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MAP OF SURVEY OF:

PPN 20-030500
Peterson Holdings, LLC

Deed of Record
Volume 2218, Page 883

Situated in The	Month:	Page:
Township of Montville, County of Geauga and State of Ohio and known as being part of Original Section 6 within said Township and Township 9N, Range 6W of The Connecticut Western Reserve.	May	ONE of ONE
	Year: 2026	

Survey for: Peterson Holdings, LLC and Sean V. Peterson

Checked on May 13th, 2026 by MBL, RLK

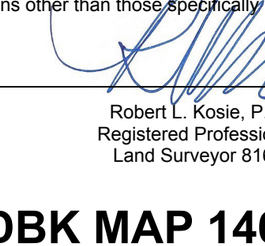
REFERENCES

*The September, 1990 survey prepared by Delmar B. Kosie, Delmar B. Kosie and Associates, Registered Surveyor 5276, recorded in Volume 2145, Page 722 in GCRD.
*The August 11, 2023 Monument Reference Plat for Morgan Road, C.H. 0026, Section A, filed as CH-0026-A-MON REF 2023.pdf in GCER.

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

100 75 50 25 0 100

GRAPHIC SCALE: 1" inch equals 100 feet

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 d. -Denotes deed measurement p. -Denotes plat measurement
u. -Denotes used measurement fd. -Denotes found monument PPN -Denotes permanent parcel number
℄ / C.L. -Denotes centerline R/W -Denotes right-of-way (margin)
BCO -Denotes monument found bent, coned and observed
MP -Denotes "measured perpendicularly"
aka -Denotes "also known as" CH -Denotes "County Highway" PI -Denotes point of angular intersection (vertex)
POT -Denotes point on tangency
GCRD -Denotes "Geauga County Records and Deeds" GCER -Denotes "Geauga County Engineer's Records"

SURVEYOR'S CERTIFICATION

I certify to: Peterson Holdings, LLC and Sean V. Peterson

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.

Professional Land Surveyors of Ohio

Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

STATE OF OHIO
ROBERT L. KOSIE 8167
REGISTERED PROFESSIONAL SURVEYOR

05/13/2026

NSPS

This map of survey prepared by
D.B. Kosie & Associates, LLC
Professional Land Surveying
(440) 286-2131
11040 Madison Road
Montville, Ohio 44064
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DBK MAP 1465 2026