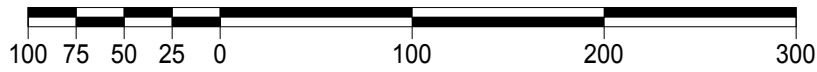


TRUE NORTH (Geodetic)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

- -Denotes the location coordinates of a 1" iron pin in a monument box found, observed and then removed as provided by the Geauga County Engineer's Office (improvement in progress).
- -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.L. -Denotes centerline R/W -Denotes right-of-way (margin)
- ℄ -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 "Gauga County Records and Deeds"
- GCER -Denotes "Gauga County Engineer's Records"

MAP OF SURVEY OF
PPN 21-110930
Stefan Loveridge and
Glyn Loveridge

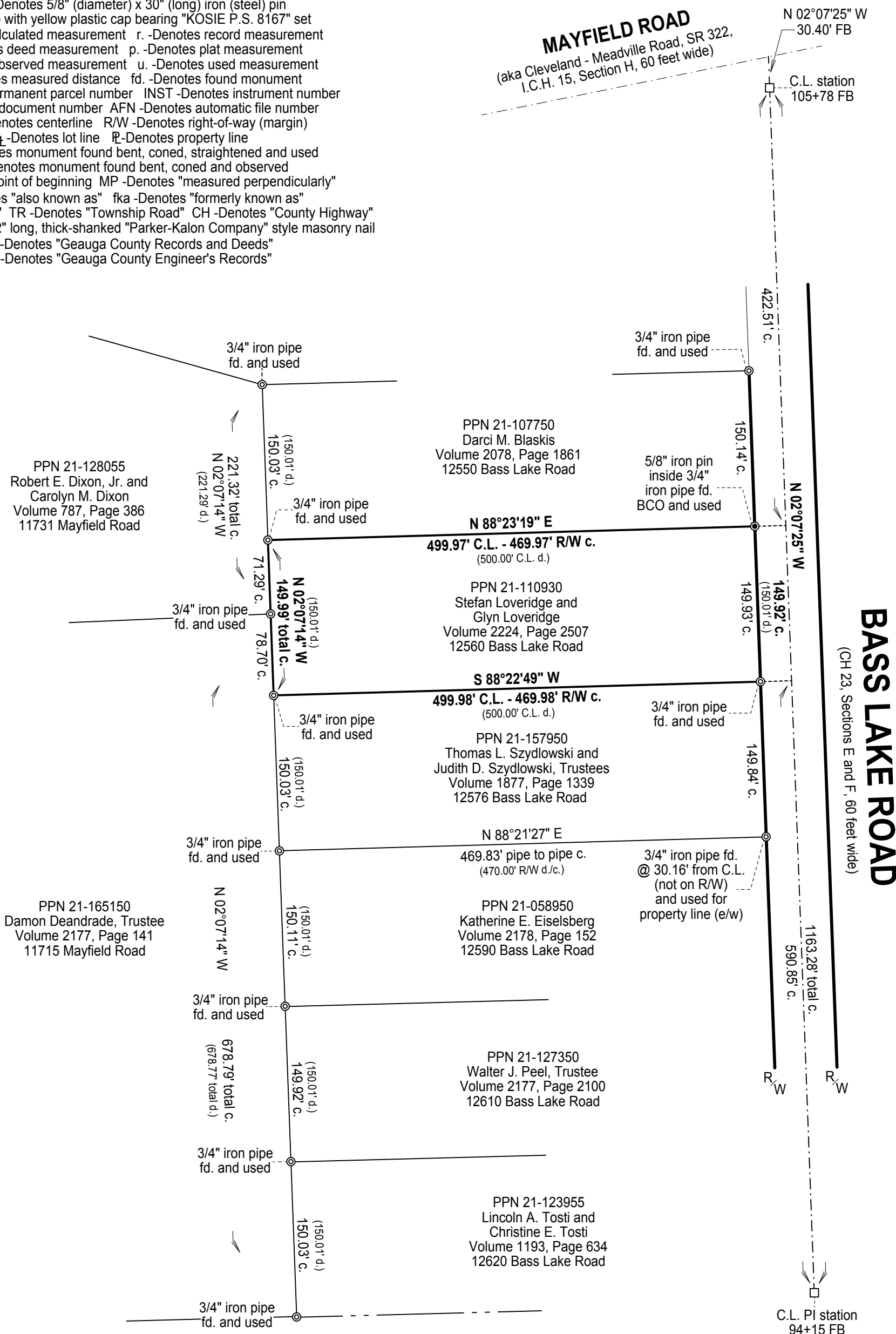
DEED OF RECORD
Volume 2224, Page 2507
12560 Bass Lake Road

Situated in The	Month:	Page:
Township of Munson, County of Geauga and State of Ohio and known as being part of Original Lot 32, Tract 3 within said Township and Township 8N, Range 8W in the Connecticut Western Reserve	August	ONE
Survey for:	Year:	ONE
	2026	

Checked on September 1, 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.



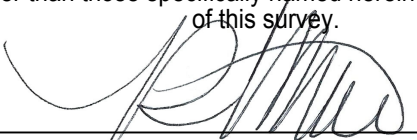
REFERENCES

- *The March 25, 1927, survey of Bass Lake Road, CH 23, Sections E and F, as shown in Field Book 97, Pages 1- 4, filed in the GCER.
- *The June, 1927 survey of Cleveland - Meadville Road, I.C.H. NO. 15, Section H, Geauga County, filed as SR322 08.27 - 10.40 1927 CONS & ROW in the GCER
- *The February, 1976 survey prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in Volume 1193, Page 634, Volume 1877, Page 1339, Volume 2078, Page 1861, Volume 2224, Page 2507, Volume 2177, Page 2100 and Volume 2178, Page 152 of GCRD.
- *The April, 1976 survey prepared by Lawrence Wilson, Registered Surveyor 5807, recorded in Volume, 2177, Page 141 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: Stefan Loveridge and Glyn Loveridge

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 27th day of August, 2026.
For any conflict resulting in electronic certification please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



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



DBK MAP 1491 2026