

TRUE NORTH (Geodetic North)  
ODOT VRS and CORS GNSS Network  
NAD83 (2011), NAVD83, GRS80, Geoid18



GRAPHIC SCALE: 1 inch equals 200 feet

o -Denotes 5/8" (diameter) x 30" (long) iron (steel) pin  
(#6 rebar) with yellow plastic cap bearing "KOSIE P.S. 8167" set  
c -Denotes calculated and used 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 INS1 -Denotes instrument number  
DN -Denotes document number AFM -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"  
MS -Denotes "Municipal Street"  
LCRD -Denotes "Lake County Records and Deeds"  
LCER -Denotes "Lake County Engineer's Records"  
D&S -Denotes "Debevec and Salo" (see Notes)  
FE -"ForeSight Engineering" (see Notes)

#### LINE DATA

L1 - S 01°23'44" E, 50.00' d.&u.  
L2 - N 88°36'16" E, 120.00' d.&u.  
L3 - N 10°23'44" W, 25.00' d.&u.  
L4 - N 88°36'16" E, 234.73' C.L.  
L5 - 204.73' R/W d.&u.  
L6 - 100.00' p.&u.  
L7 - 200.23' c. (100.00' p.)  
L8 - 99.84' c. (100.00' p.)  
L9 - 100.17' c. (100.00' p.)  
L10 - 100.16' c. (100.00' p.)  
L11 - 180.77' c. (200.00' p./c.)  
L12 - 99.85' c. (100.00' p.)  
L13 - 400.22' c. (400.00' p./c.)  
L14 - 99.99' c. (100.00' p.)  
L15 - 100.03' c. (100.00' p.)  
L16 - 99.88' c. (100.00' p.)  
L17 - 99.93' c. (100.00' p.)  
L18 - 100.55' c. (100.00' p.)  
L19 - 368.22' c. (368.85' p./c.)

#### MONUMENT DATA

M1 1/2" iron pin fd. @ 30.15' from C.L. (MP, not on R/W) and used for property line (n/s)  
M2 1/2" iron pin fd. @ 29.56' from C.L. (not on R/W) and used for property line (n/s)  
M3 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M4 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.16' east of property line (n/s)  
M5 1/2" iron pin fd. @ 30.71' from C.L. (MP, not on R/W) and used for property line (n/s)  
M6 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M7 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M8 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M9 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M10 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M11 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M12 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)  
M13 5/8" iron pin with cap bearing "BENCHMARK 7094" fd. 0.38' east of property line (n/s)

#### PARCEL DATA

P1 PPN 02-A-004-0-00-009-0 Linda G. Crawford DN 2003R080476 564 East Main Street  
P2 PPN 02-A-004-0-00-013-0 Joseph P. Anderson DN 2018R029069 3940 Bates Road  
P3 PPN 02-A-007-G-00-015-0 Denise Marie Cherniackoff and David Cherniackoff DN 1999R028639 460 Hyder Drive  
P4 PPN 02-A-007-G-00-016-0 Michael E. Adler DN 2018R023030 472 Hyder Drive  
P5 PPN 02-A-007-G-00-017-0 Stephen Seuffer and Anne L. Seuffer DN 2003R008812 474 Hyder Drive  
P6 PPN 02-A-007-G-00-018-0 James H. Ferguson DN 2013R02238 486 Hyder Drive  
P7 PPN 02-A-007-G-00-019-0 Michael Spiller and Lisa Spiller DN 2021R042571 498 Hyder Drive  
P8 PPN 02-A-007-G-00-020-0 David R. Greene and Karen S. Greene DN 2021R042570 510 Hyder Drive  
P9 PPN 02-A-004-B-00-011-0 DN 2021R0010412 524 East Main Street

#### 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.

#### CONDITION, EASEMENT, RESTRICTION OR ENCUMBRANCE DISCLAIMER

No liability is assumed by D.B. Kosie & Associates, LLC for the existence of any Condition, Easement, Restriction or Encumbrance of record shown or not shown on this drawing, that which has not been recorded, nor any mistitling or malapropism. It is advised to contract a qualified Attorney who specializes in Property Law.

## PPN 02-A-004-0-00-001-0 BASP LLC

DEEDS OF RECORD:  
DN 2023R024968

554 East Main Street and 517 River Road

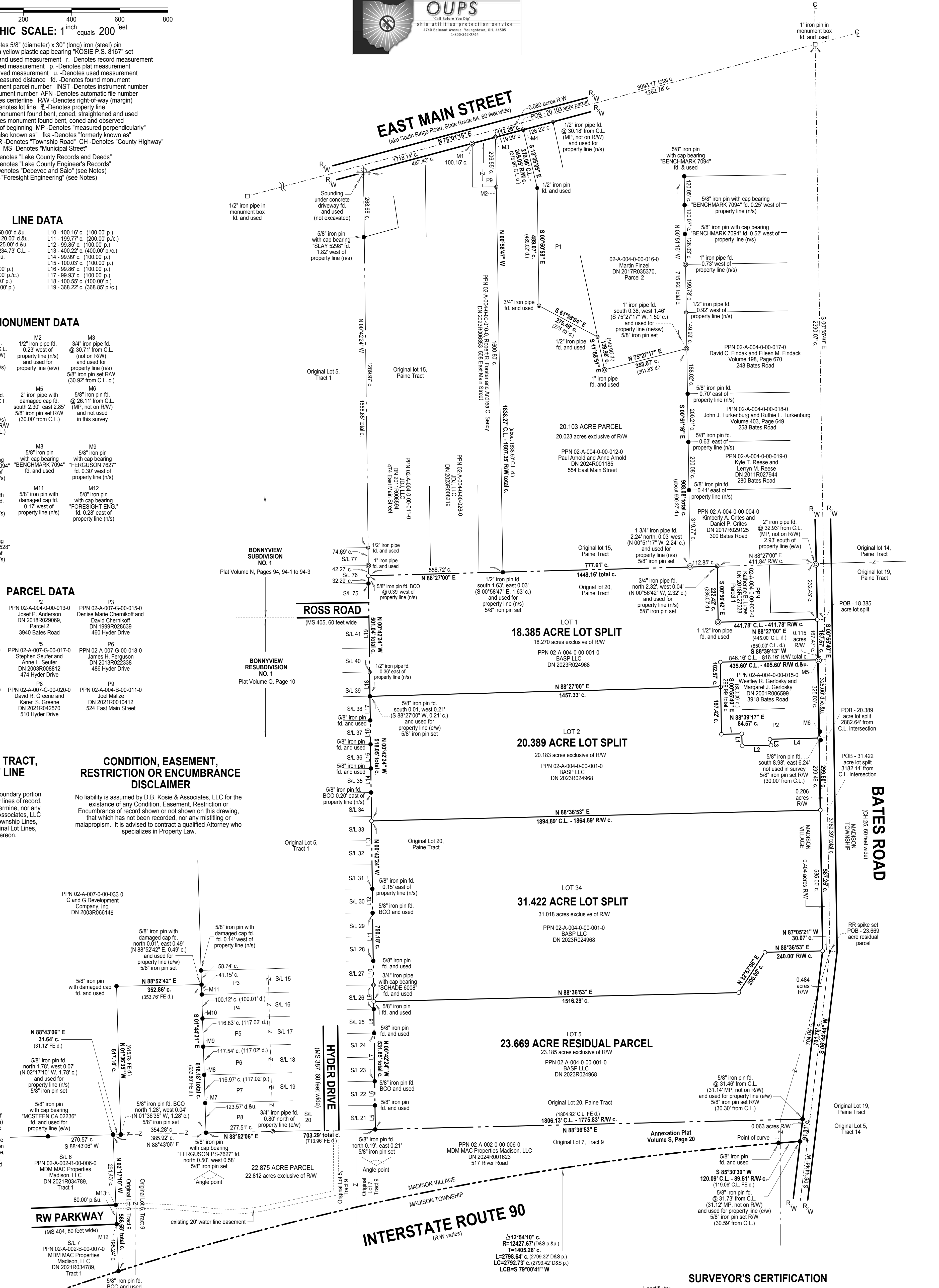


Situated in The	Month:	Page:
Village of Madison, County of Lake and State of Ohio and known as being part of Original Lots 19 and 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve.	February	ONE
Survey for:	Year:	of
BASP LLC	2024	ONE

Checked on February 16th, 2024 by RLK, MBL  
Revised March 16th, 2024

#### 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.



#### REFERENCES

"The undated surveys prepared by R.C. Dillworth, Registered Surveyor 4215, recorded in DN 2003R080476, DN 2017R029361 and DN 2018R027528 of LCRD.  
"The undated survey prepared by R.D. Green, Registered Surveyor 3257, recorded in DN 2017R035370, Parcel 2 of LCRD.  
"The undated survey prepared by Milton A. Boonhower, Registered Surveyor 4247, recorded in DN 2017R035370, Parcel 3 of LCRD.  
"The September 1961, Bonnyview Subdivision prepared by Debevec & Salo and Associates, Registered Surveyors 4514 and 4599, recorded in plat Volume N Page 94 of LCRD.  
"The January, 1997 survey prepared by Thomas M. Coffman, Registered Surveyor 6857, recorded in DN 2011R027944 of LCRD.  
"The June, 1998 survey of Sidley Business Park - Phase One prepared by Foresight Engineering, Steven N. Roessner, Professional Surveyor 7070, recorded in plat Volume 55, Page 16 of LCRD.  
"The undated survey prepared by Harry S. Jones, Jr., Registered Professional Surveyor 8343, Babcock, Jones and Associates, filed as 02-A-004-0-00-011-011.pdf in the LCR.  
"The September 12, 2006 survey prepared by Harry S. Jones, Jr., Registered Professional Surveyor 8343, Babcock, Jones and Associates, filed as 02-A-004-0-00-010-011.pdf in the LCR.  
"The June 7, 2007 survey prepared by Steven N. Roessner, Registered Professional Surveyor 7070, recorded in Volume 55 Page 16 of LCRD.  
"The August 17, 2007 survey prepared by James A. Ziembra Registered Professional Surveyor 7094, recorded in DN 2017R029125 of LCRD.  
"The October 28, 2020 survey prepared by James A. Ziembra, Registered Professional Surveyor 7094, filed as 02-A-007-G-00-019.pdf of LCRD.

#### ENGINEER'S APPROVAL

is on record at the Lake  
County Engineer's Office,  
Tax Map Department



#### 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), NAVD83, 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 15th day of February, 2024.  
For any conflict resulting from electronic certifications  
please refer to ORC Section 1306.06, Electronic record  
or signature satisfies legal requirements.



# DBK MAP 1334 2024





## **18.385 ACRE LOT SPLIT**

0.115 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-001-0, BASP LLC, Document Number (DN) 2023R024968 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve. and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of East Main Street (also known as South Ridge Road, State Route 84, 60 feet wide) and Bates Road (County Highway 25, 60 feet wide).

Thence South 00°55'40" East, along the centerline of said Bates Road, 2390.07 feet to the southeasterly corner of PPN 02-A-004-0-00-002-0 as conveyed to Katherine B. Lutes, recorded in DN 2018R027528, Parcel 1 of LCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°55'40" East, continuing along said centerline, a frontage distance of 167.57 feet to the northeasterly corner of PPN 02-A-004-0-00-015-0 as conveyed to Westley R. Gerlosky and Margaret J. Gerlosky, recorded in DN 2001R006599 of LCRD, being a southeasterly corner of the parcel herein described.

Thence South 88°39'13" West, along the northerly line of said Gerlosky's land, passing through a 5/8" iron pin set at 30.00 feet, a total distance of 435.60 feet to a to a 5/8" iron pin set at the northwesterly corner thereof.

Thence South 00°55'40" East, along the westerly line of said Gerlosky's land, 102.57 feet to a 5/8" iron pin set at a southeasterly corner of the parcel herein described.

18.385 ACRE LOT SPLIT (continued)

Thence South 88°27'00" West, along a southerly line of the parcel herein described, 1457.33 feet to a 5/8" iron pin set at the southwesterly corner thereof, at the southeasterly corner of Sublot 39 in Bonnyview Resubdivision No. 1 as recorded in Plat Volume Q, Page 10 of LCRD.

Thence North 00°42'24" West, along the easterly line of said Sublot 39 and along the easterly lines of Sublots 40 and 41 within said Bonnyview Resubdivision No. 1, along the easterly R/W of Ross Road (Municipal Street 405, 60 feet wide) and along the easterly line of Sublots 75 and 76 in Bonnyview Subdivision No. 1 as recorded in Plat Volume N, Pages 94, 94-1 to 94-3 of LCRD, a total distance of 501.04 feet to a 5/8" iron pin set at the southwesterly corner of PPN 02-A-004-0-00-011-0 as conveyed to JDJ, LLC, recorded in DN 2011R006594 of LCRD, being the northwesterly corner of the parcel herein described.

Thence North 88°27'00" East, along the southerly line of the said JDJ, LLC parcel, along the southerly line of PPN 02-A-004-0-00-026-0 as conveyed to JDJ, LLC, recorded in DN 2023R008219, along a southerly line of PPN 02-A-004-0-00-010-0 as conveyed to Robert R. Forster and Andrea C. Sency, recorded in DN 2023R006353, along the southerly line of PPN 02-A-004-0-00-012-0 as conveyed to Paul Arnold and Anne Arnold, recorded in DN 2024R001185, and along the southerly line of PPN 02-A-004-0-00-004-0 as conveyed to Kimberly A. Crites and Daniel P. Crites, recorded in DN 2017R029125 of LCRD, passing through a 5/8" iron pin set at 558.72 feet, a 5/8" iron pin set at 1336.33 feet, a total distance of 1449.16 feet to a 5/8" iron pin set at the northwesterly corner of the aforesaid Katherine B. Lutes parcel (PPN 02-A-004-0-00-002-0), being a northeasterly corner of the parcel herein described and referenced by a 3/4" iron pipe found north 2.32 feet and west 0.04 feet (North 00°56'42" West, 2.32 feet) therefrom.

Thence South 00°56'42" East, along the westerly line of said Lutes' land, 232.42 feet to a 1 1/2" iron pipe found at the southwesterly corner thereof.

Thence North 88°27'00" East, along the southerly line of said Lutes' land, passing through a 5/8" iron pin set at 411.78 feet, a total distance of 441.78 feet to **The Principal Place of Beginning of this Survey** and containing 18.385 acres of land, of which, 0.115 acres are within the R/W of said Bates Road, leaving 18.270 acres of land exclusive of said R/W, surveyed in February of 2024 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

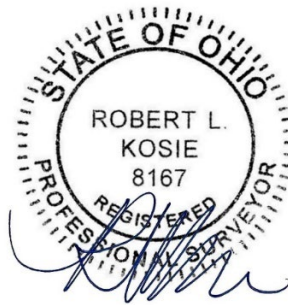
18.385 ACRE LOT SPLIT (continued)

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 18.385 acres of land from PPN 02-A-004-0-00-001-0 as conveyed to BASP LLC, recorded in DN 2023R024968 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".

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**



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

February 16th,  
2024



## **20.389 ACRE LOT SPLIT**

**0.206 acres Right of Way (R/W)**

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-001-0, BASP LLC, Document Number (DN) 2023R024968 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve. and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of East Main Street (also known as South Ridge Road, State Route 84, 60 feet wide) and Bates Road (County Highway 25, 60 feet wide).

Thence South 00°55'40" East, along the centerline of said Bates Road, 2882.64 feet to the southeasterly corner of PPN 02-A-004-0-00-013-0 as conveyed to Josef P. Anderson, recorded in DN 2018R029069, Parcel 2 of LCRD, being a northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey.**

Thence South 00°55'40" East, continuing along said centerline, a frontage distance of 299.50 feet to the southeasterly corner of the parcel herein described.

Thence South 88°36'53" 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 1894.89 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of Sublot 33 in Bonnyview Resubdivision No. 1 as recorded in Plat Volume Q, Page 10 of LCRD.

Thence North 00°42'24" West, along the easterly line of said Sublot 33 and along the easterly lines of Sublots 34 to 38 within said Bonnyview Resubdivision No. 1, passing through 5/8" iron pins found at 218.24 feet, 318.27 feet and 418.12 feet, a total distance of 518.05 feet to a 5/8" iron pin set at the northeasterly corner thereof, being a northwesterly corner of the parcel herein described.

Thence North 88°27'00" East, along a northerly line of the parcel herein described, 1457.33 feet to a 5/8" iron pin set on the westerly line of PPN 02-A-004-0-00-015-0 as conveyed to Westley R. Gerlosky and Margaret J. Gerlosky recorded in DN 2001R006599 of LCRD,

20.389 ACRE LOT SPLIT (continued)

being a northeasterly corner of the parcel herein described.

Thence South 00°55'40" East, along said westerly line of Gerlosky's land and along a westerly line of the aforesaid Josef P. Anderson parcel (PPN 02-A-004-0-00-013-0), a total distance of 197.42 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 88°39'17" East, along a southerly line of said Anderson's land, 84.57 feet to a 5/8" iron pin set at a northeasterly corner of the parcel herein described.

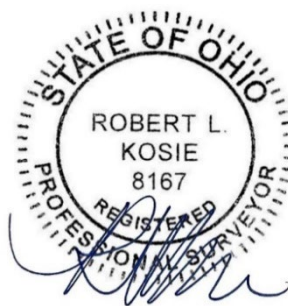
Thence South 01°23'44" East, along a westerly line of said Anderson's land, 50.00 feet to a 5/8" iron pin set at a southwesterly corner thereof.

Thence North 88°36'16" East, along a southerly line of said Anderson's land, 120.00 feet to a 5/8" iron pin set at a southeasterly corner thereof.

Thence North 10°23'44" West, along an easterly line of said Anderson's land, 25.00 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.

Thence North 88°36'16" East, along a southerly line of said Anderson's land, passing through a 5/8" iron pin set at 204.73 feet, a total distance of 234.73 feet to **The Principal Place of Beginning of this Survey** and containing 20.389 acres of land, of which, 0.206 acres are within the R/W of said Bates Road leaving 20.183 acres of land exclusive of said R/W, surveyed in February of 2024 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 20.389 acres of land from PPN 02-A-004-0-00-001-0 as conveyed to BASP LLC, recorded in DN 2023R024968 of ACRD. 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 16th,  
2024

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**



## **23.669 ACRE RESIDUAL PARCEL**

0.484 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-001-0, BASP LLC, Document Number (DN) 2023R024968 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lots 19 and 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve. and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of East Main Street (also known as South Ridge Road, State Route 84, 60 feet wide) and Bates Road (County Highway 25, 60 feet wide).

Thence South 00°55'40" East, along the centerline of said Bates Road, 3769.39 feet to a railroad spike set at an angle point therein, being the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey**

Thence South 06°44'44" West, continuing along said centerline, a frontage distance of 701.76 feet to the northeasterly corner of PPN 02-A-002-0-00-006-0 as conveyed to MDM MAC Properties Madison, LLC, recorded in DN 2024R001623 of LCRD, being the southeasterly corner of the parcel herein described.

Thence South 88°36'53" West, along a northerly line of the said MDM MAC Properties Madison, LLC parcel, passing through a 5/8" iron pin set at 30.30 feet, a 5/8" iron pin found at 31.46 feet, a total distance of 1806.13 feet to a 5/8" iron pin set at the southeasterly corner of Sublot 21 in Bonnyview Resubdivision No. 1 as recorded in Plat Volume Q, Page 10 of LCRD, being the southwesterly corner of the parcel herein described.

Thence North 00°42'24" West, along the easterly line of said Sublot 21 and along the easterly lines of Sublots 22 to 26 within said Bonnyview Resubdivision No. 1, passing through a 5/8" iron pin found at 100.00 feet, a 5/8" iron pin found bent, coned and observed at 200.02 feet, 5/8" iron pins found at 400.25 feet and 500.09 feet, a total distance of 531.85 feet to a 5/8" iron pin set at a northwesterly corner of the parcel herein described.



23.669 ACRE RESIDUAL PARCEL (continued)

Thence North 88°36'53" East, along a northerly line of the parcel herein described, 1516.29 feet to a 5/8" iron pin set at an angle point therein.

Thence North 32°57'08" East, along a northwesterly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at an angle point therein, being a northwesterly corner of the parcel herein described.

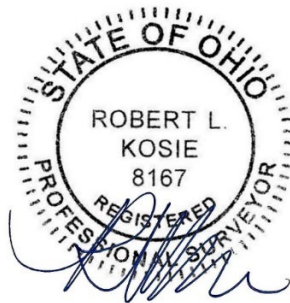
Thence North 88°36'53" East, along a northerly line of the parcel herein described, 240.00 feet to a 5/8" iron pin set at an angle point therein, at an angle point on the westerly R/W of the aforesaid Bates Road.

Thence South 87°05'21" East, along a northerly line of the parcel herein described, 30.07 feet to **The Principal Place of Beginning of this Survey** and containing 23.669 acres of land, of which, 0.484 acres are within the R/W of said Bates Road, leaving 23.185 acres of land exclusive of said R/W, surveyed in February of 2024 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 23.669 acres of land remaining in PPN 02-A-004-0-00-001-0 as conveyed to BASP LLC, recorded in DN 2023R024968 of ACRD after a 18.385 acre division, a 20.389 acre division, a 9.790 acre division and a 21.632 acre division therefrom.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).



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

February 16th,  
2024

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**





### **31.422 ACRE LOT SPLIT**

0.404 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-001-0, BASP LLC, Document Number (DN) 2023R024968 of Lake County Records and Deeds (LCRD).

Situated in the Village of Madison, County of Lake and State of Ohio and known as being part of Original Lot 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve. and bounded and described as follows:

Commencing at a 1" iron pin in a monument box found at the centerline intersection of East Main Street (also known as South Ridge Road, State Route 84, 60 feet wide) and Bates Road (County Highway 25, 60 feet wide).

Thence South 00°55'40" East, along the centerline of said Bates Road, 2882.64 feet to a southeasterly corner of PPN 02-A-004-0-00-013-0 as conveyed to Josef P. Anderson, recorded in DN 2018R029069, Parcel 2 of LCRD.

Thence South 00°55'40" East, continuing along said centerline, 299.50 feet to the northeasterly corner of the parcel herein described and **The Principal Place of Beginning of this Survey** and located South 00°55'40" East, a total distance of 3182.14 feet from the aforesaid centerline intersection.

Thence South 00°55'40" East, continuing along said centerline, a frontage distance of 587.25 feet to a railroad spike set at an angle point therein, at a southeasterly corner of the parcel herein described.

Thence North 87°05'21" West, along a southerly line of the parcel herein described, 30.07 feet to a 5/8" iron pin set at an angle point therein, at an angle point on the westerly R/W of said Bates Road.

Thence South 88°36'53" West, along a southerly line of the parcel herein described, 240.00 feet to a 5/8" iron pin set at an angle point therein.

Thence South 32°57'08" West, along the southeasterly line of the parcel herein described, 200.00 feet to a 5/8" iron pin set at an angle point therein and a southeasterly corner of the parcel herein described.

31.422 ACRE LOT SPLIT (continued)

Thence South 88°36'53" West, along a southerly line of the parcel herein described, 1516.29 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of Sublot 26 in Bonnyview Resubdivision No. 1 as recorded in Plat Volume Q, Page 10 of LCRD.

Thence North 00°42'24" West, along the easterly line of said Sublot 26 and along the easterly lines of Sublots 27 to 33 within said Bonnyview Resubdivision No. 1, passing through a 3/4" iron pipe with cap bearing "SCHADE 6008" found at 68.40 feet, a 5/8" iron pin found at 168.56 feet and a 5/8" iron pin found bent, coned and observed at 368.34 feet, a total distance of 750.18 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

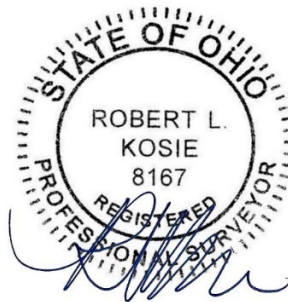
Thence North 88°36'53" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1864.89 feet, a total distance of 1894.89 feet to **The Principal Place of Beginning of this Survey** and containing 31.422 acres of land, of which, 0.404 acres are within the R/W of said Bates Road, leaving 31.018 acres of land exclusive of said R/W, surveyed in March of 2024 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 31.422 acres of land from PPN 02-A-004-0-00-001-0 as conveyed to BASP LLC, recorded in DN 2023R024968 of ACRD.

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".

All railroad spikes shown herein noted as being M&B (M and B Railroad LLC) type - 4" high carbon steel railroad rail spike(s).

**PRE-APPROVED**  
**Lake County Engineer**  
**Tax Map Department**



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

March 17th, 2024