

Checked on June 6th, 2022 by RLK
Revised on June 13th, 2022

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.



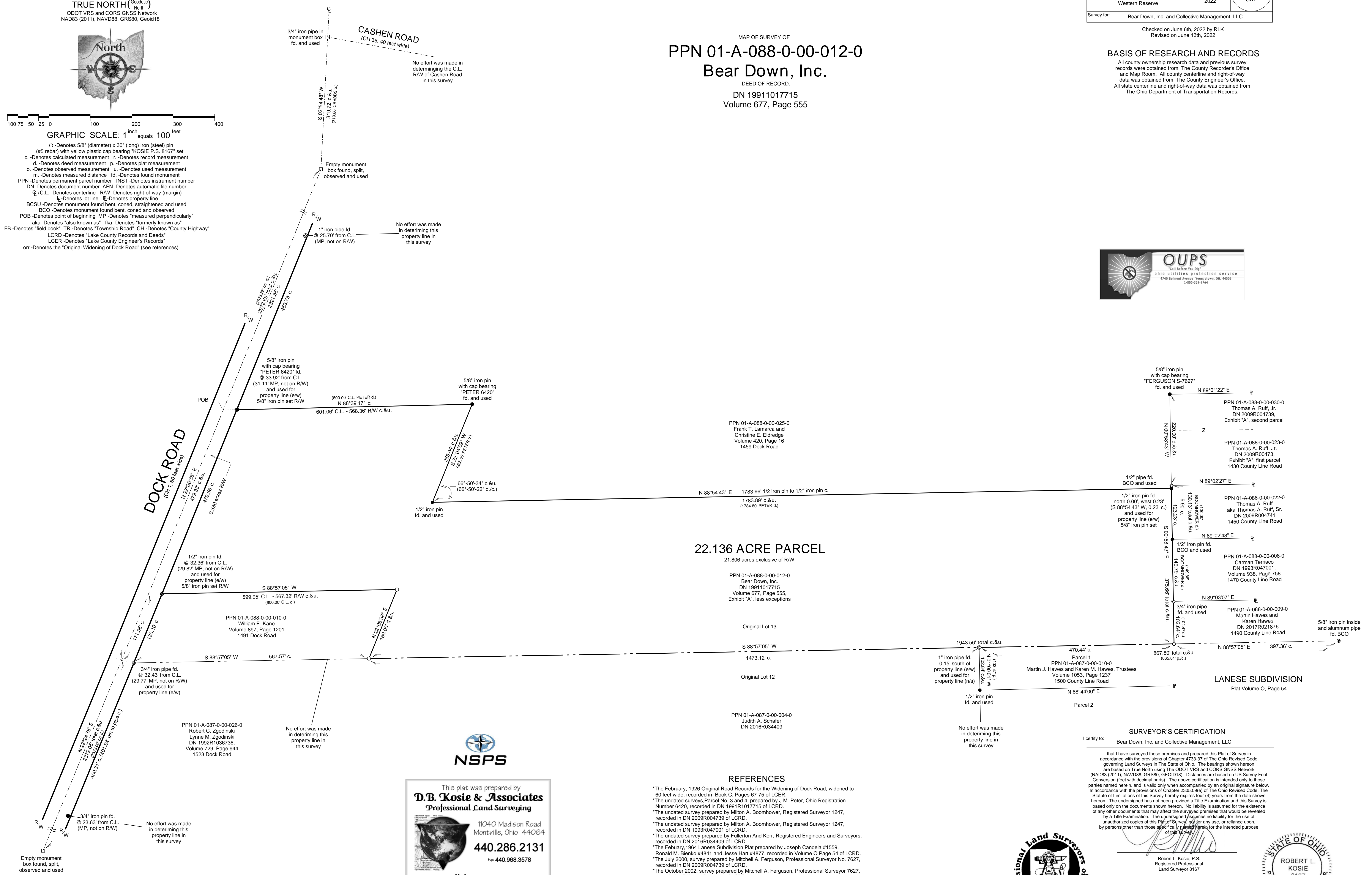
MAP OF SURVEY OF
PPN 01-A-088-0-00-012-0
Bear Down, Inc.
DEED OF RECORD:
DN 19911017715
Volume 677, Page 555

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



GRAPHIC SCALE: 1 inch equals 100 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 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)
- 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"
- LCRD - Denotes "Lake County Records and Deeds"
- LCER - Denotes "Lake County Engineer's Records"
- orr - Denotes the "Original Widening of Dock Road" (see references)



22.136 ACRE PARCEL
21.806 acres exclusive of R/W

PPN 01-A-088-0-00-012-0
Bear Down, Inc.
DN 19911017715
Volume 677, Page 555,
Exhibit "A", less exceptions

Original Lot 13
S 88°57'05" W
1473.12 c.

Original Lot 12
S 88°57'05" W
567.57 c.

PPN 01-A-087-0-00-004-0
Judith A. Schaler
DN 2016R034409

- REFERENCES**
- *The February, 1926 Original Road Records for the Widening of Dock Road, widened to 60 feet wide, recorded in Book C, Pages 67-75 of LCRD.
 - *The undated surveys, Parcel No. 3 and 4, prepared by J.M. Peter, Ohio Registration Number 6420, recorded in DN 1991R1017715 of LCRD.
 - *The undated survey prepared by Milton A. Boomhower, Registered Surveyor 1247, recorded in DN 2009R004739 of LCRD.
 - *The undated survey prepared by Milton A. Boomhower, Registered Surveyor 1247, recorded in DN 1993R047001 of LCRD.
 - *The undated survey prepared by Fullerton And Kerr, Registered Engineers and Surveyors, recorded in DN 2016R034409 of LCRD.
 - *The February, 1964 Lanese Subdivision Plat prepared by Joseph Candela #1559, Ronald M. Bienko #4841 and Jesse Hart #4877, recorded in Volume O Page 54 of LCRD.
 - *The July 2000, survey prepared by Mitchell A. Ferguson, Professional Surveyor No. 7627, recorded in DN 2009R004739 of LCRD.
 - *The October 2002, survey prepared by Mitchell A. Ferguson, Professional Surveyor 7627, recorded in DN 2012R015357 of LCRD.

This plat was prepared by
D.B. Kosie & Associates
Professional Land Surveying

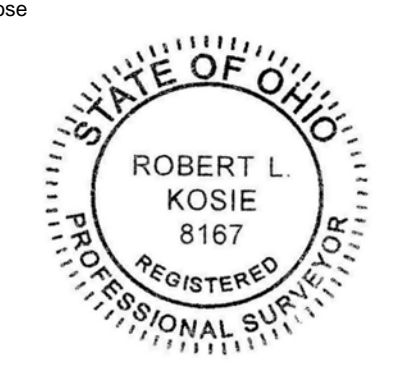
11040 Madison Road
Montville, Ohio 44064
440.286.2131
Fax 440.968.3578
www.dbksurveys.com

SURVEYOR'S CERTIFICATION

I certify to: Bear Down, Inc. and Collective Management, 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), 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 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 3rd day of June, 2022