

Situated in The		Month:	Page:
Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 98 and 99 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve.		June	ONE
Survey for:		Year:	of
Dawsey Land, LLC		2026	ONE

Checked on July 17, 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, GR580, Geoid18



Graphic Scale: 1 inch equals 100 feet
0 75 50 25 0 100 200 300 400

● -Denotes 5/8" iron pin with cap bearing "ALBAN 7651" fd. and used unless otherwise noted.

○ -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

PN -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 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 "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

REFERENCES

*The April, 1964 survey prepared by T.R. Root, recorded in Volume 1975, Page 2526 of GCRD.
*The March 29th, 2016 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Surveyor 7995 filed as TMS-BUR_00244_ SURVEY.pdf in the GCER.
*The March, 2000 survey prepared by Edward J. Collier, Registered Professional Surveyor 7141, recorded in Volume 1288, Page 756 of GCRD, filed as TMS-BUR_00101_ SURVEY.pdf in the GCER.
*The April, 2022 Monument Reference Plat for Jug Street, C.H. 0046 Section F, filed as CH-0046FG+MON+REF+SET in GCER.
*The November 21, 2022 survey prepared by O'Hara Land Surveying, L.L.C., Thomas J. O'Hara, Registered Surveyor 7995 filed as 22-159 Tax Map Approval 3283-11-21-2022 in the GCER.
*The April, 2022 Monument Reference Plat for Jug Street, C.H. 0046 Section F, filed as CH-0046FG+MON+REF+SET in the GCER.
*The October, 2023 survey prepared by Joseph Gutoskey, Professional Surveyor 7567, recorded in Volume 2181, Page 3154 of GCRD, filed as 23-153 Tax Map Approval scan0260.pdf in the GCER.
*The September, 2024 surveys prepared by John R. Alban, Ohio Professional Surveyor 7651, recorded in Volume 2222, Page 2377, Parcels 1 and 2, Volume 2215, Page 2845, Volume 2215, Page 2853, Volume 2215, Page 2861, Volume 2215, Page 2870, Volume 2215, Page 2886 and Volume 2215, Page 2895 of GCRD.



MAP RE-SURVEY, LOT SPLITS AND CONSOLIDATIONS OF PPN 04-073700 and PPN 04-151131 Dawsey Land, LLC

DEED OF RECORD:
Volume 2222, Page 2377, Parcels 1 and 2

PPN 04-151133
Lenny Hosmer,
Ladd Hosmer and
Heidi Hosmer
Volume 2215, Page 2853

PPN 04-074480
Rex F. Hosmer and
Linda M. Hosmer, Trustees
Volume 2223, Page 832
14815 Hubbard Road

ZONING INFORMATION

R-S: Low Density Residential Zoning District

Minimum Lot Area: 5 acres

Minimum Lot Width: 300 feet

Minimum Front Setback: 120' R/W

Minimum Sideyard Setback: 40'

Minimum Rear Yard Setback: 40'

ZONING APPROVAL

This re-survey, lot split(s) and consolidation of lots complies with the applicable Burton Township Zoning Resolution.

This ____ day of _____, 2026.

and is accepted by:

Signed _____
Printed Rick Gruber,
Burton Township Zoning Inspector

PPN 04-151134
Jeanne Marie Hosmer
Volume 2215, Page 2870

PPN 04-073900
Dennis R. Hosmer
Volume 2215, Page 2886

PPN 04-073800
William D. Hosmer and
Laurie A. Hosmer
Volume 2215, Page 2895
16200 Tavern Road

ORIGINAL LOT 99
ORIGINAL LOT 100

5/8" iron pin
with cap bearing
"OHARA 7995"
fd. and used

5/8" iron pin
with cap bearing
"ALBAN 7651" fd.
north 0.43', west 0.09',
N 11°22'43" W, 0.44' c.
and used for
property line (nw/se)
5/8" iron pin set

10.783 ACRE LOT SPLIT

0.041 acres R/W
10.742 acres exclusive of R/W

PPN 04-151131
Dawsey Land, LLC
Volume 2222, Page 2377,
Parcel 2

**34.078 COMBINED
ACRE PARCEL**

0.051 acres R/W
34.027 acres exclusive of R/W

PPN 04-151131
Dawsey Land, LLC
Volume 2222, Page 2377,
Parcel 2

**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.

BURTON TOWNSHIP

ORIGINAL LOT 99

SECTION 1
TROY TOWNSHIP



Exhibit "A"

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



0.789 ACRE LOT SPLIT

0.051 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 04-073700

26-193

Dawsey Land, LLC

Volume 2222, Page 2377, Parcel 1 of Geauga County Records
and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Hubbard Road (Township Road 138, 60 feet wide) and Jug Street (County Highway 46, Section F, 60 feet wide).

Thence South 34°13'28" West, along the centerline of said Jug Street, 254.79 feet to a 1" iron pin found at an angle point therein.

Thence South 34°14'36" West, continuing along said centerline, 623.69 feet to the most westerly corner of PPN 04-151132 as conveyed to Ernest Sell, recorded in Volume 2215, Page 2846 of GCRD.

Thence South 34°14'36" West, continuing along said centerline, 59.97 feet to the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being South 34°14'36" West, a total distance of 683.66 feet from said angle point.

Thence South 55°45'05" East, along the northeasterly line of the parcel herein described, passing through a 5/8" iron pin with cap bearing "ALBAN 7651" found at a 23.11 feet (not on R/W), and a 5/8" iron pin set at 30.00 feet, a total distance of 441.01 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at the northeasterly corner thereof.

Thence South 00°39'52" East, along the easterly line of the parcel herein described, 84.51 feet to a 5/8" iron pin set at the southeasterly corner thereof.

0.789 ACRE LOT SPLIT (continued)

26-193

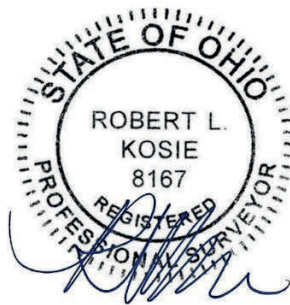
Thence North 57°10'27" West, along a southwesterly line of the parcel herein described, 271.33 feet to a 3/4" iron pipe found at an angle point therein, at the most easterly corner of PPN 04-064500 as conveyed to Albert R. Miller and Emma M. Miller, recorded in Volume 1975, Page 2526 of GCRD.

Thence North 55°11'13" West, along the northeasterly line of said Miller's land, passing through a 3/4" iron pipe found at 188.13 feet, a total distance of 218.13 feet to the most northerly corner thereof, on the centerline of the aforesaid Jug Street, being the most westerly corner of the parcel herein described.

Thence North 34°14'36" East, along said centerline, a frontage distance of 73.89 feet to **The Principal Place of Beginning of this Survey** and containing 0.789 acres of land, of which, 0.051 acres are within the R/W of said Jug Street, leaving 0.738 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 divide 0.789 acres of land from PPN 04-073700 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 1 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 15, 2026

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

By: SJM Date: 07/30/2026

26-193

Exhibit "A"

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



0.910 ACRE LOT SPLIT

Deed of Record:

Permanent Parcel Number (PPN) 04-151131 **26-193**

Dawsey Land, LLC

Volume 2222, Page 2377, Parcel 2 of Geauga County Records
and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Hubbard Road (Township Road 138, 60 feet wide) and Jug Street (County Highway 46, Section F, 60 feet wide).

Thence South 34°13'28" West, along the centerline of said Jug Street, 254.79 feet to a 1" iron pin found at an angle point therein.

Thence South 34°14'36" West, continuing along said centerline, 623.69 feet to the most westerly corner of PPN 04-151132 as conveyed to Ernest Sell, recorded in Volume 2215, Page 2846 of GCRD.

Thence South 34°14'36" West, continuing along said centerline, 133.86 feet to the most northerly corner of PPN 04-064500 as conveyed to Albert R. Miller and Emma M. Miller, recorded in Volume 1975, Page 2526 of GCRD.

Thence South 55°11'13" East, along the northeasterly line of said Miller's land, passing through a 3/4" iron pipe found at 30.00 feet, a total distance of 218.13 feet to a 3/4" iron pipe found at the most easterly corner thereof, at an angle point therein.

Thence South 57°10'27" East, 271.33 feet to a 5/8" iron pin set at the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

0.910 ACRE LOT SPLIT (continued)

26-193

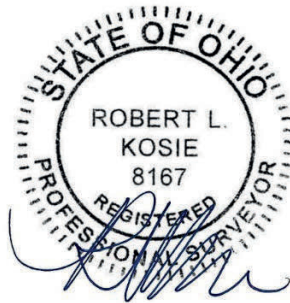
Thence South 57°10'27" East, along the northeasterly line of the parcel herein described, 414.27 feet to a 1/2" iron pipe found at the most easterly corner thereof, at the northeasterly corner of PPN 04-150895 as conveyed to Samuel Miller and Miriam Miller, recorded in Volume 1288, Page 756 of GCRD.

Thence South 89°11'39" West, along the northerly line of said Miller's land, 345.50 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at the southwesterly corner of the parcel herein described.

Thence North 00°39'52" West, along the westerly line of the parcel herein described, 229.45 feet to **The Principal Place of Beginning of this Survey** and containing 0.910 acres of land, 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 divide 0.910 acres of land from PPN 04-151131 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 2 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 15, 2026

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

By: SJM Date: 07/30/2026

26-193

Exhibit "A"

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



5.399 COMBINED ACRE PARCEL

0.284 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 04-073700 and PPN 04-151131

Dawsey Land, LLC

26-193

Volume 2222, Page 2377, Parcels 1 and 2 of Geauga County Records
and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lot 98 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Hubbard Road (Township Road 138, 60 feet wide) and Jug Street (County Highway 46, Section F, 60 feet wide).

Thence South 34°13'28" West, along the centerline of said Jug Street, 254.79 feet to a 1" iron pin found at an angle point therein.

Thence South 34°14'36" West, continuing along said centerline, 799.30 feet to a 1" iron pin found at an angle point therein.

Thence South 34°49'13" West, continuing along said centerline, 158.18 feet to the most westerly corner of PPN 04-064500 as conveyed to Albert R. Miller and Emma M. Miller, recorded in Volume 1975, Page 2526 of GCRD, being a northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 55°10'46" East, along the southwesterly line of said Miller's land, passing through a 3/4" iron pipe found at 30.00 feet, a total distance of 217.74 feet to a 3/4" iron pipe found at the most southerly corner thereof.

Thence North 34°48'46" East, along the southeasterly line of said Miller's land, 199.96 feet to a 3/4" iron pipe found at the most easterly corner thereof, at a northerly corner of the parcel herein described.

5.399 COMBINED ACRE PARCEL (continued) 26-193

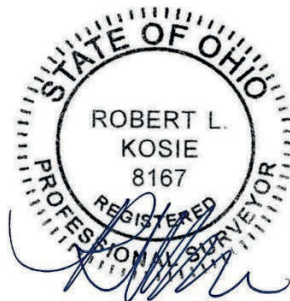
Thence South 57°10'27" East, along the northeasterly corner of the parcel herein described, passing through a 5/8" iron pin set at 271.33 feet, a total distance of 685.60 feet to a 1/2" iron pipe found at the most easterly corner thereof, at the northeasterly corner of PPN 04-150895 as conveyed to Samuel Miller and Miriam Miller, recorded in Volume 1288, Page 756 of GCRD.

Thence South 89°11'39" West, along the northerly line of said Miller's land, along the northerly line of PPN 04-076100 as conveyed to Samuel Miller and Miriam Miller, recorded in Volume 1288, Page 754 of GCRD, passing through a 5/8" iron pin with cap bearing "ALBAN 7651" found at 345.50 feet, a 1/2" iron pipe with a damaged cap found at 418.68 feet, and a 3/4" iron pipe found at 1073.90 feet, a total distance of 1110.81 feet to the northwesterly corner thereof, on the centerline of the aforesaid Jug Street, being the most westerly corner of the parcel herein described.

Thence North 34°49'13" East, along said centerline, a frontage distance of 423.22 feet to **The Principal Place of Beginning of this Survey** and containing 5.399 acres of land, of which, 0.284 acres are within the R/W of said Jug Street, leaving 5.115 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 combine 0.910 acre of land that was divided from PPN 04-151131 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 2, together with PPN 04-073700 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 1 after a 0.789 acre division therefrom.

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 15, 2026

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

By: SJM Date: 07/30/2026

Page 2 of 2

Exhibit "A"

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



10.783 ACRE LOT SPLIT

0.041 acres Right of Way (R/W)

Deed of Record:

26-193

Permanent Parcel Number (PPN) 04-151131

Dawsey Land, LLC

Volume 2222, Page 2377, Parcel 2 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 98 and 99 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Hubbard Road (Township Road 138, 60 feet wide) and Jug Street (County Highway 46, Section F, 60 feet wide).

Thence South $34^{\circ}13'28''$ West, along the centerline of said Jug Street, 254.79 feet to a 1" iron pin found at an angle point therein.

Thence South $34^{\circ}14'36''$ West, continuing along said centerline, 623.69 feet to the most westerly corner of PPN 04-151132 as conveyed to Ernest Sell, recorded in Volume 2215, Page 2846 of GCRD, being the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South $55^{\circ}44'48''$ East, along the southwesterly line of said Sell's land, passing through a 5/8" iron pin with a damaged cap found at 23.55 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, and a 5/8" iron pin with cap bearing "ALBAN 7651" found at 816.99 feet, a total distance of 819.18 feet to the most southerly corner thereof.

Thence North $01^{\circ}05'55''$ West, along the easterly line of said Sell's land, 120.19 feet to a 5/8" iron pin set at the southwesterly corner of PPN 04-151133 as conveyed to Lenny Hosmer, Ladd Hosmer and Heidi Hosmer, recorded in Volume 2215, Page 2853, being the northwesterly corner of the parcel herein described and referenced by a 5/8" iron pin with a damaged cap found south 0.02 feet and west 2.24 feet, South $89^{\circ}36'52''$ West, 2.24 feet therefrom.

Thence North $89^{\circ}36'52''$ East, along the southerly line of said Hosmer's land, along the

10.783 ACRE LOT SPLIT (continued) 26-193

southerly line of PPN 04-074480 as conveyed to Rex F. Hosmer and Linda M. Hosmer, Trustees, recorded in Volume 2223, Page 832 of GCRD, passing through a 5/8" iron pin with cap bearing "ALBAN 7651" found at 828.35 feet, a total distance of 854.58 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at the northwesterly corner of PPN 04-151134 as conveyed to Jeanne Marie Hosmer, recorded in Volume 2215, Page 2870 of GCRD, being the northeasterly corner of the parcel herein described.

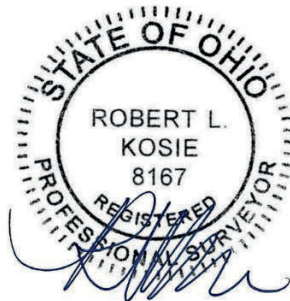
Thence South 00°59'57" East, along the westerly line of said Hosmer's land, 788.11 feet to a 5/8" iron pin set at the most southerly corner of the parcel herein described.

Thence North 55°45'05" West, along the southwesterly line of the parcel herein described, passing through a 5/8" iron pin with cap bearing "ALBAN 7651" found at 1466.61 feet, a 5/8" iron pin set at 1877.62 feet and a 5/8" iron pin with cap bearing "ALBAN 7651" found at 1884.51 feet, a total distance of 1907.62 feet to the most westerly corner of the parcel herein described, on the centerline of the aforesaid Jug Street.

Thence North 34°14'36" East, along said centerline, a frontage distance of 59.97 feet to **The Principal Place of Beginning of this Survey** and containing 10.783 acres of land, of which, 0.041 acres are within the R/W of said Jug Street, leaving 10.742 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 divide 10.783 acres of land from PPN 04-151131 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 2 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 15, 2026

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

By: SJM Date: 07/30/2026

Exhibit "A"

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34.078 COMBINED ACRE PARCEL

0.051 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 04-073700 and PPN 04-151131

Dawsey Land, LLC

26-193

Volume 2222, Page 2377, Parcels 1 and 2 of Geauga County Records
and Deeds (GCRD).

Situated in the Township of Burton, County of Geauga and State of Ohio and known as being part of Original Lots 98 and 99 within said Township and Township 7N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at a 1" iron pin found at the centerline intersection of Hubbard Road (Township Road 138, 60 feet wide) and Jug Street (County Highway 46, Section F, 60 feet wide).

Thence South 34°13'28" West, along the centerline of said Jug Street, 254.79 feet to a 1" iron pin found at an angle point therein.

Thence South 34°14'36" West, continuing along said centerline, 623.69 feet to the most westerly corner of PPN 04-151132 as conveyed to Ernest Sell, recorded in Volume 2215, Page 2846 of GCRD.

Thence South 34°14'36" West, continuing along said centerline, 59.97 feet to the most northerly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being South 34°14'36" West, a total distance of 683.66 feet from said angle point.

Thence South 55°45'05" East, along a northeasterly line of the parcel herein described, passing through a 5/8" iron pin with a damaged cap found at a 23.11 feet (not on R/W), a 5/8" iron pin set at 30.00 feet, and a 5/8" iron pin with cap bearing "ALBAN 7651" found 441.01 feet, a total distance of 1907.62 feet to a 5/8" iron pin set at an angle point therein, on the westerly line of PPN 04-151134 as conveyed to Jeanne Marie Hosmer, recorded in Volume 2215, Page 2870 of GCRD, being a northeasterly corner of the parcel herein described.

34.078 COMBINED ACRE PARCEL (continued) 26-193

Thence South 00°59'57" East, along said westerly line of Hosmer's land, 251.03 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at the southwesterly corner thereof.

Thence North 89°21'24" East, along a southerly line of said Hosmer's land, 492.70 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at an angle point therein, at a southeasterly corner thereof, on the southwesterly line of PPN 04-073900 as conveyed to Dennis R. Hosmer, recorded in Volume 2215, Page 2886 of GCRD, being a northeasterly corner of the parcel herein described.

Thence South 46°22'14" East, along said southwesterly line of Hosmer's land, 278.46 feet to a 5/8" iron pin with cap bearing "ALBAN 7651" found at an angle point therein, at the most southerly corner thereof, at the northwesterly corner of PPN 04-073800 as conveyed to William D. Hosmer and Laurie A. Hosmer, recorded in Volume 2215, Page 2895 of GCRD.

Thence South 11°22'43" East, along the westerly line of said Hosmer's land, passing through a 5/8" iron pin with cap bearing "ALBAN 7651" found at 429.17 feet, a total distance of 429.61 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 32-047000 as conveyed to Joseph J. Yoder and Betty J. Yoder, recorded in Volume 2181, Page 3154 of GCRD, being the southeasterly corner of the parcel herein described.

Thence South 89°16'53" West, along said northerly line of Yoder's land and the northerly line of PPN 32-046000 as conveyed to Kurt Talion and Shelby Lindau, recorded in Volume 2075, Page 2035 of GCRD, passing by a 5/8" iron pin with cap bearing "GUTOSKEY PS-7567" found 0.28' south of the property line at 1534.65 feet, a total distance of 1625.11 feet to a 3/4" iron pipe found at the southeasterly corner of PPN 04-096900 as conveyed to Kurt Talion and Shelby Lindau, recorded in Volume 2075, Page 2035 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°53'10" West, along the easterly line of the said Kurt Talion and Shelby Lindau parcel, along the easterly line of PPN 04-150895 as conveyed to Samuel Miller and Miriam Miller, recorded in Volume 1288, Page 756 of GCRD, passing by a 1" iron pipe found 0.12 feet west of the property line at 174.96 feet, a total distance of 1395.61 feet to a 1/2" iron pipe found at the northeasterly corner thereof, at an angle point therein.

Thence North 57°10'27" West, along a southwesterly line of the parcel herein described, passing through a 5/8" iron pin set at 414.27 feet, a total distance of 685.60 feet to a 3/4" iron pipe found at an angle point therein at the most easterly corner of PPN 04-064500 as conveyed to Albert R. Miller and Emma M. Miller, recorded in Volume 1975, Page 2526 of GCRD.

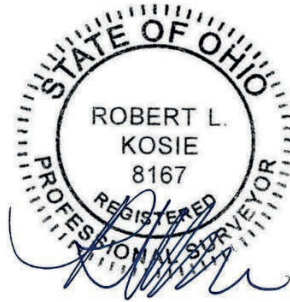
Thence North 55°11'13" West, along the northeasterly line of said Miller's land, passing through a 3/4" iron pipe found at 188.13 feet, a total distance of 218.13 feet to the most northerly corner thereof, on the centerline of the aforesaid Jug Street, being the most westerly corner of the parcel herein described.

34.078 COMBINED ACRE PARCEL (continued) 26-193

Thence North 34°14'36" East, along said centerline, a frontage distance of 73.89 feet to **The Principal Place of Beginning of this Survey** and containing 34.078 acres of land, of which, 0.051 acres are within the R/W of said Jug Street, leaving 34.027 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 combine 0.789 acres of land that was divided from PPN 04-073700 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 1, together with PPN 04-151131 as conveyed to Dawsey Land, LLC, recorded in Volume 2222, Page 2377, Parcel 2 of GCRD, after a 0.910 acre division therefrom.

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 15, 2026

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

By: SJM Date: 07/30/2026

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