

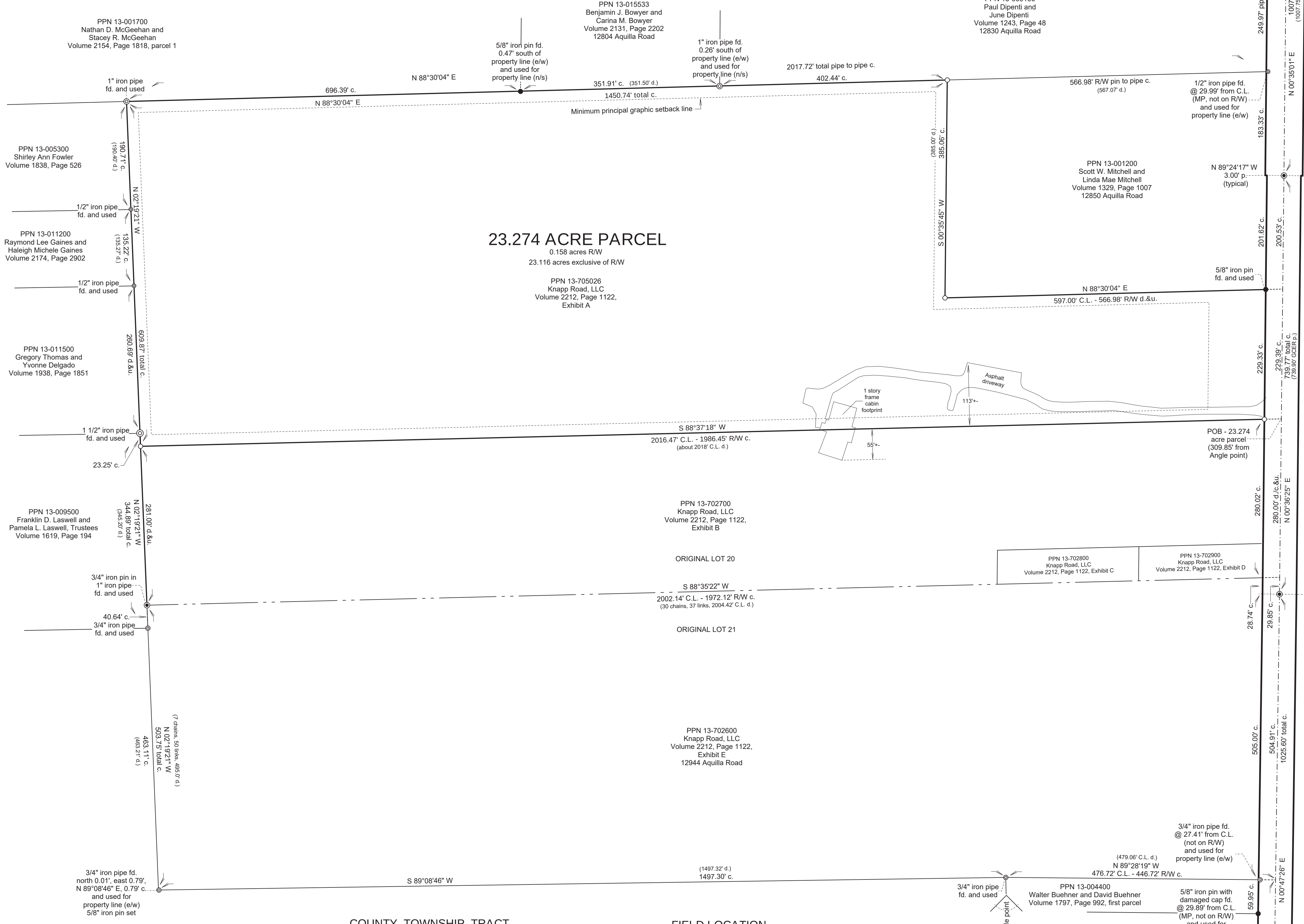
TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



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
C/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"
GCRD -Denotes "Geauga County Records and Deeds"
GGER -Denotes "Geauga County Engineer's Records"

MAP OF RESURVEY OF PPN 13-705026 Knapp Road, LLC

Deed of Record
Volume 2212, Page 1122,
Exhibit A
12944 Aquilla Road



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.

FIELD LOCATION DISCLAIMER

All buildings, driveways, and general locations shown hereon were obtained by:
Orthophotogrammetry and geolocation
and no liability is assumed by D.B. Kosie & Associates, LLC for the existence, location, condition, type or size of any structure shown hereon, any mistitling or malapropism, or that which is not shown on this drawing.

Situating in The Township of Claridon, County of Geauga and State of Ohio, and known as being part of Original Lots 20 and 21, in Holmes Tract, within said Township and Township 8N Range 7W in the Connecticut Western Reserve.	Month: May	Page: ONE of ONE
	Year: 2026	
Survey for:	Knapp Road, LLC	

Checked on May 9th, 2026 by RLK
Revised on May 19th, 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.



REFERENCES

*The August, 1943 survey prepared by F.C. Pomeroy, Registered Surveyor 2283, recorded in Volume 1619, Page 194 of GCRD.
*The September, 1953 survey prepared by F.C. Pomeroy, Registered Surveyor 2283, recorded in Volume 1638, Page 526 of GCRD.
*The November, 1956 survey prepared by Root and Pomeroy, Registered Surveyors, recorded in Volume 2212, Page 1122, Exhibit D, of GCRD.
*The May, 1988 survey prepared by J. Arthur Temple, Professional Surveyor 4761 and James P. Russel, Professional Surveyor 5549, recorded in Volume 1734, Page 1347 and Volume 1993, Page 2514 of GCRD.
*The January, 1993 survey prepared by Braun-Prenosil Associates, Inc., Kevin S. Braun, Professional Surveyor 7082, recorded in Volume 2212, Page 1122 of GCRD.
*The August, 1995 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 2131, Page 2202 of GCRD.
*The October, 1996 survey prepared for Gene Bujoll by Delmar B. Kosie & Associates, Delmar B. Kosie, Registered Surveyor 5276, filed as TMS-CLA_00030_SURVEY.pdf in the GCR.
*The October, 2006 survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 2189, Page 3417 and TMS-CLA_00029_SURVEY.pdf of GCRD.
*The October 24, 2012 survey prepared by D.B. Kosie & Associates, Robert L. Kosie, Professional Surveyor 8167, recorded in Volume 1938, Page 1851 of GCRD.
*The November 1st, 2018 (Revised September 18th, 2024) Monument Reset Plat for Aquilla Road, C.H. 005s, Section C, Station 12+99 to 123+66 filed as CH-0005-C-REFDWG SSD rev1.pdf in the GCR.
*The January 19th, 2021 Right of Way Determination of Aquilla Road, CH-0005 as prepared by Steven N. Roessner, Registered Professional Surveyor S-7070, filed as CH-0005 Aquilla Road Right of Way Determination 210119.pdf in the GCR.

ZONING INFORMATION

R1 - Residential Single Family Zoning District
Minimum Acreage: 3.00 acres
Minimum Frontage / Width: 250 feet
Front Yard Setback: 100 feet
Side Yard Setback: 20 feet
Rear Yard Setback: 20 feet
Zoning Inspector:
Chris Alushoff
CALushoff@claridontwp.geauga.oh.gov
440-665-5344

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
By: SJM Date: 05/19/2026

26-136

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



Signed and sealed on this 9th day of May, 2026. For any conflict resulting in electronic certification please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



DBK MAP 1461 2026

Exhibit "A"

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



23.274 ACRE PARCEL

0.158 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 13-705026

26-136

Knapp Road, LLC

Volume 2212, Page 1122, Exhibit A of Geauga County
Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio, and known as being part of Original Lot 20, in Holmes Tract, within said Township and Township 8N Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108 Centerline Ref Mon." found at the centerline intersection of Ravenwood Drive (County Highway 604, 60 feet wide) and Aquilla Road (County Highway 5s, Section C, 60 feet wide in this section).

Thence North 00°47'33" East, along the centerline of said Aquilla Road, 1875.28 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108 Centerline Ref Mon." found at an angle point therein.

Thence North 00°47'26" East, continuing along said centerline, 1025.60 feet to a 1" iron pin with a 2" aluminum cap bearing "Gauga Co. Eng. PLS 8108 Centerline Ref Mon." found at an angle point therein.

Thence North 00°36'25" East, continuing along said centerline, 309.85 feet to the northeasterly corner of PPN 13-702700, now or formerly conveyed to Knapp Road, LLC, recorded in Volume 2212, Page 1122, Exhibit B of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

23.274 ACRE PARCEL (continued) 26-136

Thence South 88°37'18" West, along the northerly line of the said Knapp Road, LLC parcel, passing through a 5/8" iron pin set at 30.02 feet, a total distance of 2016.47 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 13-009500 as conveyed to Franklin D. Laswell and Pamela L. Laswell, Trustees, recorded in Volume 1619, Page 194 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 02°19'21" West, along said easterly line of Laswell's land and along the easterly line of PPN 13-011500 as conveyed to Gregory Thomas and Yvonne Delgado, recorded in Volume 1938, Page 1851, PPN 13-011200 as conveyed to Raymond Lee Gaines and Haleigh Michele Gaines, recorded in Volume 2174, Page 2902 and PPN 13-005300 as conveyed to Shirley Ann Fowler, recorded in Volume 1838, Page 526 of GCRD, passing through a 1 1/2" iron pipe found at 23.25 feet, a 1/2" iron pipe found at 283.94 feet, and a 1/2" iron pipe found at 419.16 feet, a total distance of 609.87 feet to a 1" iron pipe found at the northeasterly corner thereof, on the southerly line of PPN 13-001700 as conveyed to Nathan D. McGeehan and Stacey R. McGeehan, recorded in Volume 2154, Page 1818, parcel 1 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°30'04" East, along said southerly line of McGeehan's land, along a southerly line of PPN 13-015533 as conveyed to Benjamin J. Bowyer and Carina M. Bowyer, recorded in Volume 2131, Page 2202 and the southerly line of PPN 13-009100 as conveyed to Paul Dipenti and June Dipenti, recorded in Volume 1243, Page 48 of GCRD, a total distance of 1450.74 feet to a 5/8" iron pin set at the northwesterly corner of PPN 13-001200 as conveyed to Scott W. Mitchell and Linda Mae Mitchell, recorded in Volume 1329, Page 1007 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°35'45" West, along the westerly line of said Mitchell's land, 385.06 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 88°30'04" East, along the southerly line of said Mitchell's land, passing through a 5/8" iron pin found at 566.98 feet, a total distance of 597.00 feet to the southeasterly corner thereof, on the centerline of the aforesaid Aquilla Road, being a northeasterly corner of the parcel herein described.

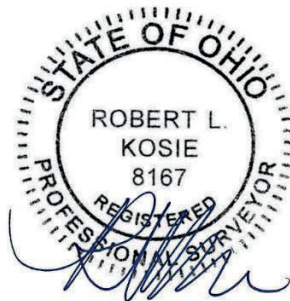
Thence South 00°36'25" West, along said centerline, a frontage distance of 229.39 feet to **The Principal Place of Beginning of this Survey** and containing 23.274 acres of land, of which, 0.158 acres are within the R/W of said Aquilla Road, leaving 23.116 acres of land exclusive of said R/W, surveyed in May of 2026 by D.B. Kosie

23.274 ACRE PARCEL (continued)

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 13-705026 as conveyed to Knapp Road, LLC, recorded in Volume 2212, Page 1122, Exhibit A 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

May 19th, 2026

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

By: SJM Date: 05/19/2026

26-136

23.274 Acre Parcel Closure

Begin Traverse (from imported legal text)...

Starting Coordinates: Northing: 5000.0, Easting: 5000.0

Course 1, S 88° 37' 18" W, 2016.470', 5/8" iron pin set
Point 2: Northing: 4951.4956', Easting: 2984.1135' (?N=-48.5044', ?E=-2015.8865')
Course 2, N 02° 19' 21" W, 609.870', 1" iron pipe found
Point 3: Northing: 5560.8646', Easting: 2959.3990' (?N=609.3690', ?E=-24.7145')
Course 3, N 88° 30' 04" E, 1450.740', 5/8" iron pin set
Point 4: Northing: 5598.8124', Easting: 4409.6426' (?N=37.9478', ?E=1450.2436')
Course 4, S 00° 35' 45" W, 385.060', 5/8" iron pin set
Point 5: Northing: 5213.7732', Easting: 4405.6383' (?N=-385.0392', ?E=-4.0043')
Course 5, N 88° 30' 03" E, 597.000', southeasterly corner thereof
Point 6: Northing: 5229.3922', Easting: 5002.4340' (?N=15.6190', ?E=596.7957')
Course 6, S 00° 36' 25" W, 229.390', Principal Place of Beginning of this Survey
Point 7: Northing: 5000.0151', Easting: 5000.0040' (?N=-229.3771', ?E=-2.4299')

...Traverse Complete

CLOSURE INFORMATION

Perimeter (Length of Traverse): 5288.53'
Closure Bearing and Distance: S 15° 01' 00.78679831" W, 0.0156'
Misclosure Precision: (5288.5300' / 0.0156") 1' / 339216.46'
Acreage: 23.274 (23.273631) Acres