

Checked on July 7, 2026 by RLK, MBL
Revised on July 21, 2026

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.

PPN 18-013600
Logan Liberty, LLC
16216 Kinsman Road

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



I certify to: Logan Liberty, 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 1st day of July, 2026



DBK MAP 1483 2026

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 and used 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"
 PK nail -Denotes 1/4" x 2" long, thick-shanked "Parker-Kalon Company" style masonry nail
 GCRD -Denotes "Geauga County Records and Deeds"
 GCER -Denotes "Geauga County Engineer's Records"
 _____ - - _____ Denotes Corporation Line per record
 ODOT -Denotes "Ohio Department of Transportation"



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.

The updated survey prepared by J. Arthur Temple, Registered Surveyor 4761, Exhibit B, Parcels 1 and 2, recorded in Volume 1472, Page 677 of GCRD

The December, 1932 survey prepared by F.R. Zethmayr, recorded in Volume 2196, Page 780 of GCRD

The January, 1938 survey prepared by F.R. Zethmayr, recorded in Volume 2068, Page 2583 of GCRD

The September, 1941 survey prepared by F.R. Zethmayr, recorded in Volume 578, Page 791 of GCRD

The January, 1975 survey prepared by Richard R. Mayer recorded in Volume 578, Page 105 of GCRD

The February, 1990 survey prepared by John W. Patrick Jr., Professional Land Surveyor 6541 of Buckeye Surveying, recorded in Volume 848, Page 366 of GCRD

The July, 1996 survey prepared by Kenneth O. Beckwith, Professional Surveyor 7754, recorded in Volume 1133, Page 679 of GCRD

The October 2nd, 1998 Bonner Industrial Park plat prepared by Richard A. Thompson, Registered Professional Surveyor S-7388, filed as Vol29 Page621-622.pdf of GCRD

The January, 2000 survey prepared by LDC, Inc., Richard A. Thompson, Professional Surveyor 7388, recorded in Volume 1290, Page 91, Parcel No. 3 of GCRD

The September, 2000 surveys prepared by John W. Patrick Jr., Professional Land Surveyor 6541, recorded in Volume 1565, Page 366 and Volume 1527, Page 843 of GCRD

The October 2nd, 2002 survey prepared by Jerry W. Daniel, Registered Surveyor 6222, recorded in Volume 1857, Page 2980 of GCRD

The December, 2003 surveys prepared by Timothy J. Briggs, Professional Surveyor 7495, Campbell and Associates, Inc. recorded in Volume 1743, Page1560 and Volume 1494, Page 1159 of GCRD

The September 10, 2010 survey prepared by Matthew C. Neff, Professional Surveyor 7315, recorded in Volume 1803, Page 2333 of GCRD

The February, 2017 surveys prepared by Clifford H. McGuire, Professional Surveyor 7770, recorded in Volume 2031, Page 1965 and Volume 2105, Page 787 of GCRD

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

By: SJM Date: 07/21/2026

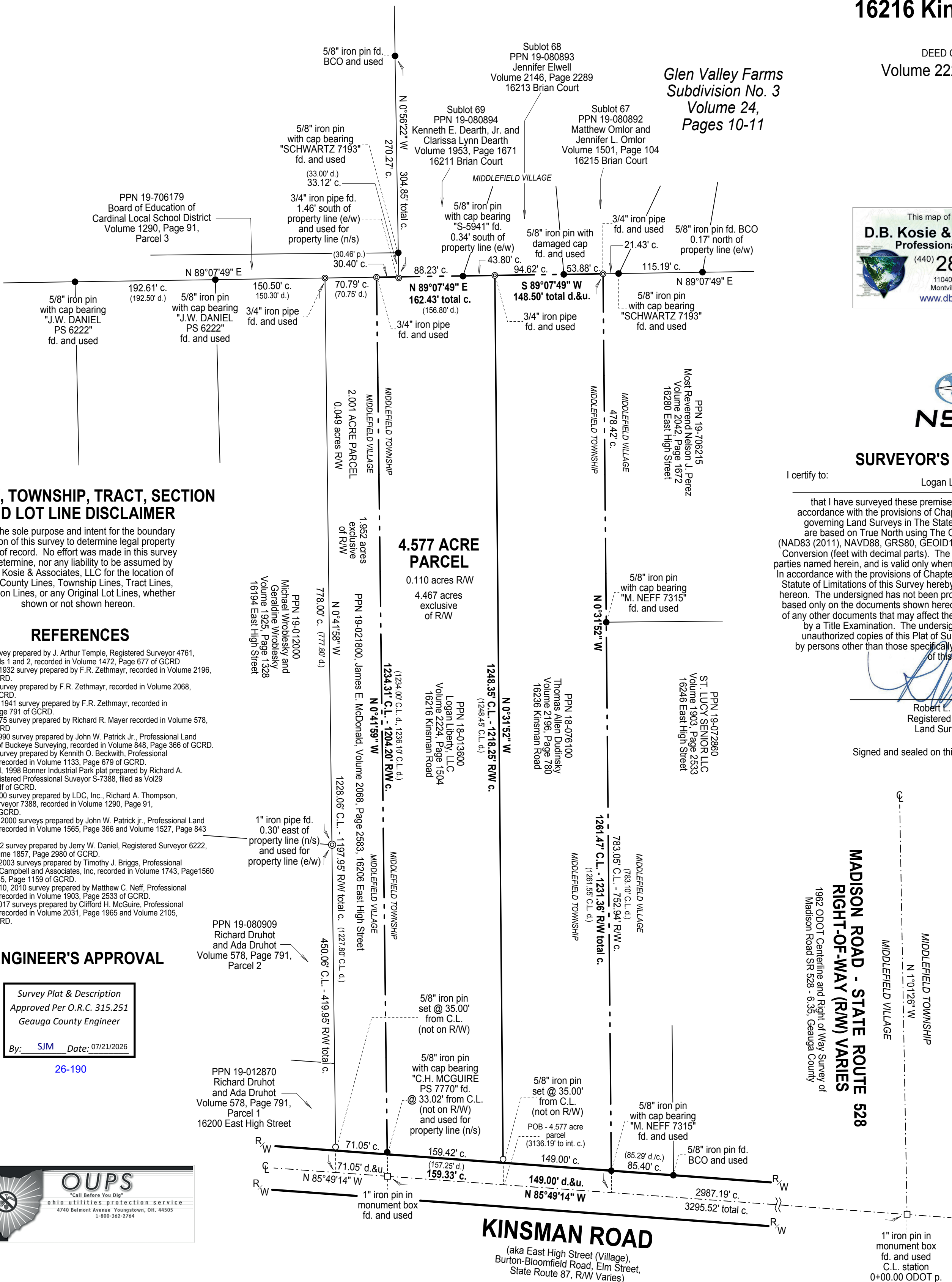


Exhibit "A"

D.B. Kosie & Associates, LLC
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4.577 ACRE PARCEL

0.110 acres Right of Way (R/W)

Deed of Record:

Permanent Parcel Number (PPN) 18-013600

26-190

Logan Liberty, LLC

Volume 2224, Page 1504 of Geauga County Records and Deeds (GCRD).
16216 Kinsman Road.

Situated in the Township of Middlefield, County of Geauga and State of Ohio and known as being part of Original Lot 29 within said Township and Township 7N, Range 6W 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 Madison Road (State Route 528, Right of Way Varies) and Kinsman Road (also known as East High Street (Village), Burton-Bloomfield Road, Elm Street, State Route 87, Right of Way Varies).

Thence North 85°49'14" West, along the centerline of said Kinsman Road, 3136.19 feet to the southwesterly corner of PPN 18-076100 as conveyed to Thomas Allen Dudinsky, recorded in Volume 2196, Page 780 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 85°49'14" West, continuing along said centerline, a frontage distance of 159.33 feet to a 1" iron pin in a monument box found at the southeasterly corner of PPN 19-021800 as conveyed to James E. McDonald, recorded in Volume 2068, Page 2583 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 0°41'59" West, along the easterly line of said McDonald's land, passing through a 5/8" iron pin with cap bearing "C.H. MCGUIRE PS 7770" found at 33.02 feet (not on R/W), a total distance of 1234.31 feet to a 3/4" iron pipe found at the northeasterly corner thereof, on the southerly line of PPN 19-706179 as conveyed to the Board of Education of Cardinal Local School District, recorded in Volume 1290, Page 91, Parcel 3 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°07'49" East, along said southerly line of the Board of Education of Cardinal

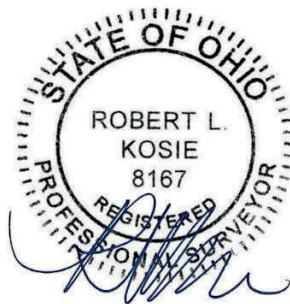
4.577 ACRE PARCEL (continued) 26-190

Local School District parcel, along the southerly line of PPN 19-080894 as conveyed to Kenneth E. Dearth, Jr. and Clarissa Lynn Dearth, recorded in Volume 1953, Page 1671 and PPN 19-080893 as conveyed to Jennifer Elwell, recorded in Volume 2146, Page 2289, being the southerly line of Sublots 69 and 68 in Glen Valley Farms Subdivision No. 3, recorded in Volume 24, Pages 10-11 of GCRD, 162.43 feet to a 3/4" iron pipe found at the northwesterly corner of the aforesaid Dudinsky parcel (PPN 18-076100), being the northeasterly corner of the parcel herein described.

Thence South 0°31'52" East, along the westerly line of said Dudinsky's land, passing through a 5/8" iron pin set at 1213.35 feet (not on R/W), a total distance of 1248.35 feet to **The Principal Place of Beginning of this Survey** and containing 4.577 acres of land, of which, 0.110 acres are within the R/W of said Kinsman Road, leaving 4.467 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 18-013600 as conveyed to Logan Liberty, LLC, recorded in Volume 2224, Page 1504 of GCRD. Known as being 16216 Kinsman 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

July 21, 2026

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

By: SJM Date: 07/21/2026