

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.



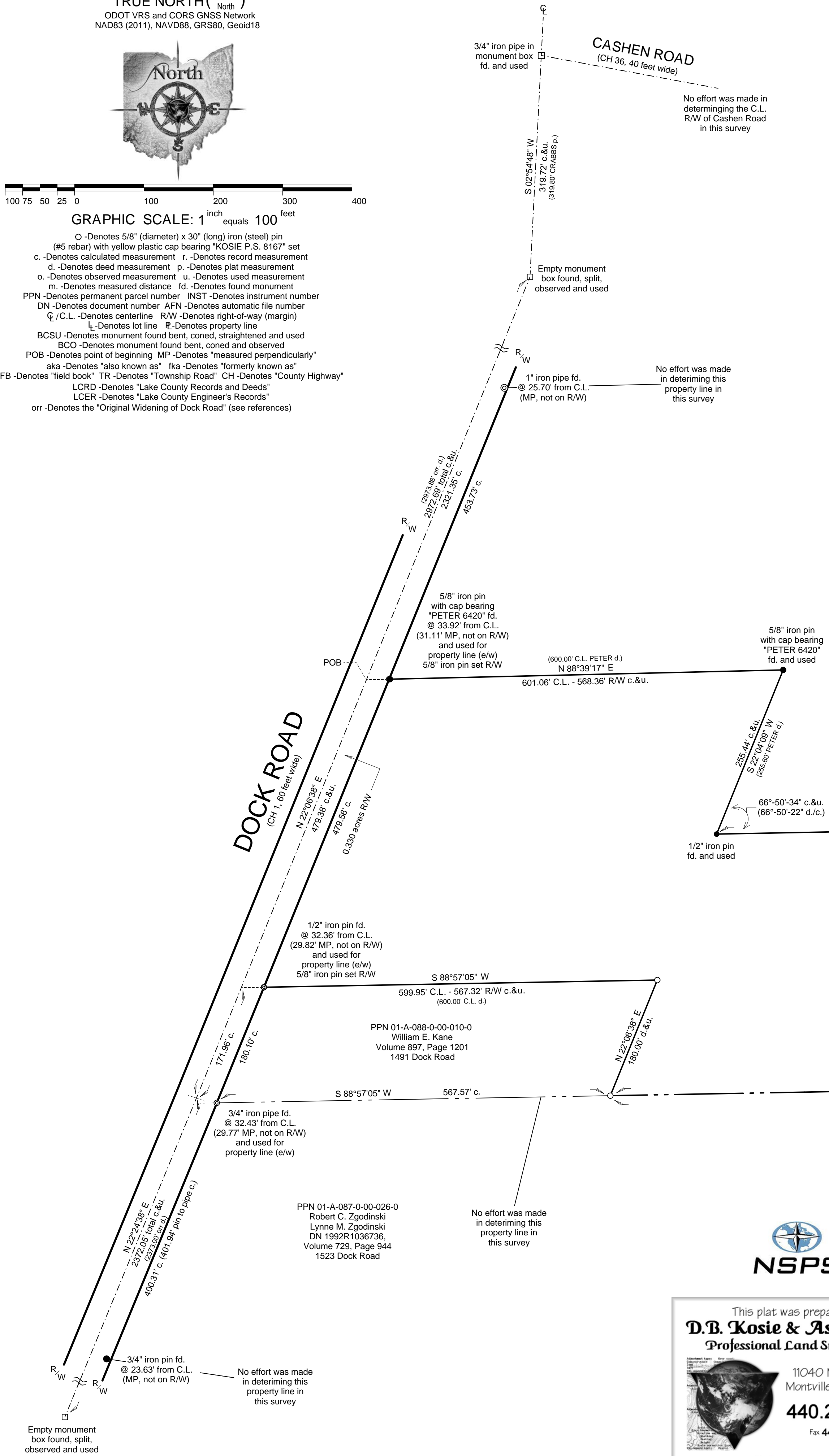
MAP OF SURVEY OF
PPN 01-A-088-0-00-012-0
Bear Down, Inc.
DEED OF RECORD:
DN 19911017715
Volume 677, Page 555

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" R/a - 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)



PPN 01-A-088-0-00-025-0
Frank T. Lamarca and
Christine E. Eldredge
Volume 420, Page 16
1459 Dock Road

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.

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 LCER.
*The undated surveys, Parcel No. 3 and 4, prepared by J.M. Peter, Ohio Registration Number 6420, recorded in DN 1991R01017715 of LCERD.
*The undated survey prepared by Milton A. Boomhower, Registered Surveyor 1247, recorded in DN 2009R004739 of LCERD.
*The undated survey prepared by Milton A. Boomhower, Registered Surveyor 1247, recorded in DN 1993R047001 of LCERD.
*The undated survey prepared by Fullerton and Kerr, Registered Engineers and Surveyors, recorded in DN 2016R034409 of LCERD.
*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 LCERD.
*The July 2000, survey prepared by Mitchell A. Ferguson, Professional Surveyor No. 7627, recorded in DN 2009R004739 of LCERD.
*The October 2002, survey prepared by Mitchell A. Ferguson, Professional Surveyor 7627, recorded in DN 2012R015357 of LCERD.

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 733-37 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, 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 3rd day of June, 2022



DBK MAP 1219 2022



22.136 ACRE PARCEL

0.330 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 01-A-088-0-00-012-0
Bear Down, Inc., Document Number (DN) 19911017715, Volume 677, Page 555,
Exhibit "A", less exceptions, of Lake County Records and Deeds (LCRD).

Situated in the Township of Madison, County of Lake, and State of Ohio and known as being part of Original Lot 13, in Tract 1, within said Township and Township 11N, Range 6W in the Connecticut Western Reserve and bounded and described as follows:

Beginning at a 3/4" iron pipe in a monument box found at the centerline intersection of Cashen Road (County Highway 36, 40 feet wide) and Dock Road (County Highway 1, 60 feet wide).

Thence South 02°54'48" West, along the centerline of said Dock Road, 319.72 feet to an empty monument box found, split and observed at an angle point therein.

Thence South 22°06'38" West, continuing along said centerline, 2321.35 feet to a southwesterly corner of PPN 01-A-088-0-00-025-0 as conveyed to Frank T. Lamarca and Christine E. Eldredge (LAMELD), recorded in Volume 420, Page 16 of LCRD, being the northwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 88°39'17" East, along a southerly line of the said LAMELD parcel, passing through a 5/8" iron pin set at 32.70 feet, a 5/8" iron pin with cap bearing "PETER 6420" found at 33.92 feet, a total distance of 601.06 feet to a 5/8" iron pin with cap bearing "PETER 6420" found at a northeasterly corner of the parcel herein described.

Thence South 22°04'09" West, along a westerly line of the said LAMELD parcel, 255.44 feet to a 1/2" iron pin found at a southwesterly corner thereof.

22.136 ACRE PARCEL (continued)

Thence North 88°54'43" East, along a southerly line of the said LAMELD parcel, passing through a 1/2" iron pin found at 1783.66 feet, a total distance of 1783.89 feet to a 5/8" iron pin set at a southeasterly corner thereof, on the westerly line of PPN 01-A-088-0-00-022-0 as conveyed to Thomas A. Ruff aka Thomas A. Ruff, Sr., recorded in DN 2009R004741 of LCRD, being a northeasterly corner of the parcel herein described.

Thence South 00°58'43" East, along said westerly line of Ruff's land, and also along the westerly line of PPN 01-A-088-0-00-008-0 as conveyed to Carman Terriaco, recorded in DN 1993R047001, Volume 938, Page 758 and PPN 01-A-088-0-00-009-0 as conveyed to Martin Hawes and Karen Hawes, recorded in DN 2017R021876 of LCRD, passing through a 1/2" iron pin found bent, coned and observed at 123.23 feet, a 3/4" iron pipe found at 273.02 feet, a total distance of 375.66 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the northerly line of PPN 01-A-087-0-00-010-0 as conveyed to Martin J. Hawes and Karen M. Hawes, Trustees, recorded in Volume 1053, Page 1237, being the northerly line of Parcel 1 in Lanese Subdivision, recorded in plat Volume O, Page 54 of LCRD and the southeasterly corner of the parcel herein described.

Thence South 88°57'05" West, along said northerly line of Hawes' land, along said northerly line of Parcel 1, and along the northerly line of PPN 01-A-087-0-00-004-0 as conveyed to Judith A. Schafer, recorded in DN 2016R034409 of LCRD, passing by a 1" iron pipe found 0.15 feet south of the property line at 470.44 feet, a total distance of 1943.56 feet to a 5/8" iron pin set at the southeasterly corner of PPN 01-A-088-0-00-010-0 as conveyed to William E. Kane, recorded in Volume 897, Page 1201 of LCRD, being a southwesterly corner of the parcel herein described.

Thence North 22°06'38" East, along the easterly line of said Kane's land, 180.00 feet to a 5/8" iron pin set at the northeasterly corner thereof.

Thence South 88°57'05" West, along the northerly line of said Kane's land, passing through a 5/8" iron pin set at 567.32 feet, a 1/2" iron pin found at 567.59 feet, a total distance of 599.95 feet to the northwesterly corner thereof, on the centerline of the aforesaid Dock Road, being a southwesterly corner of the parcel herein described.

Thence North 22°06'38" East, along said centerline, a frontage distance of 479.38 feet to **The Principal Place of Beginning of this Survey** and containing 22.136 acres of land, of which, 0.330 acres are within the R/W of said Dock Road, leaving

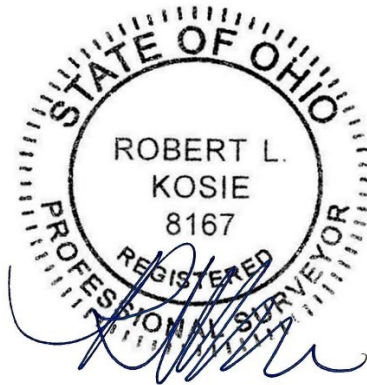
22.136 ACRE PARCEL (continued)

21.806 acres of land exclusive of said R/W, surveyed in June of 2022 by D.B. Kosie and Associates, LLC, Robert L. Kosie, Registered Professional Land Surveyor 8167.

Bearings are to True North using The ODOT VRS and CORS GNSS network (NAD83 - 2011, NAVD88, GRS80, and Geoid18). Distances are based on US Survey Foot Conversion (feet with decimal parts). 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 01-A-088-0-00-012-0 as conveyed to Bear Down, Inc., recorded in DN 19911017715, Volume 677, Page 555, Exhibit "A", less exceptions 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 June 7th, 2022

Legal Description Approved for Transfer

Lake County Engineer – Tax Map Dept.

By: Christopher Bernard Date: 06/14/2022