

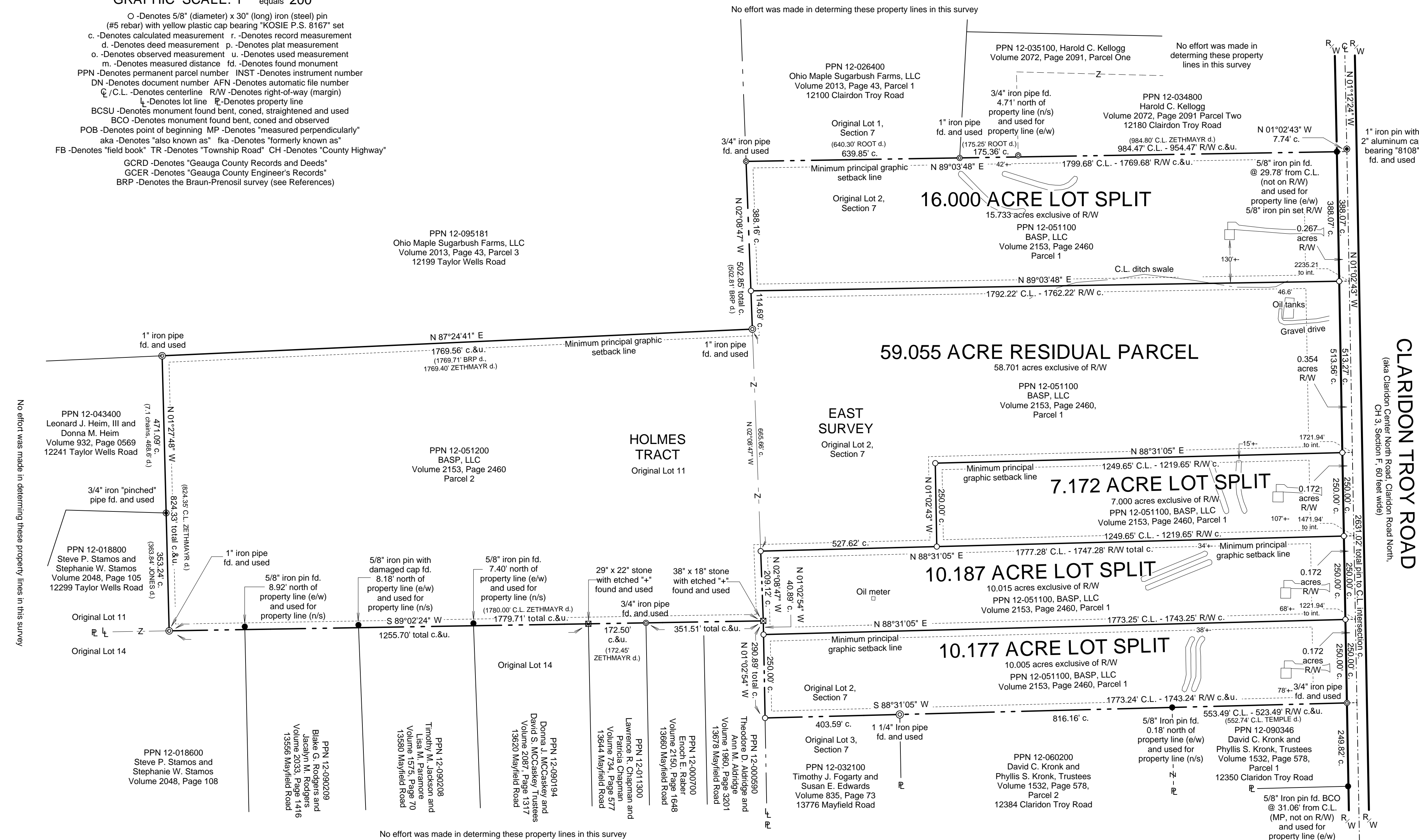
TRUE NORTH (Geoid)
North
ODOT VRS and CORS GNSS Network
NAD83 (2011), NAVD88, GRS80, Geoid18



200 150 100 50 0 200 400 600
feet

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 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 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 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"
BRP - Denotes the Braun-Prenosil survey (see References)



REFERENCES

*The May 1st, 1924 survey prepared by V. E. Whitney recorded in Volume 932, Page 569 of GCRD.
*The May 29th, 1924 survey prepared by F. R. Zethmayr, recorded in Volume 734, Page 577 and Volume 1960, Page 3201 of GCRD.
*The 1929 improvement plans for Claridon Center North Road, County Highway No. 3, filed as CH-0003-F-G-CLARIDON-TROY ROAD 1929 PLANS.pdf in the GCER.
*The 1936 Alignment of Claridon Center North Road, County Highway No. 3, surveyed by E. A. Fiedler, County Engineer, filed as CH-0003-G-H-CLARIDON-TROY ROAD 1936 PLANS.pdf in the GCER.
*The June 2nd, 1941 Alignment Survey prepared by Lloyd C. Graber, County Engineer, filed as CH-0003-G-H-CLARIDON-TROY ROAD 1941 PLANS.pdf in the GCER.
*The March, 1942 survey prepared by M.B. Richey, recorded in Volume 1532, Page 578, Parcel 2 of GCRD.
*The November, 1942 survey prepared by F.R. Zethmayr, recorded in Volume 2072, Page 2091, Parcel 2 of GCRD.
*The May, 1944 survey prepared by F.R. Zethmayr, recorded in Volume 1913, Page 2019, Parcel 2 of GCRD.
*The August, 1963 surveys prepared by T.R. Root, recorded in Volume 2013, Page 43, Parcel 1 and Volume 2072, Page 2091, Parcel 1 of GCRD.
*The September, 1993 surveys prepared by J. Arthur Temple, Registered Surveyor #4761, recorded in Volume 1575, Page 70, Volume 2033, Page 1416 and Volume 2087, Page 1317 of GCRD.
*The April 1998 survey prepared by Harry S. Jones, Registered Surveyor No. 6343 recorded in Volume 2048, Page 105 of GCRD.
*The July 1999 survey prepared by Harry S. Jones, Registered Surveyor No. 6343 recorded in Volume 2048, Page 108 of GCRD.
*The June 2002 survey prepared by J. Arthur Temple, Registered Surveyor #4761, recorded in Volume 1532, Page 578, Parcel 1 of GCRD.
*The June 2005 survey prepared by Braun-Prenosil Associates, Inc. (BRP), Gregory J. Chatham Professional Surveyor 7882, recorded in Volume 2013, Page 43, Parcel 3 of GCRD.

Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey and Original Lot 11, Holmes Tract within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve	Situated in The	Month: August	Page: ONE
	Year: 2022	of ONE	
Survey for:		BASP, LLC	

Checked on August 20th, 2022 by RLK

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.

ZONING INFORMATION

R-1 Residential District
401.05 MINIMUM LOT AREA R-1 DISTRICT
A. The minimum lot area shall be 3 acres.
401.06 MINIMUM LOT WIDTH
A. The minimum lot width shall be 250 feet, except for lots located on a permanent cul-de-sac road turnaround, the minimum lot width shall be 100 feet measured along its arc and the minimum lot width shall be 250 feet measured along the set back line.
401.07 REQUIRED YARDS R-1 DISTRICT
A. The minimum required yards for all buildings, structures, and uses, except accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet
2. Each side yard: 20 feet
3. Rear yard: 20 feet
B. The minimum required yards for all accessory buildings, structures, and uses shall be as follows:
1. Front yard: 100 feet
2. Each side yard: 20 feet
3. Rear yard: 20 feet
C. The minimum required side yard contiguous with the road right of way for all buildings, structures, and uses on corner lots shall be 100 feet.
401.08 MAXIMUM HEIGHT
A. The maximum height requirement shall be 35 feet.
B. The maximum height of antennas, church spires, belfries, wind systems, light poles, flag poles, water towers, and transmission towers shall be no higher than the distance from its base to the nearest lot line.
401.09 MINIMUM FLOOR AREA
A. In calculating the minimum floor area, the following areas shall not be included: basements; crawl spaces; attics; garages; enclosed or unenclosed porches, patios, decks, and breezeways.
1. The minimum floor area for a single family detached dwelling shall be 1000 square feet.
2. The minimum floor area for a single family detached dwelling with more than one story must have a minimum of 750 square feet of floor area on the first floor and a total minimum floor area of 1000 square feet.

ZONING APPROVAL

This resurvey, lot splits and consolidation of lots complies with the applicable Claridon Township Zoning Resolution.

This _____ day of _____, 2022.

and is accepted by:

Signed _____
Printed Harry Jacob, Zoning Inspector

SEPTIC SYSTEM DISCLAIMER

All existing and/or proposed septic system information shown hereon was provided by: Trappers Design & Trade - Trevor Jones
and no liability is assumed by D.B. Kosie & Associates, LLC (R.L. Kosie, PS 8167) for the existence, location, condition, type or size of any above or underground structure shown hereon, any mistaking or malapropism, or that which is not shown on this drawing. Always call The Ohio Utilities Protection Service (OUPS) at 1-800-362-2764 prior to any excavation.

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.

ENGINEER'S APPROVAL

Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Robert L. Kosie, P.S. Ohio #8167
By: SNR Date: 08/23/2022

22-103

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), 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.

Signed and sealed on this 17th day of August, 2022
Robert L. Kosie, P.S.
Registered Professional
Land Surveyor 8167

Signed and sealed on this 17th day of August, 2022



DBK MAP 1221 2022

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



10.177 ACRE LOT SPLIT

0.172 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-051100, BASP, LLC, Volume 2153, Page 2460, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Claridon Troy Road (also known as Claridon Center North Road, Claridon Road North, County Highway 3, Section F, 60 feet wide) and Mayfield Road (also known as State Route 322, Cleveland - Meadville Road, R/W varies), referenced by a 1/2" iron pipe found South 50°02'16" East, 49.18 feet and a Mag nail found North 43°17'24" East, 41.91 feet therefrom.

Thence North 01°02'43" West, along the centerline of said Claridon Troy Road, 971.94 feet to the northeasterly corner of PPN 12-090346 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 1 of GCRD, being the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 88°31'05" West, along the northerly line of said Kronk's land, along a northerly line of PPN 12-060200 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 2 and along a northerly line of PPN 12-032100 as conveyed to Timothy J. Fogarty and Susan E. Edwards, recorded in Volume 835, Page 73 of GCRD, passing through a 3/4" iron pipe found at 30.00 feet, passing by a 5/8" iron pin found 0.18 feet north of the property line at 553.49 feet and passing through a 1 1/4" iron pipe found at 1369.65 feet, a total distance of 1773.24 feet to a 5/8" iron pin set at the northwesterly corner thereof, on the easterly line of PPN 12-000590 as conveyed to Theodore D. Aldridge and Ann M. Aldridge, recorded

10.177 ACRE LOT SPLIT (continued)

in Volume 1960, Page 3201 of GCRD, being the southwesterly corner of the parcel herein described.

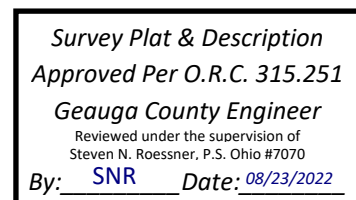
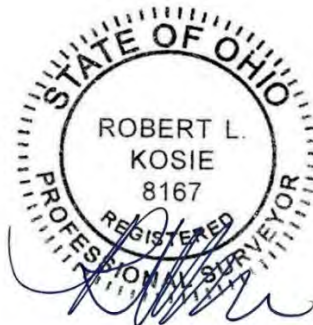
Thence North 01°02'54" West, along said easterly line of Aldridge's land, 250.00 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°31'05" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1743.25 feet, a total distance of 1773.25 feet to the northeasterly corner thereof, on the centerline of the aforesaid Claridon Troy Road.

Thence South 01°02'43" East, along said centerline, a frontage distance of 250.00 feet to **The Principal Place of Beginning of this Survey** and containing 10.177 acres of land, of which, 0.172 acres are within the R/W of said Claridon Troy Road, leaving 10.005 acres of land exclusive of said R/W, surveyed in August 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 divide 10.177 acres of land from PPN 12-051100, as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 1 of GCRD.

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".



22-103

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on August 22, 2022



10.187 ACRE LOT SPLIT

0.172 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-051100, BASP, LLC, Volume 2153, Page 2460, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Claridon Troy Road (also known as Claridon Center North Road, Claridon Road North, County Highway 3, Section F, 60 feet wide) and Mayfield Road (also known as State Route 322, Cleveland - Meadville Road, R/W varies), referenced by a 1/2" iron pipe found South 50°02'16" East, 49.18 feet and a Mag nail found North 43°17'24" East, 41.91 feet therefrom.

Thence North 01°02'43" West, along the centerline of said Claridon Troy Road, 971.94 feet to the northeasterly corner of PPN 12-090346 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 1 of GCRD.

Thence North 01°02'43" West, continuing along said centerline, 250.00 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 01°02'43" West, 1221.94 feet from said centerline intersection.

Thence South 88°31'05" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1773.25 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of PPN 12-000590 as conveyed to Theodore D. Aldridge and Ann M. Aldridge, recorded in Volume 1960, Page 3201 of GCRD.

Thence North 01°02'54" West, along said easterly line of Aldridge's land, 40.89 feet to a 38" x 18" stone with an etched "+" found at the northeasterly corner thereof, at an angle point therein, at the southeasterly corner of PPN 12-051200, now or formerly conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 2 of GCRD.

10.187 ACRE LOT SPLIT (continued)

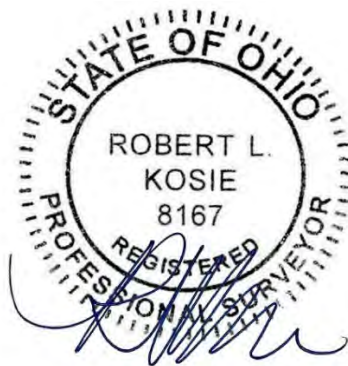
Thence North 02°08'47" West, along the easterly line of the said BASP, LLC parcel, 209.12 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 88°31'05" East, along the northerly line of the parcel herein described, passing through 5/8" iron pins set at 527.62 feet and 1747.28 feet, a total distance of 1777.28 feet to the northeasterly corner thereof, on the centerline of the aforesaid Claridon Troy Road.

Thence South 01°02'43" East, along said centerline, a frontage distance of 250.00 to **The Principal Place of Beginning of this Survey** and containing 10.187 acres of land, of which, 0.172 acres are within the R/W of said Claridon Troy Road, leaving 10.015 acres of land exclusive of said R/W, surveyed in August 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 divide 10.187 acres of land from PPN 12-051100, as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 1 of GCRD.

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".



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 08/23/2022

22-103

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on August 22, 2022



7.172 ACRE LOT SPLIT

0.172 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-051100, BASP, LLC, Volume 2153, Page 2460, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Claridon Troy Road (also known as Claridon Center North Road, Claridon Road North, County Highway 3, Section F, 60 feet wide) and Mayfield Road (also known as State Route 322, Cleveland - Meadville Road, R/W varies), referenced by a 1/2" iron pipe found South 50°02'16" East, 49.18 feet and a Mag nail found North 43°17'24" East, 41.91 feet therefrom.

Thence North 01°02'43" West, along the centerline of said Claridon Troy Road, 971.94 feet to the northeasterly corner of PPN 12-090346 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 1 of GCRD.

Thence North 01°02'43" West, continuing along said centerline, 500.00 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 01°02'43" West, 1471.94 feet from said centerline intersection.

Thence South 88°31'05" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1249.65 feet to a 5/8" iron pin set at the southwesterly corner thereof.

Thence North 01°02'43" West, along the westerly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set at the northwesterly corner thereof.

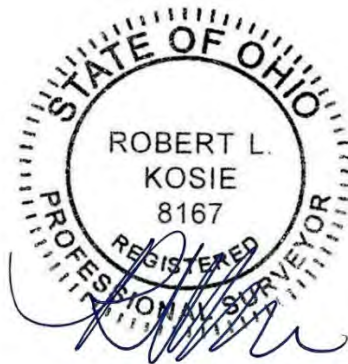
7.172 ACRE LOT SPLIT (continued)

Thence North 88°31'05" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1219.65 feet, a total distance of 1249.65 feet to the northeasterly corner thereof, on the centerline of the aforesaid Claridon Troy Road.

Thence South 01°02'43" East, along said centerline, a frontage distance of 250.00 feet to **The Principal Place of Beginning of this Survey** and containing 7.172 acres of land, of which, 0.172 acres are within the R/W of said Claridon Troy Road, leaving 7.000 acres of land exclusive of said R/W, surveyed in August 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 divide 7.172 acres of land from PPN 12-051100, as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 1 of GCRD.

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".



Survey Plat & Description
Approved Per O.R.C. 315.251
Geauga County Engineer
Reviewed under the supervision of
Steven N. Roessner, P.S. Ohio #7070
By: SNR Date: 08/23/2022

22-103

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on August 22, 2022



59.055 ACRE RESIDUAL PARCEL

0.354 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-051100, BASP, LLC, Volume 2153, Page 2460, Parcels 1 and 2 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey and Original Lot 11, Holmes Tract within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Claridon Troy Road (also known as Claridon Center North Road, Claridon Road North, County Highway 3, Section F, 60 feet wide) and Mayfield Road (also known as State Route 322, Cleveland - Meadville Road, R/W varies), referenced by a 1/2" iron pipe found South 50°02'16" East, 49.18 feet and a Mag nail found North 43°17'24" East, 41.91 feet therefrom.

Thence North 01°02'43" West, along the centerline of said Claridon Troy Road, 971.94 feet to the northeasterly corner of PPN 12-090346 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 1 of GCRD.

Thence North 01°02'43" West, continuing along said centerline, 750.00 feet to a southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 01°02'43" West, 1721.94 feet from said centerline intersection.

Thence South 88°31'05" West, along a southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1249.65 feet to a 5/8" iron pin set.

Thence South 01°02'43" East, along an easterly line of the parcel herein described, 250.00 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence South 88°31'05" West, along a southerly line of the parcel herein described, 527.62 feet to a 5/8" iron pin set.

59.055 ACRE RESIDUAL PARCEL (continued)

Thence South 02°08'47" East, along an easterly line of the parcel herein described, 209.12 feet to a 38" x 18" stone with an etched "+" found at an angle point therein, at the northeasterly corner of PPN 12-000590 as conveyed to Theodore D. Aldridge and Ann M. Aldridge, recorded in Volume 1960, Page 3201 of GCRD, being a southeasterly corner of the parcel herein described.

Thence South 89°02'24" West, along the northerly line of said Aldridge's land, and also along the northerly line of PPN 12-000700 as conveyed to Enoch E. Raber, recorded in Volume 2150, Page 1648, PPN 12-011300 as conveyed to Lawrence R. Chapman and Patricia Chapman, recorded in Volume 734, Page 577, PPN 12-090194 as conveyed to Donna J. MCCaskey and David S. MCCaskey Trustees, recorded in Volume 2087, Page 1317, PPN 12-090208 as conveyed to Timothy M. Jackson and Lisa M. Paramore, recorded in Volume 1575, Page 70 and PPN 12-090209 as conveyed to Blake G. Rodgers and Jacalyn M. Rodgers, recorded in Volume 2033, Page 1416 and also along a northerly line of PPN 12-018600 as conveyed to Steve P. Stamos and Stephanie W. Stamos, recorded in Volume 2048, Page 108 of GCRD, passing through a 3/4" iron pipe found at 351.51 feet, a 29" x 22" stone with an etched "+" found at 524.01 feet, a total distance of 1779.71 feet to a 1" iron pipe found at a southeasterly corner of PPN 12-018800 as conveyed to Steve P. Stamos and Stephanie W. Stamos, recorded in Volume 2048, Page 105 of GCRD, being the southwesterly corner of the parcel herein described.

Thence North 01°27'48" West, along an easterly line of said Stamos' land and also along the easterly line of PPN 12-043400 as conveyed to Leonard J. Heim, III and Donna M. Heim, recorded in Volume 932, Page 0569 of GCRD, passing through a 3/4" iron "pinched" pipe found at 353.24 feet, a total distance of 824.33 feet to a 1" iron pipe found at the northeasterly corner thereof, on the southerly line of PPN 12-095181 as conveyed to Ohio Maple Sugarbush Farms, LLC, recorded in Volume 2013, Page 43, Parcel 3 of GCRD, being a northwesterly corner of the parcel herein described.

Thence North 87°24'41" East, along said southerly line of the said Ohio Maple Sugarbush Farms, LLC parcel, 1769.56 feet to a 1" iron pipe found at the southeasterly corner thereof.

Thence North 02°08'47" West, along the easterly line of the said Ohio Maple Sugarbush Farms, LLC parcel, 114.69 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North 89°03'48" East, along a northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1762.22 feet, a total distance of 1792.22 feet to the northeasterly corner thereof, on the centerline of the aforesaid Claridon Troy Road.

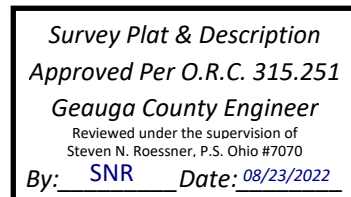
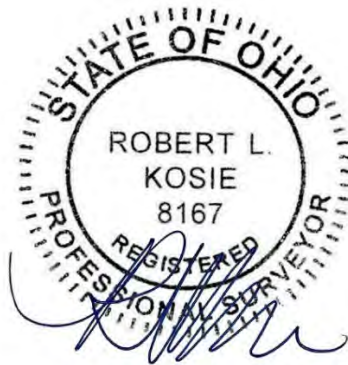
Thence South 01°02'43" East, along said centerline, a frontage distance of 513.27 feet to **The Principal Place of Beginning of this Survey** and containing 59.055 acres of land, of which, 0.354 acres are within the R/W of said Claridon Troy Road, leaving 58.701 acres of

59.055 ACRE RESIDUAL PARCEL (continued)

land exclusive of said R/W, surveyed in August 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 describe the land remaining in PPN 12-051100, as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 1, after a 10.177 acre division, a 10.187 acre division, a 7.172 acre division and a 16.000 acre division therefrom, combined together with PPN 12-051200 as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 2 of GCRD.

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".



22-103

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on August 22, 2022



16.000 ACRE LOT SPLIT

0.267 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 12-051100, BASP, LLC, Volume 2153, Page 2460, Parcel 1 of Geauga County Records and Deeds (GCRD).

Situated in the Township of Claridon, County of Geauga and State of Ohio and known as being part of Original Lot 2, Section 7, East Survey within said Township, and Township 8N, Range 7W in the Connecticut Western Reserve and bounded and described as follows:

Commencing at the centerline intersection of Claridon Troy Road (also known as Claridon Center North Road, Claridon Road North, County Highway 3, Section F, 60 feet wide) and Mayfield Road (also known as State Route 322, Cleveland - Meadville Road, R/W varies), referenced by a 1/2" iron pipe found South 50°02'16" East, 49.18 feet and a Mag nail found North 43°17'24" East, 41.91 feet therefrom.

Thence North 01°02'43" West, along the centerline of said Claridon Troy Road, 971.94 feet to the northeasterly corner of PPN 12-090346 as conveyed to David C. Kronk and Phyllis S. Kronk, Trustees, recorded in Volume 1532, Page 578, Parcel 1 of GCRD.

Thence North 01°02'43" West, continuing along said centerline, 1263.27 feet to the southeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**, being located North 01°02'43" West, 2235.21 feet from said centerline intersection.

Thence South 89°03'48" West, along the southerly line of the parcel herein described, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 1792.22 feet to a 5/8" iron pin set at the southwesterly corner thereof, on an easterly line of PPN 12-095181 as conveyed to Ohio Maple Sugarbush Farms, LLC, recorded in Volume 2013, Page 43, Parcel 3 of GCRD.

Thence North 02°08'47" West, along said easterly line of the Ohio Maple Sugarbush Farms, LLC parcel, 388.16 feet to a 3/4" iron pipe found at the southwesterly corner of

16.000 ACRE LOT SPLIT (continued)

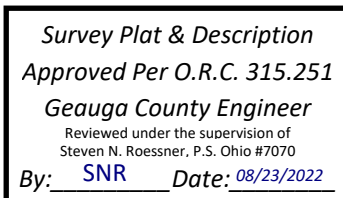
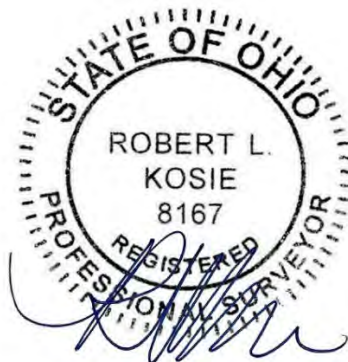
PPN 12-026400 as conveyed to Ohio Maple Sugarbush Farms, LLC, recorded in Volume 2013, Page 43, Parcel 1 of GCRD, being the northwesterly corner of the parcel herein described.

Thence North 89°03'48" East, along a southerly line of the said Ohio Maple Sugarbush Farms, LLC parcel, along a southerly line of PPN 12-035100 as conveyed to Harold C. Kellogg, recorded in Volume 2072, Page 2091, Parcel One and along the southerly line of PPN 12-034800 as conveyed to Harold C. Kellogg, recorded in Volume 2072, Page 2091 Parcel Two of GCRD, passing through a 1" iron pipe found at 639.85 feet, a 5/8" iron pin set at 1769.68 feet and a 5/8" iron pin found at 1769.90 feet, a total distance of 1799.68 feet to the southeasterly corner thereof, on the centerline of the aforesaid Claridon Troy Road, being the northeasterly corner of the parcel herein described.

Thence South 01°02'43" East, along said centerline, a frontage distance of 388.07 feet to **The Principal Place of Beginning of this Survey** and containing 16.000 acres of land, of which, 0.267 acres are within the R/W of said Claridon Troy Road, leaving 15.733 acres of land exclusive of said R/W, surveyed in August 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 divide 16.000 acres of land from PPN 12-051100, as conveyed to BASP, LLC, recorded in Volume 2153, Page 2460, Parcel 1 of GCRD.

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".



22-103

Robert L. Kosie, Sr.,
Ohio Certified Registered Professional Surveyor 8167
Signed and Sealed on August 22, 2022