

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



GRAPHIC SCALE: 1 inch equals 200 feet

- 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
- f - Denotes found monument
- m - Denotes measured distance
- ppn - Denotes permanent parcel number
- dn - Denotes document number
- q/c.l. - Denotes centerline
- r/w - Denotes right-of-way (margin)
- l - Denotes lot line
- bcu - Denotes monument found bent, coned, straightened and used
- bco - Denotes monument found bent, coned and observed
- po - Denotes point of beginning
- mp - Denotes "measured properly" aka - Denotes "also known as"
- 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 2003R030476, 564 East Main Street
- P2 - PPN 02-A-004-0-00-013-0, Joseph P. Crawford, DN 2018R029069, 3940 Bates Road
- P3 - PPN 02-A-007-G-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, 472 Hyder Drive
- P5 - PPN 02-A-007-G-00-017-0, Stephen Seuffer and Anne L. Seuffer, DN 2003R03812, 474 Hyder Drive
- P6 - PPN 02-A-007-G-00-018-0, James H. Ferguson, DN 2013R022338, 466 Hyder Drive
- P7 - PPN 02-A-007-G-00-019-0, Michael Spallier and Lisa Spallier, DN 2021R042571, 488 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, 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 in 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 mistaking or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

MAP OF LOT SPLIT AND RESIDUAL OF
PPN 02-A-004-0-00-029-0
BASP LLC

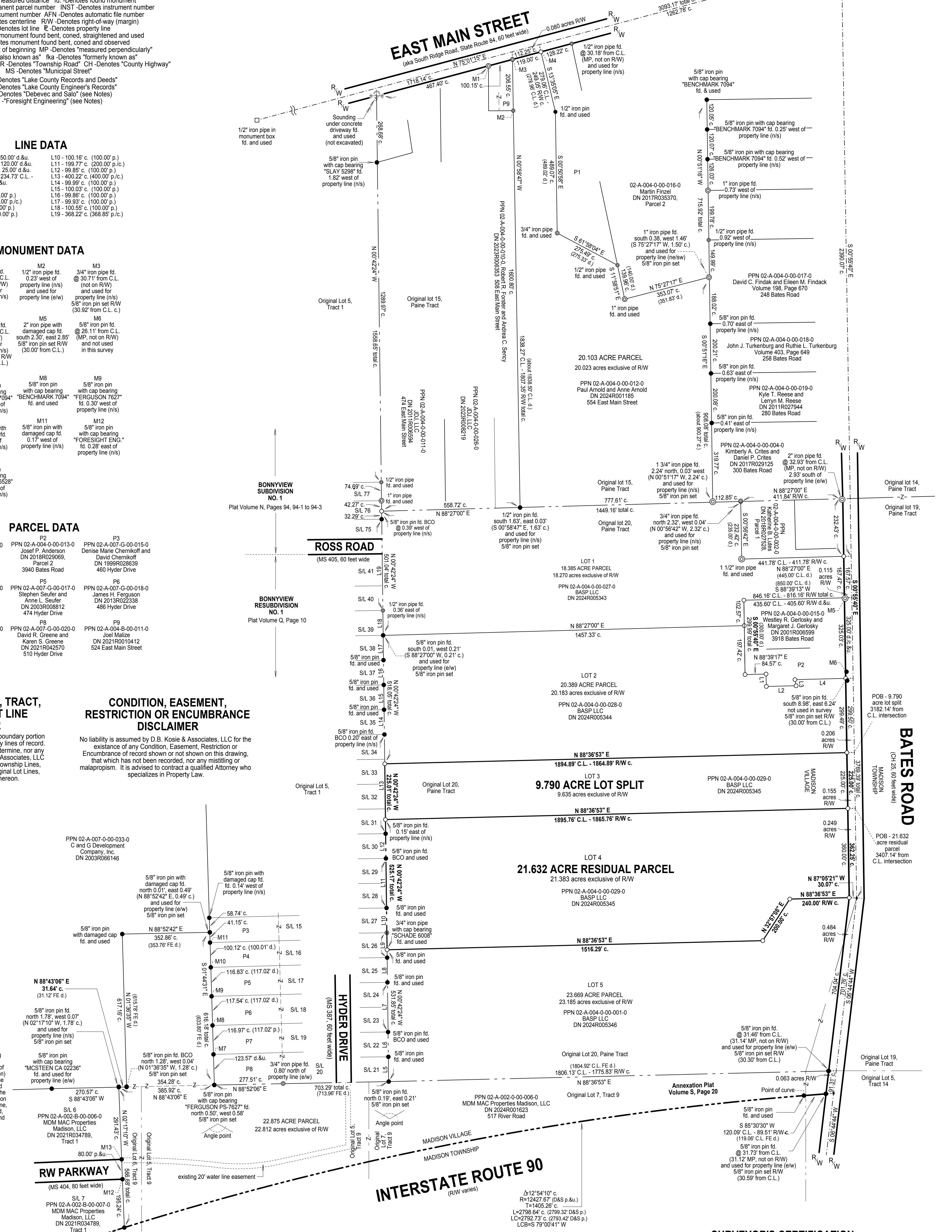
DEEDS OF RECORD:
DN 2024R005345



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|--|---|-------|
| Situated in The | Month: | Page: |
| Village of Madison, County of Lake and State of Ohio and known as being part of Original Lots 19 and 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve. | March | ONE |
| | Year: | 2024 |
| Survey for: | BASP LLC | |
| | Checked on March 25th, 2024 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 undated surveys prepared by R.C. Dillworth, Registered Surveyor 4215, recorded in DN 2003R080476, DN 2017R029361 and DN 2018R027528 of LCERD.
- *The undated survey prepared by R.D. Green, Registered Surveyor 3257, recorded in DN 2017R035370, Parcel 2 of LCERD.
- *The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in DN 2017R035370, Parcel 3 of LCERD.
- *The September 1961, Bonnyview Subdivision prepared by Debevec & Salo and Associates, Registered Surveyors 4514 and 4599, recorded in plat Volume N, Page 94 of LCERD.
- *The January, 1997 survey prepared by Thomas M. Coffman, Registered Surveyor 6857, recorded in DN 2011R027944 of LCERD.
- *The June, 1998 survey of Sidley Business Park - Phase One prepared by Foresight Engineering, Steven M. Roessner, Professional Surveyor 7070, recorded in plat Volume 55, Page 16 of LCERD.
- *The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in DN 2017R035370, Parcel 3 of LCERD.
- *The January, 2005 Huntington Woods Subdivision No. 3 prepared by Richard A. Thompson, Jr., Registered Professional Surveyor 7388, recorded in plat Volume Q, Page 10 of LCERD.
- *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 LCERD.
- *The August 17, 2007 survey prepared by James A. Ziembra Registered Professional Surveyor 7094, recorded in DN 2017R029125 of LCERD.
- *The October 28, 2020 survey prepared by James A. Ziembra, Registered Professional Surveyor 7094, filed as 02-A-007-G-00-019-019.pdf in the LCER.

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 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.

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 23rd day of March, 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

DBK MAP 1338 2024