

MAP OF LOT SPLITS AND RESIDUAL OF
PPN 02-A-004-0-00-001-0
BASP LLC

DEEDS OF RECORD:
DN 2023R024968

554 East Main Street and 517 River Road

TRUE NORTH (Geodetic North)
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD83, GRS80, Geoid18



- 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
- f. - Denotes found monument
- g. - Denotes measured distance
- h. - Denotes found monument
- INS1 - Denotes permanent parcel number
- INS2 - 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 perpendicular" aka - Denotes "also known as" fka - 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.
- L2 - N 88°36'16" E, 123.00' d.&u.
- L3 - N 10°23'44" W, 25.00' d.&u.
- L4 - N 88°36'16" E, 234.73' C.L.
- L5 - 100.00' p.&u.
- L6 - 100.02' c. (100.00' p.)
- L7 - 200.23' c. (200.00' p.)
- L8 - 99.84' c. (100.00' p.)
- L9 - 100.17' c. (100.00' p.)
- L10 - 100.16' c. (100.00' p.)
- L11 - 199.77' c. (200.00' p.)
- L12 - 99.85' c. (100.00' p.)
- L13 - 400.22' c. (400.00' p.)
- L14 - 99.99' c. (100.00' p.)
- L15 - 100.03' c. (100.00' p.)
- L16 - 99.88' c. (100.00' p.)
- L17 - 99.93' c. (100.00' p.)
- L18 - 100.55' c. (100.00' p.)
- L19 - 368.22' c. (368.85' p.c.)

MONUMENT DATA

- M1 1/2" iron pipe fd. @ 30.15' from C.L. (MP, not on R/W) and used for property line (n/s)
- M2 1/2" iron pipe fd. @ 29.56' from C.L. (not on R/W) and used for property line (n/s)
- M3 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M4 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M5 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M6 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M7 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M8 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M9 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M10 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M11 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M12 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used
- M13 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. and used

PARCEL DATA

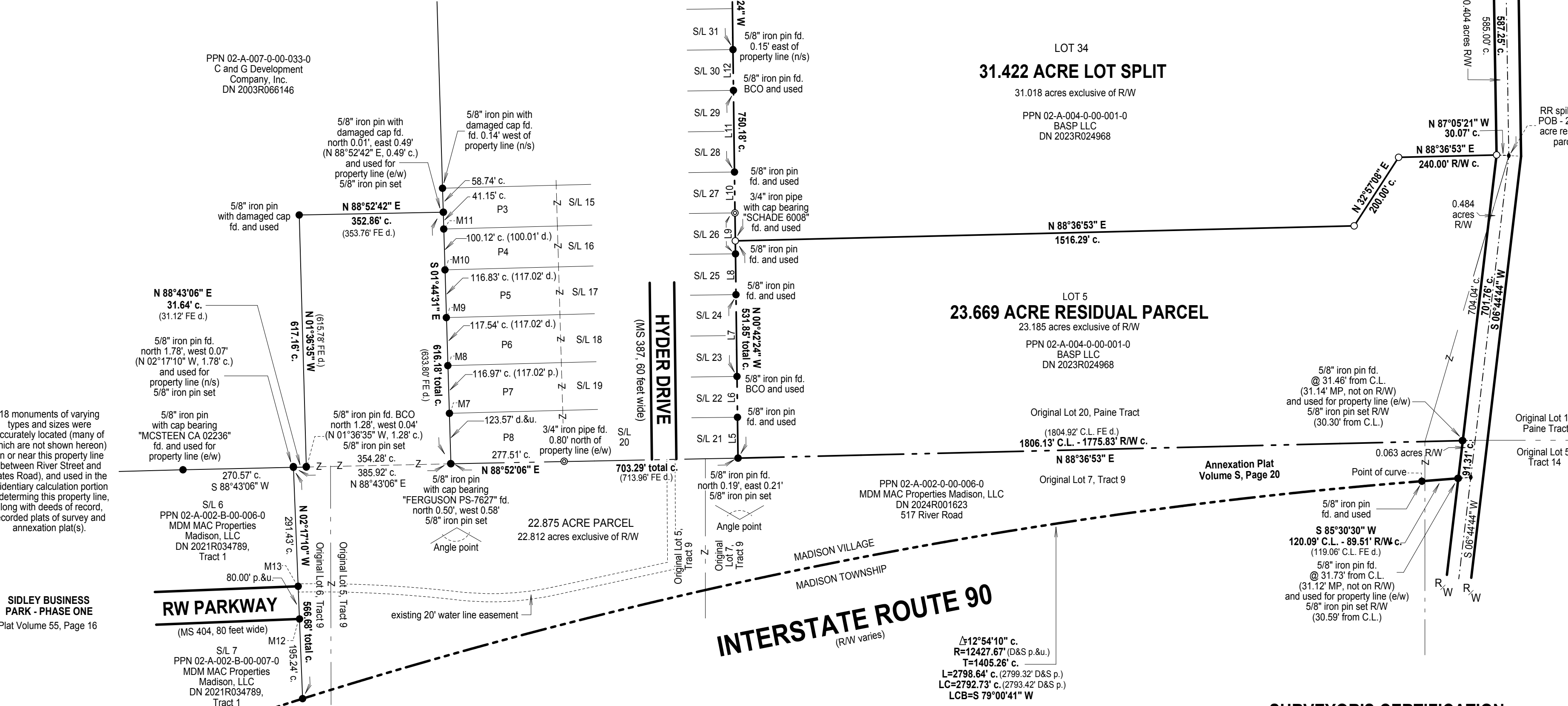
- P1 PPN 02-A-004-0-00-009-0 Linda G. Crawford DN 2003R080476 564 East Main Street
- P2 PPN 02-A-004-0-00-013-0 Joseph P. Crawford DN 2018R029069 Parcel 2 3940 Bates Road
- P3 PPN 02-A-007-0-00-015-0 Denise Marie Cherniack and David Cherniack DN 1999R028639 460 Hyder Drive
- P4 PPN 02-A-004-0-00-016-0 Michael E. Adler DN 2016R020300 Parcel 2 472 Hyder Drive
- P5 PPN 02-A-007-0-00-017-0 Stephen Seuffer and Anne L. Seuffer DN 2003R008812 474 Hyder Drive
- P6 PPN 02-A-007-0-00-018-0 James H. Ferguson DN 2013R022338 466 Hyder Drive
- P7 PPN 02-A-007-0-00-019-0 Michael Spallier and Lisa Spallier DN 2021R042571 498 Hyder Drive
- P8 PPN 02-A-007-0-00-020-0 David R. Greene and Karen S. Greene DN 2021R042570 510 Hyder Drive
- P9 PPN 02-A-004-B-00-011-0 DN 2021R001412 524 East Main Street

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.



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 Q, Page 10 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 and DN 1998R060474 of LCRD (et al.).
- *The January, 2005 Huntington Woods Subdivision No. 3 prepared by Richard A. Thompson, Jr., Registered Professional Surveyor 7388, recorded in DN 2005R029361 of LCRD.
- *The June 22, 2005 survey prepared by Harry S. Jones, Jr., Registered Professional Surveyor 8343, Babcock, Jones and Associates, filed as 02-A-004-0-00-011-011.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. Ziemba Registered Professional Surveyor 7094, recorded in DN 2017R029125 of LCRD.
- *The October 28, 2020 survey prepared by James A. Ziemba, Registered Professional Surveyor 7094, filed as 02-A-007-G-00-019.pdf of LCRD.

SURVEYOR'S CERTIFICATION

I certify to: **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, 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 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.

ENGINEER'S APPROVAL

is on record at the Lake County Engineer's Office, Tax Map Department



Robert L. Kosie, P.S.
Registered Professional Land Surveyor 8167

Signed and sealed on this 15th day of February, 2024.
For any conflict resulting from electronic certifications 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