

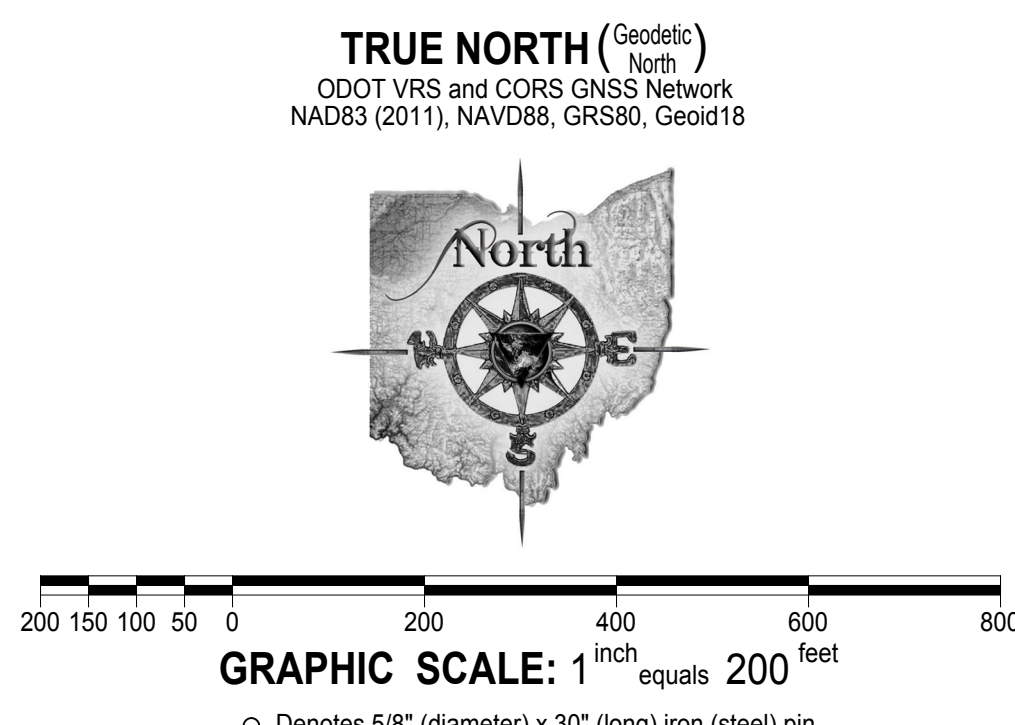
MAP OF SURVEY OF:  
**PPN 02-A-004-0-00-001-0,**  
**02-A-002-0-00-006-0**  
**and 02-A-004-0-00-012-0**  
**R. W. Sidley Properties, LLC and**  
**R. W. Sidley, Inc.**

DEEDS OF RECORD:  
 DN 1998R060474 and DN 2006R003848,  
 Parcels 11 and 12  
 554 East Main Street and 517 River Road

Month:	November	Page:	ONE
Year:	2023	of	ONE

Survey for: R. W. Sidley Properties, LLC, R. W. Sidley, Inc. and BASP, LLC  
 Checked on November 27th, 2023 by RLK, MBL  
 Revised on November 30th, 2023

**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.



- 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
- d - Denotes deed measurement
- e - Denotes observed measurement
- m - Denotes measured distance
- fd - Denotes found monument
- PPN - Denotes permanent parcel number
- INS1 - Denotes instrument number
- DN - Denotes document number
- AFM - Denotes automatic file number
- C/L - Denotes centerline
- R/W - Denotes right-of-way (margin)
- l - Denotes lot line
- E - 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"
- fk - Denotes "formerly known as"
- FB - Denotes "field book"
- TR - Denotes "Township Road"
- CH - Denotes "County Highway"
- MS - Denotes "Municipal Street"
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- D&S - Denotes "Debevec and Salo" (see Notes)
- FE - "ForeSight Engineering" (see Notes)



**LINE DATA**

L1 - S 01°23'44" E, 50.00' d.&u.	L10 - 100.16' c. (100.00' p.)
L2 - N 88°36'16" E, 120.00' d.&u.	L11 - 199.77' c. (200.00' p./c.)
L3 - N 10°23'44" W, 25.00' d.&u.	L12 - 99.85' c. (100.00' p.)
L4 - N 88°36'16" E, 234.73' c.l.	L13 - 400.22' c. (400.00' p./c.)
L5 - 100.07' d.&u.	L14 - 99.99' c. (100.00' p.)
L6 - 100.02' c. (100.00' p.)	L15 - 100.03' c. (100.00' p.)
L7 - 200.23' c. (200.00' p./c.)	L16 - 99.86' c. (100.00' p.)
L8 - 99.84' c. (100.00' p.)	L17 - 99.93' c. (100.00' p.)
L9 - 100.17' c. (100.00' p.)	L18 - 100.55' c. (100.00' p.)
	L19 - 388.22' c. (388.85' p./c.)

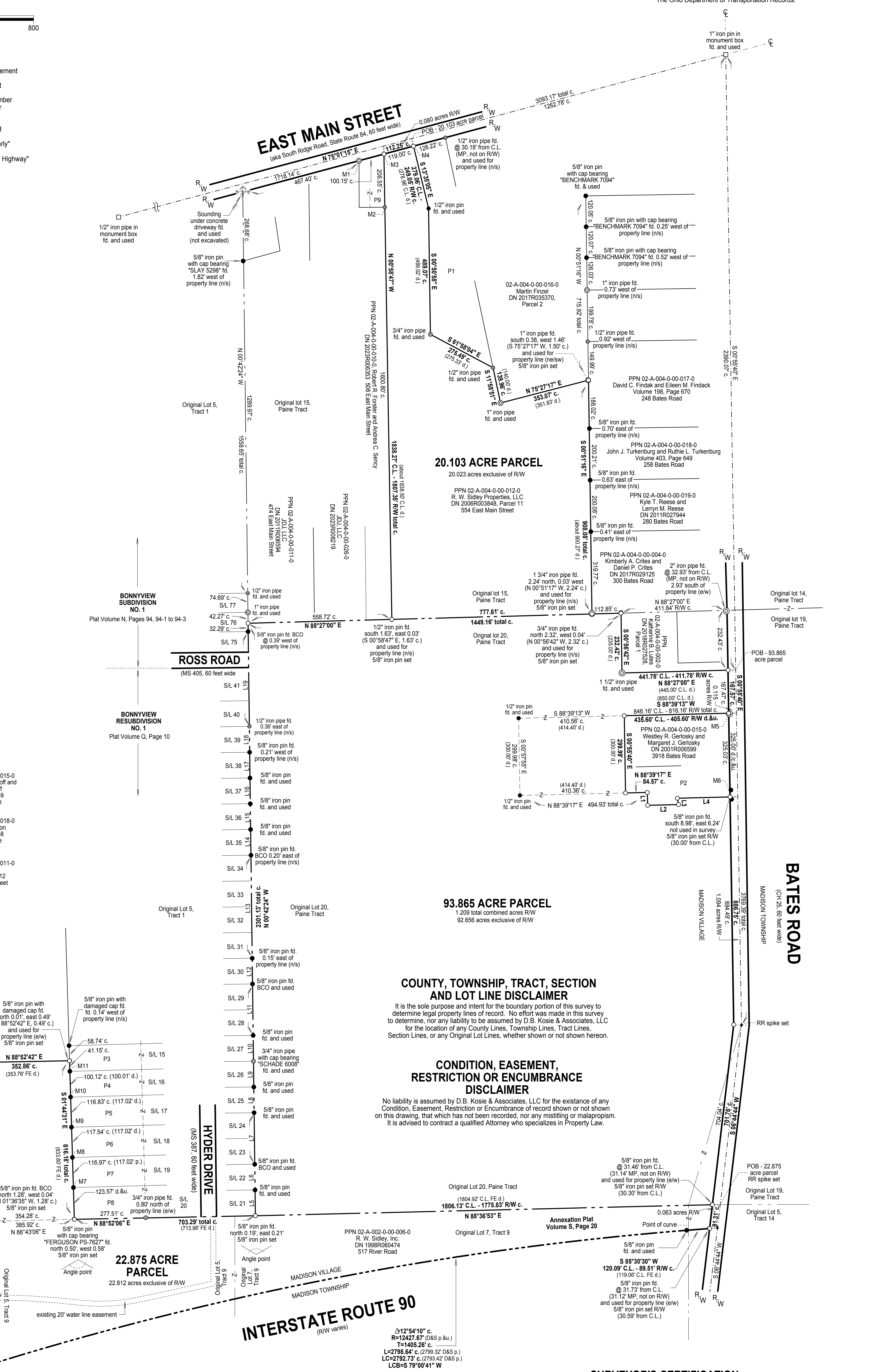
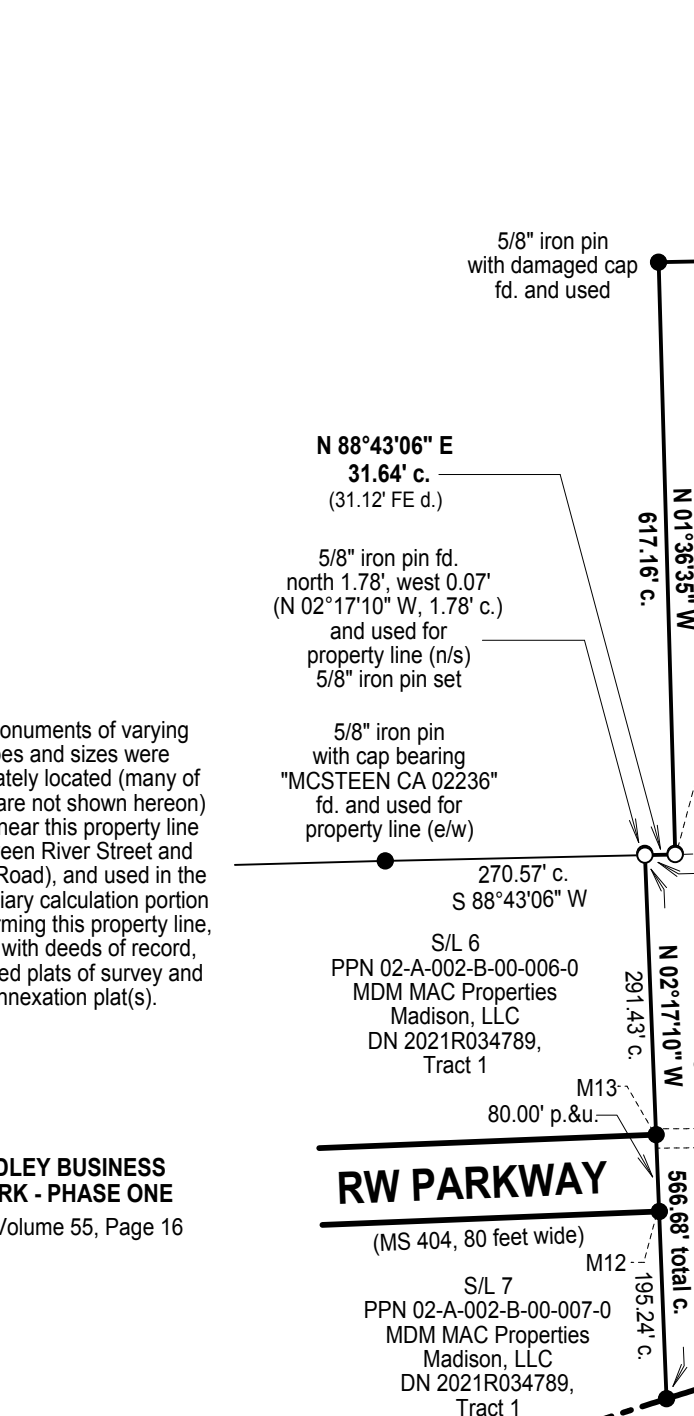
**MONUMENT DATA**

M1 - 1" iron pipe fd. @ 30.15' from C.L. (MP, not on RW) and used for property line (n/s)	M2 - 1/2" iron pipe fd. @ 30.71' from C.L. (not on RW) and used for property line (ew)	M3 - 3/4" iron pipe fd. @ 30.71' from C.L. (not on RW) and used for property line (ew)
M4 - 1/2" iron pipe fd. @ 29.56' from C.L. (not on RW) and used for property line (n/s)	M5 - 2" iron pipe with damaged cap fd. south 2.30', east 2.85' and used in this survey	M6 - 5/8" iron pin with cap bearing "SLAY 5298" fd. 1.82' west of property line (n/s)
M7 - 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)	M8 - 5/8" iron pin with cap bearing "FERGUSON 7627" fd. and used	M9 - 5/8" iron pin with cap bearing "FERGUSON 7627" fd. 0.30' west of property line (n/s)
M10 - 5/8" iron pin with damaged cap fd. 0.15' west of property line (n/s)	M11 - 5/8" iron pin with damaged cap fd. 0.17' west of property line (n/s)	M12 - 5/8" iron pin with cap bearing "FORESIGHT ENG." fd. 0.29' east of property line (n/s)
M13 - 5/8" iron pin with cap bearing "BABCOCK PS 6528" fd. 0.16' east of property line (n/s)		

**PARCEL DATA**

P1 - PPN 02-A-004-0-00-009-0 Linda G. Crawford DN 2018R028476 564 East Main Street	P2 - PPN 02-A-004-0-00-013-0 Joseph P. Anderson DN 2018R028369 Parcel 2 3940 Bates Road 460 Hyder Drive	P3 - PPN 02-A-007-G-00-015-0 Denise Marie Chernikoff and David Chernikoff DN 1999R028639 Parcel 2 460 Hyder Drive
P4 - PPN 02-A-007-G-00-016-0 Michael E. Adler DN 2016R020300 Parcel 2 472 Hyder Drive	P5 - PPN 02-A-007-G-00-017-0 Stephen Seuffer and Anne L. Seuffer DN 2003R008812 474 Hyder Drive	P6 - PPN 02-A-007-G-00-018-0 James H. Ferguson DN 2013R022338 486 Hyder Drive
P7 - PPN 02-A-007-G-00-019-0 Michael Spalier and Lisa Spalier DN 2021R042571 498 Hyder Drive	P8 - PPN 02-A-007-G-00-020-0 David R. Greene and Karen S. Greene DN 2021R042570 510 Hyder Drive	P9 - PPN 02-A-004-B-00-011-0 Joel Malize DN 2021R041412 524 East Main Street

PPN 02-A-007-0-00-033-0  
 C and G Development Company, Inc.  
 DN 2003R006146



**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.

**CONDITION, EASEMENT, RESTRICTION OR ENCUMBRANCE DISCLAIMER**  
 No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

**SURVEYOR'S CERTIFICATION**  
 I certify to: R. W. Sidley Properties, LLC, R. W. Sidley, Inc. and BASP, 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), NAVD83, GRS80, GEOID10). Distances are based on 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 survey 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 25th day of November, 2023.  
 For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



- REFERENCES**
- \*The undated surveys prepared by R.C. Dillworth, Registered Surveyor 4215, recorded in DN 2003R080476, DN 2017R029361 and DN 2018R027528 of LCRD.
  - \*The undated survey prepared by R.D. Green, Registered Surveyor 3257, recorded in DN 2017R035370, Parcel 2 of LCRD.
  - \*The undated survey prepared by Milton A. Boothtower, Registered Surveyor 4247, recorded in DN 2017R035370, Parcel 3 of LCRD.
  - \*The September 1961, Bonnyview Subdivision prepared by Debevec & Salo and Associates, Registered Surveyors 4514 and 4599, recorded in plat Volume N Page 94 of LCRD.
  - \*The July 1971 Bonnyview Resubdivision No. 1 prepared by Debevec & Salo and Associates, James R. Pegoraro, Registered Surveyor 5368, recorded in plat Volume Q, Page 10 of LCRD.
  - \*The January, 1997 survey prepared by Thomas M. Coffman, Registered Surveyor 6857, recorded in DN 2011R027944 of LCRD.
  - \*The June, 1998 survey of Sidley Business Park - Phase One prepared by Foresight Engineering, Steven N. Roessner, Professional Surveyor 7070, recorded in plat Volume 55, Page 16 of LCRD.
  - \*The August 17, 2005 survey prepared by Harry S. Jones, Jr., Registered Professional Surveyor 8343, Babcock, Jones and Associates, filed as 02-A-004-0-00-011.pdf in the LCER.
  - \*The June 7, 2007 survey prepared by Steven N. Roessner, Registered Professional Surveyor 7070, recorded in Volume 55 Page 16 of LCRD.
  - \*The August 17, 2007 survey prepared by James A. Ziembra Registered Professional Surveyor 7094, recorded in DN 2017R029125 of LCRD.
  - \*The October 28, 2020 survey prepared by James A. Ziembra, Registered Professional Surveyor 7094, filed as 02-A-007-G-00-019.pdf, of LCRD.

This map of survey prepared by  
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 Professional Land Surveying  
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