

Checked on July 8, 2026 by RLK, MBL
Revised on July 21, 2026

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)

ODOT VRS and CORS GNSS Network

NAD83 (2011), NAVD88, GRS80, Geoid18

North

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

Q /C.L. -Denotes centerline R/W -Denotes right-of-way (margin)

L -Denotes lot line P -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

GCRD -Denotes "Gauga County Records and Deeds"

GCER -Denotes "Gauga County Engineer's Records"

PC -Denotes point of curve PT -Denotes point of Tangency

PCC -Denotes point of compound curve PRC -Denotes point of reverse curve

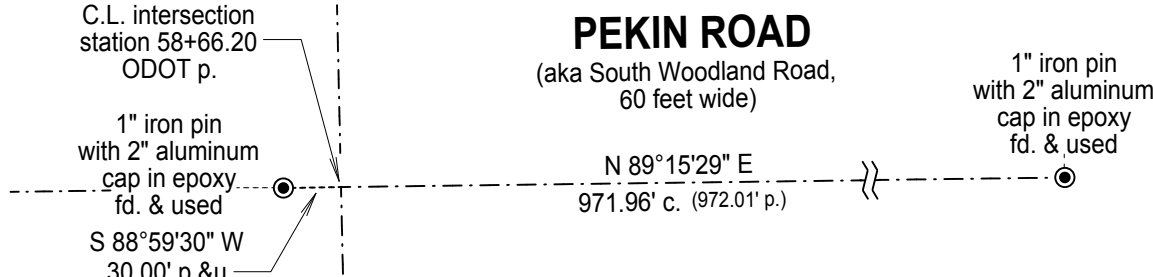
PI -Denotes point of angular intersection (vertex) POT -Denotes point on tangency

100 75 50 25 0 100 200 300 400

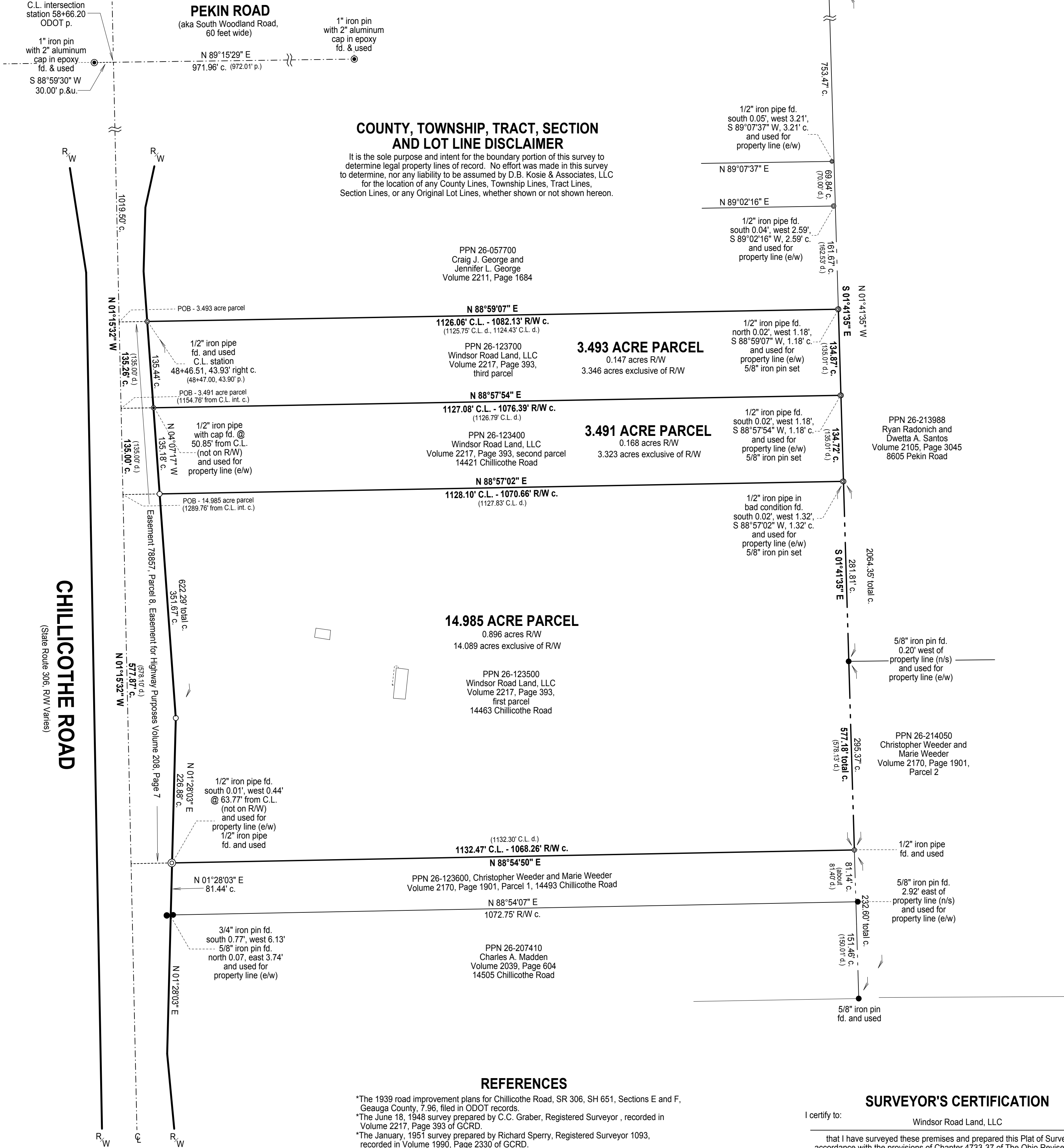
GRAPHIC SCALE: 1 inch equals 100 feet

MAP OF RESURVEY OF
PPN 26-123500, PPN 26-123400
and PPN 26-123700
Windsor Road Land, LLC
14463 Chillicothe Road and
14421 Chillicothe Road

DEED OF RECORD:
Volume 2217, Page 393,
first, second and third parcels



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.



REFERENCES

- *The 1939 road improvement plans for Chillicothe Road, SR 306, SH 651, Sections E and F, Geauga County, 7.96, filed in ODOT records.
- *The June 18, 1948 survey prepared by C.C. Graber, Registered Surveyor, recorded in Volume 2217, Page 393 of GCRD.
- *The January, 1951 survey prepared by Richard Sperry, Registered Surveyor 1093, recorded in Volume 1990, Page 2330 of GCRD.
- *The November, 1991 survey prepared by Delmar B. Kosie and Associates, Delmar B. Kosie, Registered Surveyor 5278, recorded in Volume 2105, Page 3045 of GCRD.
- *The October 2, 2025 survey prepared by O'Hara Land Surveying, LLC, Thomas J. O'Hara, Professional Surveyor 7995, recorded in Volume 2211, Page 1684 and filed as 25-158+R02+Tax+Map+Approved+3814-10-06-2025-R of GCER.

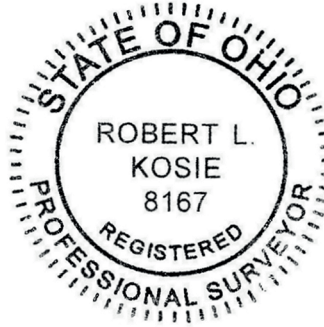
SURVEYOR'S CERTIFICATION

I certify to:
Windsor Road Land, 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 4th day of April, 2026.

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



ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Gauga County Engineer
By: SIM Date: 07/21/2026

26-188

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

Exhibit "A"

D.B. Kosie & Associates, LLC
Professional Land Surveying
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Montville, Ohio 44064
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3.491 ACRE PARCEL

0.168 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 26-123400

26-188

Windsor Road Land, LLC

Volume 2217, Page 393, second parcel of Geauga County
Records and Deeds (GCRD).

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot 5, in Section 13, Tract 1, within said Township and Township 7N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Pekin Road (also known as South Woodland Road, 60 feet wide) and Chillicothe Road (State Route 306, R/W Varies), referenced by 1" iron pins with 2" aluminum caps in epoxy found South 88°59'30" West, 30.00 feet and North 89°15'29" East, 971.96 feet therefrom.

Thence South 01°15'32" East, along the centerline of said Chillicothe Road, 1154.76 feet to the southwesterly corner of PPN 26-123700, now or formerly conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, third parcel of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°57'54" East, along the southerly line of the said Windsor Road Land, LLC parcel, passing through 1/2" iron pipes found at 50.85 feet (not on R/W) and at 1125.90 feet, a total distance of 1127.08 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 26-213988 as conveyed to Ryan Radonich and Dwetta A. Santos, recorded in Volume 2105, Page 3045 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°41'35" East, along said westerly line of the Ryan Radonich and

3.491 ACRE PARCEL (continued) 26-188

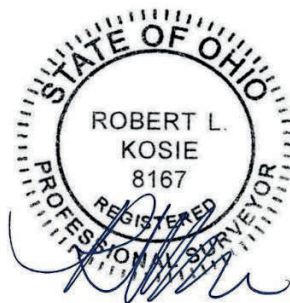
Dwetta A. Santos parcel, 134.72 feet to a 5/8" iron pin set at the northeasterly corner of PPN 26-123500, now or formerly conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, first parcel of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°57'02" West, along the northerly line of the said Windsor Road Land, LLC parcel, passing through a 1/2" iron pipe in bad condition found at 1.32 feet and a 5/8" iron pin set at 1070.66 feet, a total distance of 1128.10 feet to the northwesterly corner thereof, on the centerline of the aforesaid Chillicothe Road, being the southwesterly corner of the parcel herein described.

Thence North 01°15'32" West, along said centerline, a frontage distance of 135.00 feet to **The Principal Place of Beginning of this Survey** and containing 3.491 acres of land, of which, 0.168 acres are within the R/W of said Chillicothe Road, leaving 3.323 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 26-123400 as conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, second parcel 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

July 21, 2026

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

Exhibit "A"

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



3.493 ACRE PARCEL

0.147 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 26-123700

Windsor Road Land, LLC

26-188

Volume 2217, Page 393, third parcel of Geauga County
Records and Deeds (GCRD).

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot 5, in Section 13, Tract 1, within said Township and Township 7N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Pekin Road (also known as South Woodland Road, 60 feet wide) and Chillicothe Road (State Route 306, R/W Varies), referenced by 1" iron pins with 2" aluminum caps in epoxy found South 88°59'30" West, 30.00 feet and North 89°15'29" East, 971.96 feet therefrom.

Thence South 01°15'32" East, along the centerline of said Chillicothe Road, 1019.50 feet to the southwesterly corner of PPN 26-057700 as conveyed to Craig J. George and Jennifer L. George, recorded in Volume 2211, Page 1684 of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°59'07" East, along the southerly line of said George's land, passing through a 1/2" iron pipe found at 43.93 feet and a 1/2" iron pipe found at 1124.88 feet, a total distance of 1126.06 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 26-213988 as conveyed to Ryan Radonich and Dwetta A. Santos, recorded in Volume 2105, Page 3045 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°41'35" East, along said westerly line of the Ryan Radonich and

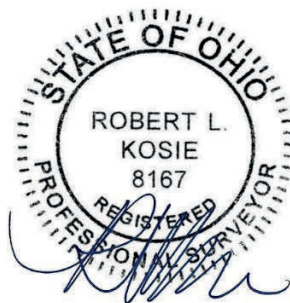
Dwetta A. Santos parcel, 134.87 feet to a 5/8" iron pin set at the northeasterly corner of PPN 26-123400, now or formerly conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, second parcel of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°57'54" West, along the northerly line of the said Windsor Road Land, LLC parcel, passing through a 1/2" iron pipes found at 1.18 feet and 1076.23 feet (not on R/W), a total distance of 1127.08 feet to the northwesterly corner thereof, on the centerline of the aforesaid Chillicothe Road, being the southwesterly corner of the parcel herein described.

Thence North 01°15'32" West, along said centerline, a frontage distance of 135.26 feet to **The Principal Place of Beginning of this Survey** and containing 3.493 acres of land, of which, 0.147 acres are within the R/W of said Chillicothe Road, leaving 3.346 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 26-123700 as conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, third parcel 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

July 21, 2026

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

By: SJM Date: 07/21/2026

Exhibit "A"

D.B. Kosie & Associates, LLC
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Montville, Ohio 44064
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14.985 ACRE PARCEL

0.896 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 26-123500

Windsor Road Land, LLC

26-188

Volume 2217, Page 393, first parcel of Geauga County
Records and Deeds (GCRD).

Situated in the Township of Russell, County of Geauga and State of Ohio and known as being part of Original Lot 5, in Section 13, Tract 1, within said Township and Township 7N, Range 9W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Pekin Road (also known as South Woodland Road, 60 feet wide) and Chillicothe Road (State Route 306, R/W Varies), referenced by 1" iron pins with 2" aluminum caps in epoxy found South 88°59'30" West, 30.00 feet and North 89°15'29" East, 971.96 feet therefrom.

Thence South 01°15'32" East, along the centerline of said Chillicothe Road, 1289.76 feet to the southwesterly corner of PPN 26-123400, now or formerly conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, second parcel of GCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°57'02" East, along the southerly line of the said Windsor Road Land, LLC parcel, passing through a 5/8" iron pin set at 57.44 feet and a 1/2" iron pipe found in bad condition at 1126.78 feet, a total distance of 1128.10 feet to a 5/8" iron pin set at the southeasterly corner thereof, on the westerly line of PPN 26-213988 as conveyed to Ryan Radonich and Dwetta A. Santos, recorded in Volume 2105, Page 3045 of GCRD, being the northeasterly corner of the parcel herein described.

14.985 ACRE PARCEL (continued) 26-188

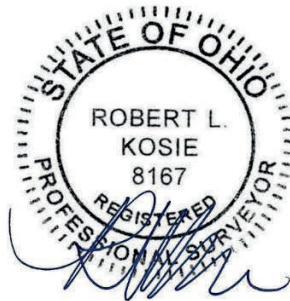
Thence South 01°41'35" East, along said westerly line of the Ryan Radonich and Dwetta A. Santos parcel and along the westerly line of PPN 26-214050 as conveyed to Christopher Weeder and Marie Weeder, recorded in Volume 2170, Page 1901, Parcel 2 of GCRD, passing by a 5/8" iron pin found 0.20 feet west of the property line at 281.81 feet, a total distance of 577.18 feet to a 1/2" iron pipe found at the northeasterly corner of PPN 26-123600 as conveyed to Christopher Weeder and Marie Weeder, recorded in Volume 2170, Page 1901, Parcel 1 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°54'50" West, along the northerly line of said Weeder's land, passing through a 1/2" iron pipe found at 1068.26 feet and a 1/2" iron pipe found at 1068.70 feet, a total distance of 1132.47 feet to the northwesterly corner thereof, on the centerline of the aforesaid Chillicothe Road, being the southwesterly corner of the parcel herein described.

Thence North 01°15'32" West, along said centerline, a frontage distance of 577.87 feet to **The Principal Place of Beginning of this Survey** and containing 14.985 acres of land, of which, 0.896 acres are within the R/W of said Chillicothe Road, leaving 14.089 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 26-123500 as conveyed to Windsor Road Land, LLC, recorded in Volume 2217, Page 393, first parcel of GCRD.

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