

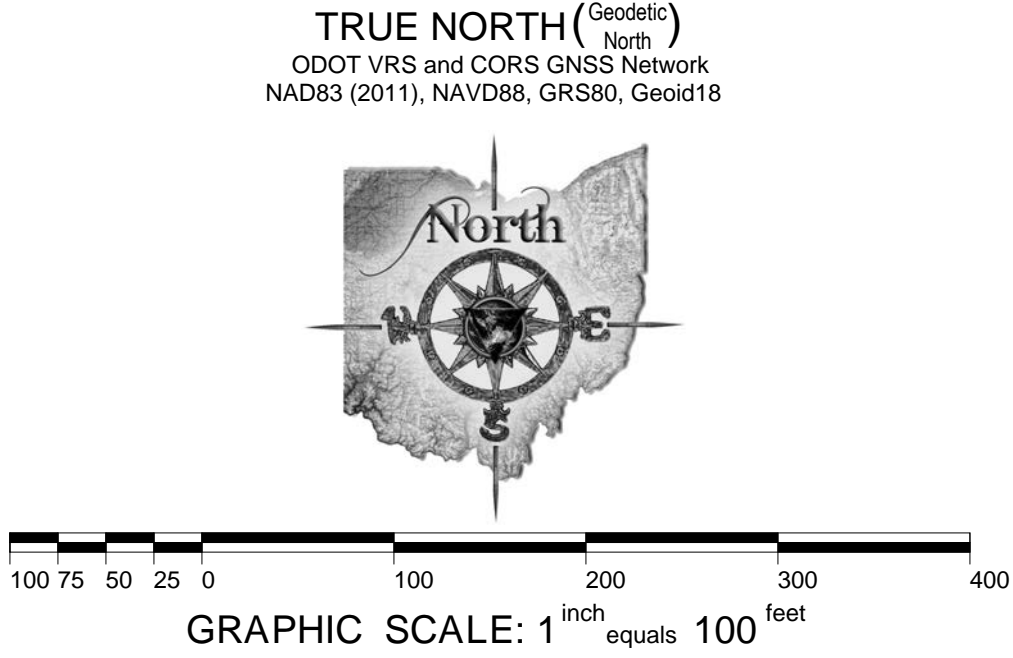
MAP OF RESURVEY AND LOT SPLIT OF
PPN 20-024-00-00-003-000
BASP LLC

7191 State Route 305

DEED OF RECORD
INST 202214299

Situated in The	Month:	Page:
Township of Hiram, County of Portage and State of Ohio and known as being part of Original Lot 24 within said Township and Township 5N, Range 7W in the Connecticut Western Reserve.	August	ONE
Survey for:	Year:	ONE
BASP LLC	2023	

Checked on August 23rd, 2023 by RLK



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
o -Denotes observed measurement
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
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" lka -Denotes "formerly known as"
FB -Denotes "field book" TR -Denotes "Township Road" CH -Denotes "County Highway"
PCRD -Denotes "Portage County Records and Deeds"
PCER -Denotes "Portage County Engineer's Records"

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.

68.642 ACRE
RESIDUAL
PARCEL

68.169 acres exclusive of R/W

PPN 20-024-00-00-003-000
BASP LLC
INST 202214299
7191 State Route 305

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.



11.499 COMBINED
ACRE PARCEL

11.228 acres exclusive of R/W

PPN 20-024-00-00-003-000
BASP LLC
INST 202214299

PPN 20-024-00-00-003-001
James M. Hager and
Mary J. Hager
INST 202213666
7161 State Route 305
(Survey P-14901)

6.500 ACRE LOT SPLIT
0.120 acres R/W
6.380 acres exclusive of R/W

0.271 acres
total R/W
367.64
total c.

STATE ROUTE 305

(aka Hiram Southington Hartford Road, 66 feet wide)

SURVEYOR'S CERTIFICATION

I certify 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 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 21th day of August, 2023

For any conflict resulting from electronic certifications please refer to ORC Section 1306.06. Electronic record or signature satisfies legal requirements.



PPN 20-024-00-00-006-000
Leta S. VanMetre, Jennifer L. Flower,
Phyllis I. Mullett,
Beverly A. Ellenberger-Brown, et al.
INST 202123759, Tract 1
7289 State Route 305

PPN 20-024-00-00-004-000
Leta S. VanMetre, Jennifer L. Flower,
Phyllis I. Mullett,
Beverly A. Ellenberger-Brown, et al.
INST 202123759, Tract 3
7253 State Route 305

10" x 30" tall
stone marker fd.
@ 50.83' from C.L.
(MP, not on R/W)

DBK MAP 1312 2023