

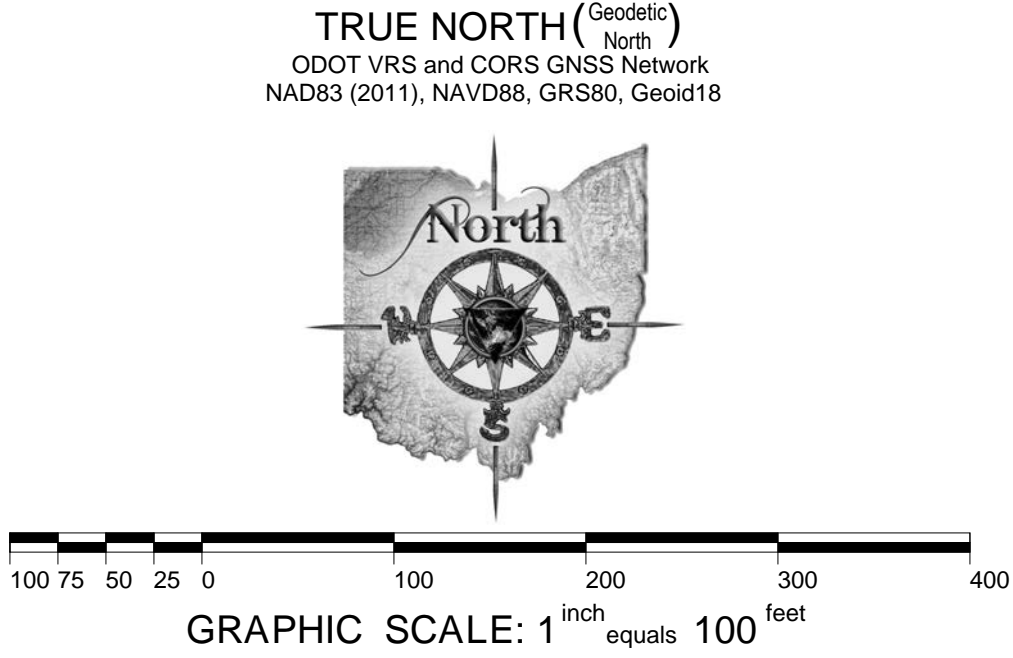
MAP OF RESURVEY AND LOT SPLIT OF
PPN 20-024-00-00-003-000
BASP LLC

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
C/L -Denotes centerline
R/W -Denotes right-of-way (margin)
l. -Denotes lot line
BCSU -Denotes monument found bent, coned, straightened and used
BOB -Denotes monument found bent, coned and observed
POB -Denotes point of beginning
MP -Denotes "measured perpendicularly" aka -Denotes "also known as" aka -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 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, 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



6.500 ACRE LOT SPLIT

0.120 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-024-00-00-003-000
BASP LLC, INST 202214299 of Portage County Records and Deeds (PCRD).

Situated in the 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 and bounded and described as follows:

Commencing at a 1 1/2" iron pin in a monument box found at the centerline intersection of State Route 700 (also known as Garfield Road, Freedom - Burton Road, 60 feet wide) and State Route 305 (also known as Hiram Southington Hartford Road, 66' wide).

Thence North 89°14'14" East, along the centerline of said State Route 305, 2525.44 feet to a railroad spike in a monument box found at an angle point therein.

Thence North 87°28'52" East, continuing along said centerline, 253.34 feet to the southeasterly corner of PPN 20-024-00-00-002-000 as conveyed to Steven M. Caughell and Diane A Caughell, recorded in INST 200317703, Parcel Two of PCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 31°57'14" West, along the northeasterly line of said Caughell's land, passing through a 5/8" iron pin set at 37.89 feet, a 3/4" iron pipe found at 478.07 feet, a total distance of 480.08 feet to a 5/8" iron pin set at the most northerly corner thereof, at the most southerly corner of PPN 22-023-00-00-075-000 as conveyed to Hiram College, now or formerly recorded in Volume 309, Page 396 of PCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°08'04" West, along an easterly line of the said Hiram College Parcel, also along an easterly line of PPN 22-023-00-00-064-000 as conveyed to

6.500 ACRE LOT SPLIT (continued)

Hiram College, now or formerly recorded in Volume 325, Page 147 of PCRD, 493.61 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 87°32'20" East, along the northerly line of the parcel herein described, 602.92 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 02°29'32" East, along an easterly line of the parcel herein described, 116.04 feet to a 1/2" iron pipe found at a northeasterly corner of PPN 20-024-00-00-003-001 as conveyed to James M. Hager and Mary J. Hager, recorded in INST 202213666 of PCRD, being a southeasterly corner of the parcel herein described.

Thence South 87°32'20" West, along a northerly line of said Hager's land, 306.97 feet to a 1/2" iron pipe found bent, coned and observed at the northwesterly corner thereof.

Thence South 02°29'00" East, along a westerly line of said Hager's land, 595.32 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found at a southwesterly corner thereof.

Thence North 87°25'04" East, along a southerly line of said Hager's land, 69.05 feet to a 1/2" iron pipe found at a northeasterly corner of the parcel herein described.

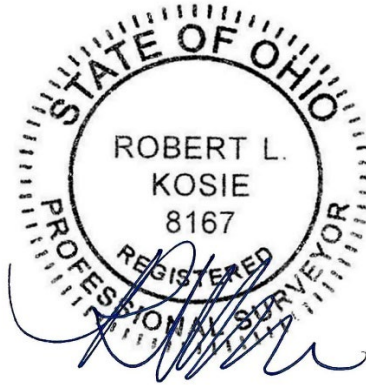
Thence South 02°26'53" East, along a westerly line of said Hager's land, passing through a 1/2" iron pipe with cap bearing "COLLIER 7141" found at 160.03 feet, a 5/8" iron pin set at 166.71 feet, a total distance of 199.71 feet to a southwesterly corner thereof, on the centerline of the aforesaid State Route 305, being a southeasterly corner of the parcel herein described.

Thence South 87°28'52" West, along said centerline, a frontage distance of 148.95 feet to **The Principal Place of Beginning of this Survey** and containing 6.500 acres of land, of which, 0.120 acres are within the R/W of said State Route 305, leaving 6.380 acres of land exclusive of said R/W, surveyed in August of 2023 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.

6.500 ACRE LOT SPLIT (continued)

The intent of this survey is divide 6.500 acres of land from PPN 20-024-00-00-003-000 as conveyed to BASP LLC, recorded in INST 202214299 of PCRD.

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 *August 23rd, 2023*



11.499 COMBINED ACRE PARCEL

0.271 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-024-00-00-003-000
BASP LLC, INST 202214299 and PPN 20-024-00-00-003-001, James M. Hager and
Mary J. Hager, INST 202213666 of Portage County Records and
Deeds (PCRD). 7161 State Route 305.

Situated in the 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 and bounded and described as follows:

Commencing at a 1 1/2" iron pin in a monument box found at the centerline intersection of State Route 700 (also known as Garfield Road, Freedom - Burton Road, 60 feet wide) and State Route 305 (also known as Hiram Southington Hartford Road, 66' wide).

Thence North 89°14'14" East, along the centerline of said State Route 305, 2525.44 feet to a railroad spike in a monument box found at an angle point therein.

Thence North 87°28'52" East, continuing along said centerline, 253.34 feet to the southeasterly corner of PPN 20-024-00-00-002-000 as conveyed to Steven M. Caughell and Diane A Caughell, recorded in INST 200317703, Parcel Two of PCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 31°57'14" West, along the northeasterly line of said Caughell's land, passing through a 5/8" iron pin set at 37.89 feet, a 3/4" iron pipe found at 478.07 feet, a total distance of 480.08 feet to a 5/8" iron pin set at the most northerly corner thereof, at the most southerly corner of PPN 22-023-00-00-075-000 as conveyed to Hiram College, now or formerly recorded in Volume 309, Page 396 of PCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°08'04" West, along an easterly line of the said Hiram College Parcel, also along an easterly line of PPN 22-023-00-00-064-000 as conveyed to Hiram College, now or formerly recorded in Volume 325, Page 147 of PCRD, 493.61 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

Thence North 87°32'20" East, along the northerly line of the parcel herein described, 602.92 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

Thence South 02°29'32" East, along an easterly line of the parcel herein described, passing

11.499 COMBINED ACRE PARCEL (continued)

through a 1/2" iron pipe found at 116.04 feet a total distance of 602.13 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found at a southeasterly corner thereof.

Thence South 87°31'34" West, along a southerly line of the parcel herein described, 45.96 feet to a 1/2" iron pipe found.

Thence South 02°27'12" East, along an easterly line of the parcel herein described, 92.09 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found.

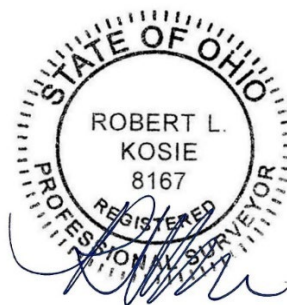
Thence North 86°42'19" East, along a northerly line of the parcel herein described, 8.08 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found at a northeasterly corner thereof.

Thence South 02°26'29" East, along an easterly line of the parcel herein described, passing through a 1/2" iron pipe with cap bearing "COLLIER 7141" found at 177.08 feet, a 5/8" iron pin set at 183.60 feet, a total distance of 216.60 feet to a southeasterly corner thereof, on the centerline of the aforesaid State Route 305.

Thence South 87°28'52" West, along said centerline, a frontage distance of 348.97 feet to **The Principal Place of Beginning of this Survey** and containing 11.499 acres of land, of which, 0.271 acres are within the R/W of said State Route 305, leaving 11.228 acres of land exclusive of said R/W, surveyed in August of 2023 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 combine 6.500 acres of land that was divided from PPN 20-024-00-00-003-000 as conveyed BASP LLC, recorded in INST 202214299, together with PPN 20-024-00-00-003-001 as conveyed to James M. Hager and Mary J. Hager, recorded in INST 202213666 of PCRD. Known as being 7161 State Route 305.

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 August 23rd, 2023



68.642 ACRE RESIDUAL PARCEL

0.473 total acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 20-024-00-00-003-000
BASP LLC, INST 202214299 of Portage County Records and Deeds (PCRD).
7191 State Route 305

Situated in the 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 and bounded and described as follows:

Commencing at a 1 1/2" iron pin in a monument box found at the centerline intersection of State Route 700 (also known as Garfield Road, Freedom - Burton Road, 60 feet wide) and State Route 305 (also known as Hiram Southington Hartford Road, 66' wide).

Thence North 89°14'14" East, along the centerline of said State Route 305, 2525.44 feet to a railroad spike in a monument box found at an angle point therein.

Thence North 87°28'52" East, continuing along said centerline, 602.31 feet to a southeasterly corner of PPN 20-024-00-00-003-001, now or formerly conveyed to James M. Hager and Mary J. Hager, recorded in INST 202213666 of PCRD, being a southwesterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence North 02°26'29" West, along an easterly line of said Hager's land, passing through a 5/8" iron pin set at 33.00 feet and a 1/2" iron pipe with cap bearing "COLLIER 7141" found at 39.52 feet, a total distance of 216.60 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found.

South 86°42'19" West, along a northerly line of said Hager's land, 8.08 feet to a 1/2" iron pipe with cap bearing "COLLIER 7141" found, being a southwesterly corner of the parcel herein described.

North 02°27'12" West, along an easterly line of said Hager's land, 92.09 feet to a 1/2" iron pipe found, being a northwesterly corner of the parcel herein described.

North 87°31'34" East, along a southerly line of said Hager's land, 45.96 feet to a 1/2" iron

68.642 ACRE RESIDUAL PARCEL (continued)

pipe with cap bearing "COLLIER 7141" found at a southeasterly corner thereof.

North 02°29'32" West, along an easterly line of said Hager's land, passing through a 1/2" iron pipe found at 486.09 feet, a total distance of 602.13 feet to a 5/8" iron pin set.

Thence South 87°32'20" West along a southerly line of the parcel herein described, 602.92 feet to a 5/8" iron pin set on an easterly line of PPN 22-023-00-00-064-000 as conveyed to Hiram College, now or formerly recorded in Volume 325, Page 147 of PCRD, being a southwesterly corner of the parcel herein described.

Thence North 00°08'04" West, along said easterly line of the said Hiram College Parcel and along the easterly lines of PPN 22-023-00-00-042-009 as conveyed to Hiram College, recorded in INST 200334944 and PPN 22-023-00-00-041-002 as conveyed to Applejack Development Company, LLC, recorded in INST 201812671 of PCRD, passing through a 7" x 10" stone monument with a chisled "+" found at 922.16 feet, a total distance of 2029.29 feet to a 1" iron pin found at the northeasterly corner thereof, being a southwesterly corner of PPN 20-017-00-00-006-004 as conveyed to Joel Leachko and Sally Leachko, Trustees, recorded in INST 201800496 of PCRD and a northwesterly corner of the parcel herein described.

Thence North 89°28'39" East, along a southerly line of said Leachko's land, 1202.26 feet to a 5/8" iron pin set at the northeasterly corner of the parcel herein described, referenced by a 3/4" iron pipe found north 8.98 feet and west 0.09 feet (North 00°35'00" West, 8.98 feet) therefrom.

Thence South 00°35'00" East, along a westerly line of said Leachko's land, the westerly line of PPN 20-024-00-00-005-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., as recorded in INST 202123759, Tract 1, a westerly line of PPN 20-024-00-00-006-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., recorded in INST 202123759, Tract 1 and the westerly line of PPN 20-024-00-00-004-000 as conveyed to Leta S. VanMetre, Jennifer L. Flower, Phyllis I. Mullett, Beverly A. Ellenberger-Brown, et al., recorded in INST 202123759, Tract 3 of PCRD, passing through a 5/8" iron pin set at 2865.58 feet a total distance of 2898.59 feet to the southwesterly corner thereof, on the centerline of the aforesaid State Route 305, being the southeasterly corner of the parcel herein described.

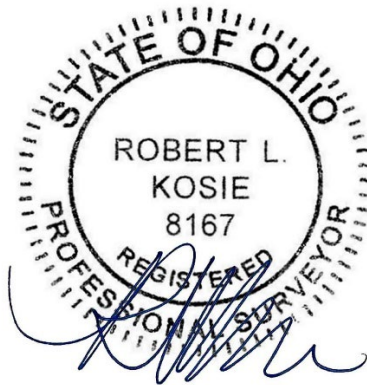
Thence South 87°28'52" West, along said centerline, a frontage distance of 623.70 feet to **The Principal Place of Beginning of this Survey** and containing 68.642 acres of land, of which, 0.473 acres are within the R/W of said State Route 305, leaving 68.169 acres of land exclusive of said R/W, surveyed in August of 2023 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

68.642 ACRE RESIDUAL PARCEL (continued)

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 20-024-00-00-003-000 as conveyed to BASP LLC, recorded in INST 202214299 of PCRD, after a 6.500 division of land therefrom. Known as being 7191 State Route 305.

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 *August 23rd, 2023*