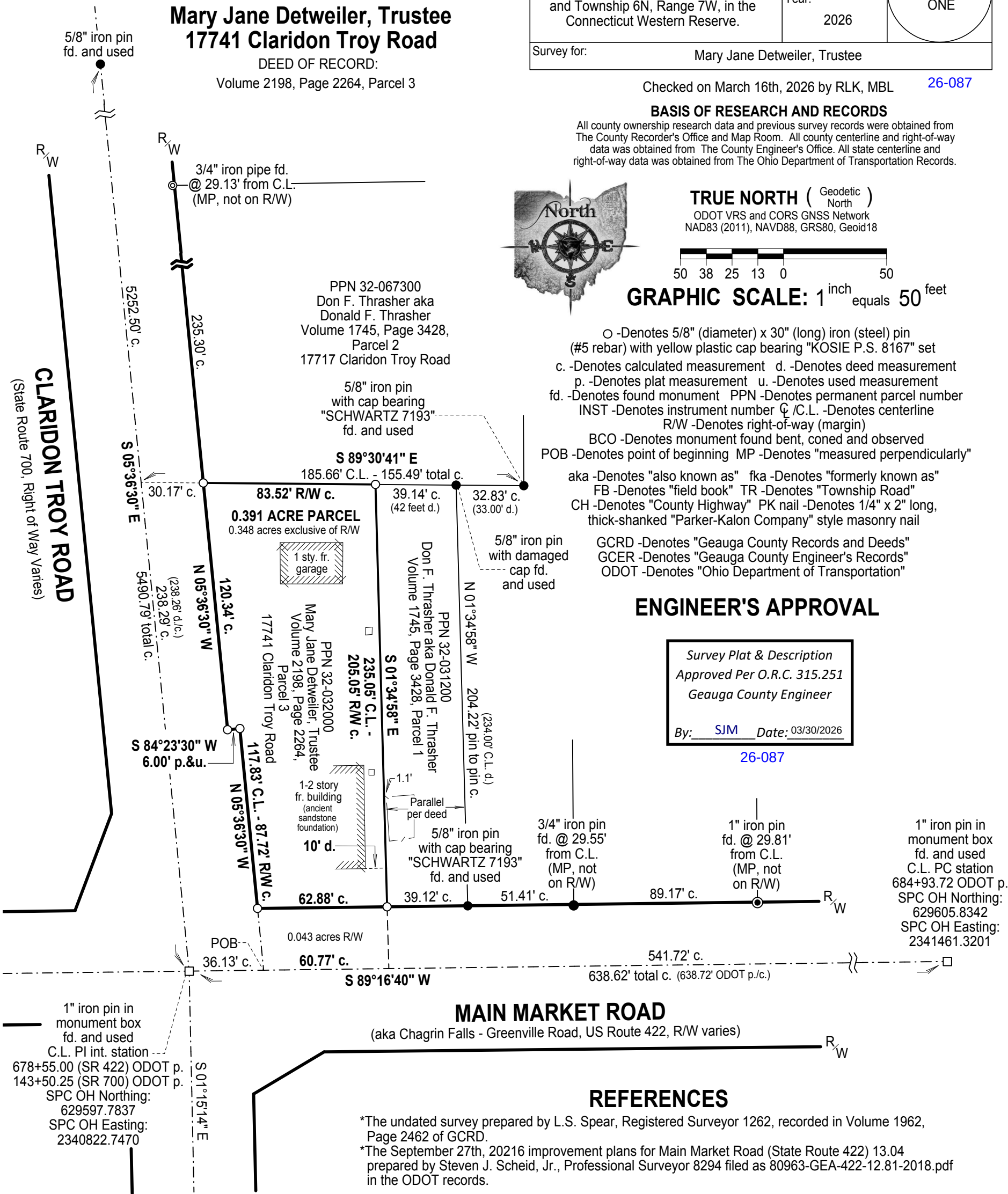
GRAPHIC SCALE: 1 inch equals 50 feet

- -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 d. -Denotes deed measurement
p. -Denotes plat measurement u. -Denotes used measurement
fd. -Denotes found monument PPN -Denotes permanent parcel number
INST -Denotes instrument number C/C.L. -Denotes centerline
R/W -Denotes right-of-way (margin)
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
GCRD -Denotes "Gauga County Records and Deeds"
GCER -Denotes "Gauga County Engineer's Records"
ODOT -Denotes "Ohio Department of Transportation"

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
By: SJM Date: 03/30/2026

26-087



REFERENCES

- *The undated survey prepared by L.S. Spear, Registered Surveyor 1262, recorded in Volume 1962, Page 2462 of GCRD.
*The September 27th, 20216 improvement plans for Main Market Road (State Route 422) 13.04 prepared by Steven J. Scheid, Jr., Professional Surveyor 8294 filed as 80963-GEA-422-12.81-2018.pdf in the ODOT records.

SURVEYOR'S CERTIFICATION

I certify to: Mary Jane Detweiler, Trustee

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
16th day of March, 2026

DBK MAP 1455 2026



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

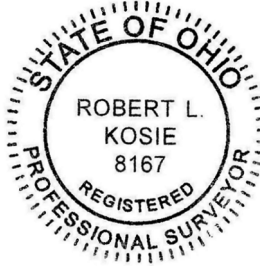


Exhibit "A"

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



0.391 ACRE PARCEL

0.043 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 32-032000

Mary Jane Detweiler, Trustee

Volume 2198, Page 2264, Parcel 3 of Geauga

County Records and Deeds (GCRD).

17741 Claridon Troy Road

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Situated in the Township of Troy, County of Geauga and State of Ohio and known as being part of Original Section 13 within said Township, and Township 6N, Range 7W, 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 Main Market Road (also known as Chagrin Falls - Greenville Road, US Route 422, R/W varies) and Claridon Troy Road (State Route 700, Right of Way Varies).

Thence North 89°16'40" East, along the centerline of said Main Market Road, 36.13 feet to the southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 05°36'30" West, along a westerly line of the parcel herein described, and along an easterly R/W of said Claridon Troy Road, passing through a 5/8" iron pin set at 30.11 feet, a total distance of 117.83 feet to a 5/8" iron pin set at a northeasterly R/W corner therein.

Thence South 84°23'30" West, along a southerly line of the parcel herein described, and along a northerly R/W line of said Claridon Troy Road, 6.00 feet to a 5/8" iron pin set at a southwesterly corner of the parcel herein described.

Thence North 05°36'30" West, along an easterly R/W line of said Claridon Troy Road, 120.34 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described, on a southerly line of PPN 32-067300 as conveyed to Don F. Thrasher, aka Donald F. Thrasher, recorded in Volume 1745, Page 3428, Parcel 2 of GCRD.

0.391 ACRE PARCEL (continued)

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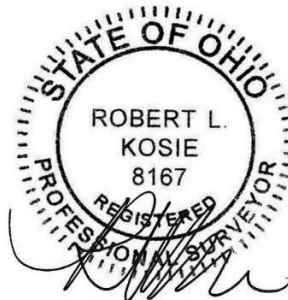
Thence South 89°30'41" East, along the southerly line of said Thrasher's land, 83.52 feet to a 5/8" iron pin set at the northwesterly corner of PPN 32-031200 as conveyed to Don F. Thrasher, aka Donald F. Thrasher, recorded in Volume 1745, Page 3428, Parcel 1 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°34'58" East, along the westerly line of said Thrasher's land, and running 10.00 feet east of the southeasterly corner of the sandstone foundation of an existing 1-2 story frame building, formerly known as "the store", passing through a 5/8" iron pin set at 205.05 feet, a total distance of 235.05 to the southwesterly corner of said Thrasher's land, being the southeasterly corner of the parcel herein described and referenced by a 1" iron pin in a monument box found on the centerline of the aforesaid Main Market Road, North 89°16'40" East, 541.72 feet therefrom.

Thence South 89°16'40" West, along said centerline, a frontage distance of 60.77 feet to **The Principal Place of Beginning of this Survey** and containing 0.391 acres of land, of which, 0.043 acres are within the R/W of said Main Market Road, leaving 0.348 acres of land exclusive of said R/W, surveyed in March 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 32-032000 as conveyed to Mary Jane Detweiler, Trustee, recorded in Volume 2198, Page 2264, Parcel 3 of GCRD. Known as being 17741 Claridon Troy 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".



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

March 16th, 2026

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

By: SJM Date: 03/30/2026

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