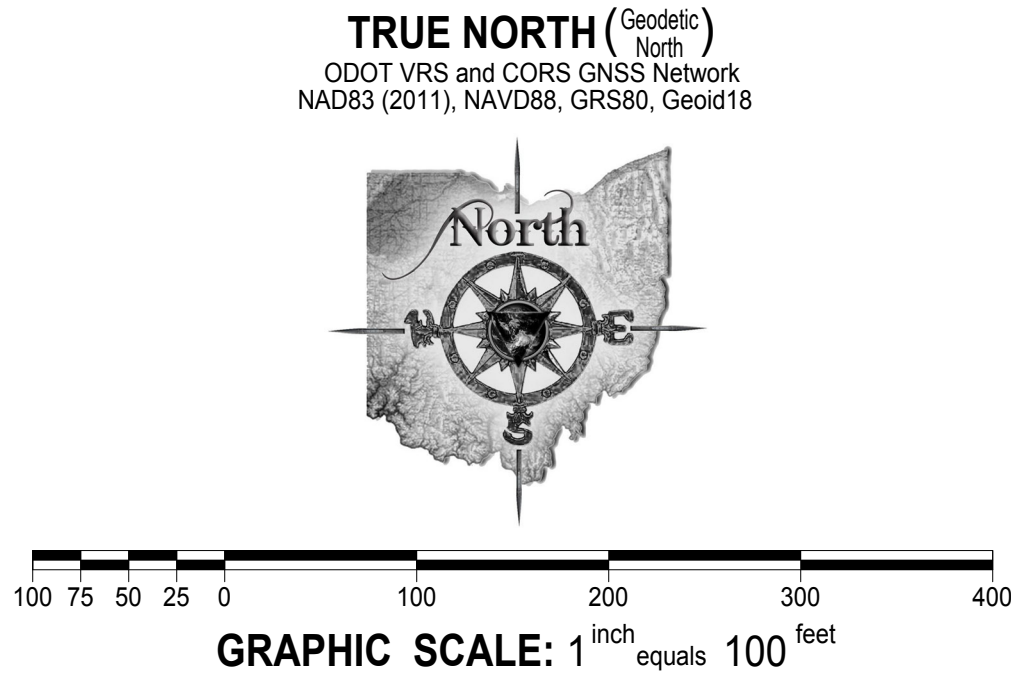




○ -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set
c. -Denotes calculated measurement r. -Denotes record measurement
d. -Denotes deed measurement p. -Denotes plat measurement
o. -Denotes observed measurement u. -Denotes used measurement
m. -Denotes measured distance fd. -Denotes found monument
PPN -Denotes permanent parcel number INST -Denotes instrument number
DN -Denotes document number APN -Denotes automatic file number
C./C.L. -Denotes centerline RW -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"



FIELD LOCATION DISCLAIMER

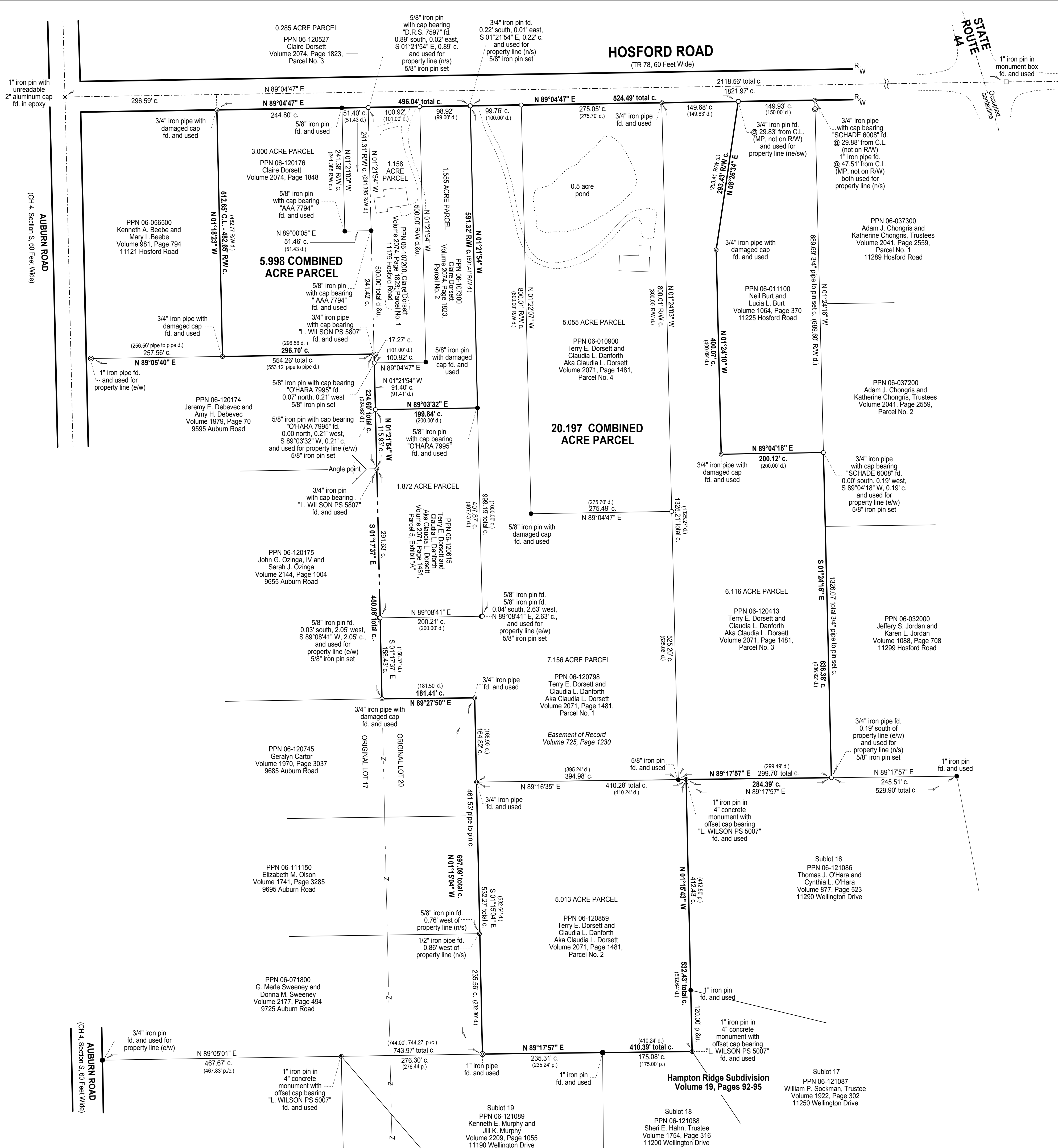
All buildings, driveways, and general locations shown hereon were obtained by:
Orthophotogrammetry

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
mistaking or malapropism, or that which is not shown on this drawing.

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.

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



Situated in The	Month:	Page:
Township of Chardon, County of Geauga and State of Ohio and known as being part of Original Lots 17 and 20 within said Township and Township 9N Range 8W in the Connecticut Western Reserve	August	ONE
Year:	2026	of ONE
Survey for:	Terry E. Dorsett, Claudia L. (Danforth) Dorsett and Claire Dorsett	

Checked on August 19, 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.

MAP OF SURVEY OF
**PPN 06-120176, PPN 06-107200,
PPN 06-107300 and PPN 06-120527**
Claire Dorsett
**PPN 06-120798, PPN 06-120859,
PPN 06-120413, PPN 06-010900 and
PPN 06-120615**
**Terry E. Dorsett and
Claudia L. Danforth
aka Claudia L. Dorsett**
DEEDS OF RECORD:
Volume 2074, Page 1848, Volume 2074, Page 1823,
Parcels 1, 2 and 3
Volume 2071, Page 1481,
Parcels 1, 2, 3, 4 and
Exhibit "A"

REFERENCES

*The December 17, 1941 field book records for Hosford Road filed in Field Book 153, Pages 61-64 in the GCER.
*The October 1948 field book records for Hosford Road filed in Field Book 153, Pages 65-68 in the GCER.
*The April, 16 1990 Plat of Hampton Ridge Subdivision prepared by Lawrence Wilson, Professional Surveyor 5807, recorded in Volume 19, Pages 92-95 of GCRD.
*The May, 1994 survey prepared by Lawrence Wilson, Professional Surveyor 5807, recorded in Volume 981, Page 794, Volume 1979, Page 70, Volume 2074, Page 1848 and Volume 2144, Page 1004 of GCRD.
*The June, 1996 survey prepared by Schade Surveying Company, Willard F. Schade, Jr., Professional Surveyor 6008, Recorded in Volume 2071, Page 1481, Parcel 3 and Volume 1064, Page 370 of GCRD.
*The November, 1998 updated survey prepared by J. Arthur Temple, Registered Surveyor 4761, recorded in Volume 1088, Page 708 of GCRD.
*The May, 2002 survey prepared by Keith B. Jones, Registered Surveyor 7794, recorded in Volume 2074, Page 1823, Parcel No. 3 of GCRD.
*The August, 2008 survey prepared by O'Hara Land Surveying L.L.C., Thomas J. O'Hara, Registered Surveyor 7989, recorded in Volume 2074, Page 1848, Parcel No. 2 and Volume 2071, Page 1481, Exhibit "A" of GCRD.
*The October 7, 2020 Right of Way Determination for TR-0078, Hosford Road, filed as TR-0078+Hosford+Rd+Right-of-way+determination.pdf in the GCER.

SURVEYOR'S CERTIFICATION

I certify to: Terry E. Dorsett, Claudia L. (Danforth) Dorsett and Claire Dorsett

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, GEOD18). Distances are shown 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 14th day of August, 2026.

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



DBK MAP 1487 2026