

Situated in The	Month:	Page:
Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot 1 within said Township and Township 10N, Range 7W in the Connecticut Western Reserve	December	ONE
Survey for:	Year:	ONE
BASP, LLC, Matthew S. Cook and Christopher E. Cook	2021	
Checked on December 11th, 2021 by RLK		

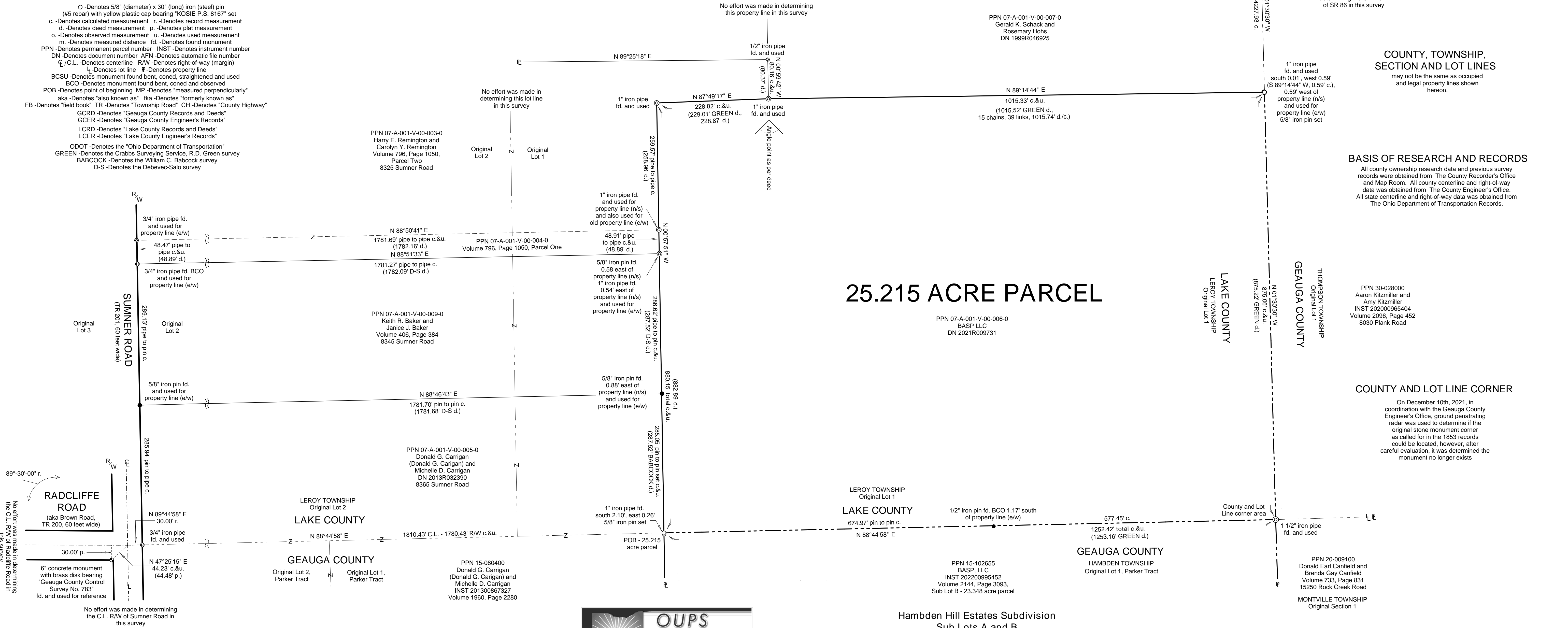
TRUE NORTH (Geodetic)  
North  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD88, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 100 feet

○ -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"  
GCRD -Denotes "Geauga County Records and Deeds"  
GCER -Denotes "Geauga County Engineer's Records"  
LCRD -Denotes "Lake County Records and Deeds"  
LCER -Denotes "Lake County Engineer's Records"  
ODOT -Denotes the "Ohio Department of Transportation"  
GREEN -Denotes the Crabbs Surveying Service, R.D. Green survey  
BABCOCK -Denotes the William C. Babcock survey  
D-S -Denotes the Debevec-Salo survey

PLAT OF RE-SURVEY OF  
**PPN 07-A-001-V-00-006-0**  
**BASP LLC**  
DEED OF RECORD:  
DN 2021R009731



COUNTY, TOWNSHIP,  
SECTION AND LOT LINES  
may not be the same as occupied  
and legal property lines shown  
hereon.

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.

COUNTY AND LOT LINE CORNER  
On December 10th, 2021, in  
coordination with the Geauga County  
Engineer's Office, ground penetrating  
radar was used to determine if the  
original stone monument corner  
as called for in the 1853 records  
could be located, however, after  
careful evaluation, it was determined the  
monument no longer exists

REFERENCES

\*The 1926 State of Ohio Department of Highways and Public Works Division of Highways  
Improvement Plans of Chardon - Madison Road, I.C.H. No. 327, Sec. A., Pet. No. 6054,  
Gauga County, Hambden - Montville - Thompson Twps., filed in the ODOT records  
\*The 1931 Ohio Department of Highways Construction and R/W plan of S.H. (I.C.H.) 327,  
Sec. A., Gauga County, filed in ODOT records  
\*The October, 1956 survey prepared by W.E. Holland, Registered Surveyor 2790,  
recorded in INST 201800942778, Volume 2061, Page 3433 of GCRD.  
\*The January, 1959 survey prepared by W.E. Holland Co., recorded in  
Volume 1180, Page 649 of GCRD.  
\*The July, 1935 survey prepared by F.R. Zethmayr, recorded in INST 201400872654,  
Volume 1967, Page 191 of GCRD.  
\*The June, 1972 surveys prepared by Lawrence Wilson, Registered Surveyor 5807,  
recorded in INST 201100830061, Volume 1908, Page 2723 and Volume 735, Page 831  
of GCRD.  
\*The undated survey prepared by Crabbs Surveying Service, R.D. Green, Registered  
Surveyor 3257, recorded in DN 2021R009731 of LCRD.  
\*The undated survey prepared by Crabbs Surveying Service, R.C. Dillworth, Registered  
Surveyor 4215, recorded in Volume 796, Page 1050, Parcel One of LCRD.  
\*The undated survey prepared by Debevec-Salo & Associates, Inc., recorded in  
Volume 406, Page 384 of LCRD.  
\*The undated survey prepared by J. Arthur Temple, Registered Surveyor, recorded in  
INST 200200626016, Volume 1473, Page 46 of GCRD.  
\*The August, 2013 survey prepared by William C. Babcock, Professional Surveyor 6528,  
recorded in INST 2013R032390 of LCRD and INST 201300867327, Volume 1960,  
Page 2280 of GCRD.  
\*The February, 2020 survey prepared by Gary R. Taneri, Professional Surveyor 7672,  
recorded in INST 202000965404, Volume 2096, Page 452 of GCRD.

SURVEYOR'S CERTIFICATION

I certify to: BASP, LLC, Matthew S. Cook and Christopher E. Cook

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, GEOD18). Distances are based on U.S. 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 No. 8167

Signed and sealed on this 9th day of December, 2021

**DBK PLAT 1186 2021**  
Lake County



## **25.215 ACRE PARCEL**

Deed of Record: Permanent Parcel Number (PPN) 07-A-001-V-00-006-0, BASP LLC Document Number (DN) 2021R009731 of Lake County Records and Deeds (LCRD).

Situated in the Township of Leroy, County of Lake and State of Ohio and known as being part of Original Lot 1 within said Township and Township 10N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Sumner Road (Township Road 201, 60 feet wide) and Radcliffe Road (also known as Brown Road, Township Road 200, 60 feet wide), located North 47°25'15" East, 44.23 feet from a 6" concrete monument with a brass disk bearing "Geauga County Control Survey No. 783" found, being the southwesterly corner of PPN 07-A-001-V-00-005-0 as conveyed to Donald G. Carrigan and Michelle D. Carrigan, recorded in DN 2013R032390 of LCRD.

Thence North 88°44'58" East, along the southerly line of said Carrigan's land, passing through a 3/4" iron pipe found at 30.00 feet, a total distance of 1810.43 feet to a 5/8" iron pin set at the southeasterly corner thereof, at a northwesterly corner of PPN 15-102655 as conveyed to BASP, LLC, recorded in INST 202200995452, Volume 2144, Page 3093, "Sub Lot B - 23.348 acre parcel", being a northwesterly corner of Sub Lot B in Hambden Hill Estates Subdivision Sub Lots A and B, recorded in INST 202200995451, plat Volume 43, Page 138 of Geauga County Records and Deeds (GCRD), the southwesterly corner of the parcel herein described, and **The Principal Place of Beginning of this Survey.**

Thence North 00°57'51" West, along the easterly line of said Carrigan's land, and also along the easterly line of PPN 07-A-001-V-00-009-0 as conveyed to Keith R. Baker and Janice J. Baker, recorded in Volume 406, Page 384 and PPN 07-A-001-V-00-003-0 and PPN 07-A-001-V-00-004-0 as conveyed to Harry E. Remington and Carolyn Y. Remington, recorded in Volume 796, Page 1050, Parcels One and Two, passing through a 1" iron pipe found at 620.58 feet a total distance of 880.15 feet to a 1" iron pipe found, being the northwesterly corner of the parcel herein described.

Thence North 87°49'17" East, along a southerly line of said Remington's land, 228.82 feet to



25.215 ACRE PARCEL (continued)

a 1" iron pipe found at a southeasterly corner thereof, at an angle point therein, being the southwesterly corner of PPN 07-A-001-V-00-007-0 as conveyed to Gerald K. Schack and Rosemary Hohns, recorded in DN 1999R046925 of LCRD.

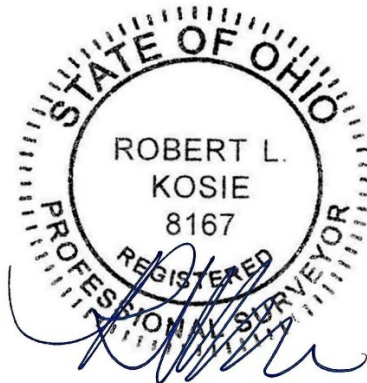
Thence North 89°14'44" East, along the said Gerald K. Schack and Rosemary Hohns parcel, passing through a 1" iron pipe found at 1014.74 feet a total distance of 1015.33 feet to a 5/8" iron pin set on a westerly line of PPN 30-028000 as conveyed to Aaron Kitzmiller and Amy Kitzmiller, recorded in INST 202000965404, Volume 2096, Page 452 of GCRD, being the northeasterly corner of the parcel herein described.

Thence South 01°30'30" East, along said westerly line of Kitzmiller's land, 875.06 feet to a 1 1/2" iron pipe found at the southwesterly corner thereof, being the northeasterly corner of the aforesaid BASP, LLC parcel (PPN 15-102655), the northeasterly corner of the aforesaid Sub Lot B, and the southeasterly corner of the parcel herein described.

Thence South 88°44'58" West, along the northerly line of the said BASP, LLC parcel, along the northerly line of said Sub Lot B, 1252.42 feet to **The Principal Place of Beginning of this Survey** and containing 25.215 acres of land, surveyed in February of 2022 by D.B. Kosie and Associates (Robert L. Kosie, Registered Professional Land Surveyor No. 8167). Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Be the same, more or less, but subject to all legal highways, conditions, assignments, agreements, easements, restrictions and encumbrances.

The intent of this survey is to more accurately describe PPN 07-A-001-V-00-006-0 as conveyed to BASP LLC, recorded in DN 2021R009731 of LCRD.

All 5/8" iron pins set shown herein noted as being 5/8" x 30" iron (steel) rebar pins (#5 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167".



Robert L. Kosie, Sr.,  
Ohio Certified Registered Professional Surveyor 8167

Signed and Sealed on *February 2nd, 2022*

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**Legal Description Approved for Transfer**

**Lake County Engineer – Tax Map Dept.**

By: *Christopher Bernard* Date: *02/07/2022*