

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. - 204.73' R/W d.&u.  
L5 - 100.00' p.&u.  
L6 - 100.02' c. (100.00' p.)  
L7 - 200.23' c. (200.00' p.c.)  
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" iron pin fd. @ 30.15' from C.L. (MP, not on R/W) and used for property line (n/s)  
M2 1/2" iron pipe fd. @ 30.71' west of property line (n/s) and used for property line (e/w)  
M3 3/4" iron pipe fd. @ 30.71' from C.L. (not on R/W) and used for property line (n/s)  
M4 1/2" iron pipe fd. @ 29.56' from C.L. (not on R/W) and used for property line (n/s)  
M5 2" iron pipe with damaged cap fd. south 2.30' east 2.85' (30.00' from C.L.)  
M6 5/8" iron pin fd. @ 26.11' from C.L. (MP, not on R/W) and used in this survey  
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 "FERGUSON 7627" fd. 0.30' west of property line (n/s)  
M10 5/8" iron pin with damaged cap fd. 0.15' west of property line (n/s)  
M11 5/8" iron pin with damaged cap fd. 0.17' west of property line (n/s)  
M12 5/8" iron pin with cap bearing "FORESIGHT ENG." fd. 0.28' east of property line (n/s)  
M13 5/8" iron pin with cap bearing "BABCOCK PS 6528" fd. 0.16' 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 Josef P. Anderson DN 2018R029069 Parcel 2 3940 Bates Road  
P3 PPN 02-A-007-G-00-015-0 Denise Marie Chienkoff and David Chienkoff DN 1998R028639 460 Hyder Drive  
P4 PPN 02-A-007-G-00-016-0 Michael E. Adler DN 2016R020300, Parcel 2 472 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 2013R022338 486 Hyder Drive  
P7 PPN 02-A-007-G-00-019-0 Michael Spallier and Lisa Spallier 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-004-0-00-029-0 BASP LLC

DEEDS OF RECORD:  
DN 2024R005345

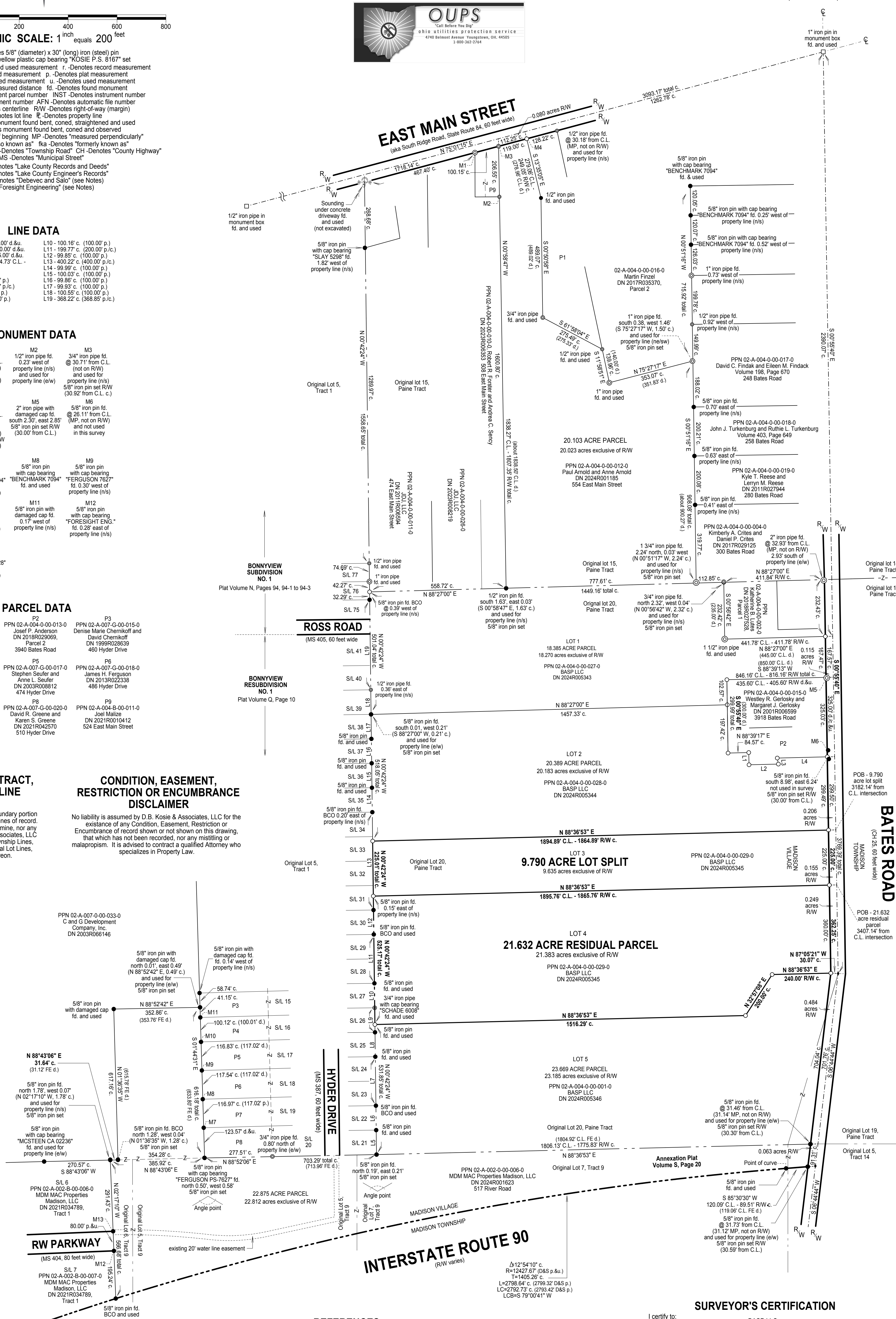


Situated in The	Month:	Page:
Village of Madison, County of Lake and State of Ohio and known as being part of Original Lots 19 and 20, in Paine Tract, within said Village and Township 11N Range 6W in the Connecticut Western Reserve.	March	ONE
Survey for:	Year:	of
BASP LLC	2024	ONE

Checked on March 25th, 2024 by RLK, MBL

#### 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 LC.RD.  
\*The undated survey prepared by R.D. Green, Registered Surveyor 3257, recorded in DN 2017R035370, Parcel 2 of LC.RD.  
\*The undated survey prepared by Milton A. Boomhower, Registered Surveyor 4247, recorded in DN 2017R035370, Parcel 3 of LC.RD.  
\*The September 1961, Bonnyview Subdivision prepared by Debevec & Salo and Associates, Registered Surveyors 4514 and 4599, recorded in plat Volume N Page 94 of LC.RD.  
\*The January, 1997 survey prepared by Thomas M. Coffman, Registered Surveyor 6857, recorded in DN 2011R027944 of LC.RD.  
\*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 and DN 1998R060474 of LC.RD (et al.).  
\*The January, 2005 Huntington Woods Subdivision No. 3 prepared by Richard A. Thompson, Jr., Registered Professional Surveyor 7388, recorded in plat Volume 55, Page 28 of LC.RD.  
\*The June 22, 2005 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 LC.RD.  
\*The September 12, 2006 survey prepared by Harry S. Jones, Jr., Registered Professional Surveyor 7070, recorded in Volume 55 Page 16 of LC.RD.  
\*The August 17, 2007 survey prepared by James A. Ziembra Registered Professional Surveyor 7094, recorded in DN 2017R029125 of LC.RD.  
\*The October 28, 2020 survey prepared by James A. Ziembra, Registered Professional Surveyor 7094, filed as 02-A-007-G-00-019.pdf of LC.RD.

#### 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 23rd day of March, 2024.  
For any conflict resulting from electronic certifications please refer to ORC Section 1306.06, Electronic record or signature satisfies legal requirements.



# DBK MAP 1338 2024





## **9.790 ACRE LOT SPLIT**

0.155 acres Right of Way (R/W)

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-029-0, BASP LLC, Document Number (DN) 2024R005345 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, 3182.14 feet to the southeasterly corner of PPN 02-A-004-0-00-028-0 as conveyed to BASP LLC, recorded in DN 2024R005344 of LCRD, being the 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 225.00 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 1895.76 feet to a 5/8" iron pin set at the southwesterly corner thereof, on the easterly line of Sublot 31 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 31 and along the easterly lines of Sublots 32 and 33 within said Bonnyview Resubdivision No. 1, 225.01 feet to a 5/8" iron pin set at the southwesterly corner of the aforesaid BASP

9.790 ACRE LOT SPLIT (continued)

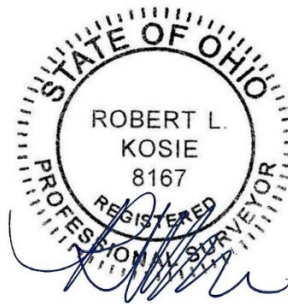
LLC parcel (PPN 02-A-004-0-00-028-0), being the northwesterly corner of the parcel herein described.

Thence North 88°36'53" East, along the southerly line of the said BASP LLC parcel, 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 9.790 acres of land, of which, 0.155 acres are within the R/W of said Bates Road, leaving 9.635 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 9.790 acres of land from PPN 02-A-004-0-00-029-0 as conveyed to BASP LLC, recorded in DN 2024R005345 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".

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



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

March 26th, 2024



## **21.632 ACRE LOT SPLIT**

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

Deed of Record: Permanent Parcel Number (PPN) 02-A-004-0-00-029-0, BASP LLC, Document Number (DN) 2024R005345 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, 3182.14 feet to the southeasterly corner of PPN 02-A-004-0-00-028-0 as conveyed to BASP LLC, recorded in DN 2024R005344 of LCRD.

Thence South 00°55'40" East, continuing along said centerline, 225.00 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 3407.14 feet from the aforesaid centerline intersection.

Thence South 00°55'40" East, continuing along said centerline, a frontage distance of 362.25 feet to a railroad spike set at an angle point therein, at a northeasterly corner of PPN 02-A-004-0-00-001-0 as conveyed to BASP LLC, recorded in DN 2024R005346 of LCRD, being a southeasterly corner of the parcel herein described.

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

Thence South 88°36'53" West, along a northerly line of the said BASP LLC parcel, 240.00 feet to a 5/8" iron pin set at an angle point therein, at a northwesterly corner thereof.

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

21.632 ACRE LOT SPLIT (continued)

Thence South 88°36'53" West, along a northerly line of the said BASP LLC parcel, 1516.29 feet to a 5/8" iron pin set at a northwesterly 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 31 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 525.17 feet to a 5/8" iron pin set at the northwesterly corner of the parcel herein described.

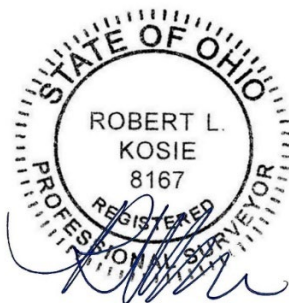
Thence North 88°36'53" East, along the northerly line of the parcel herein described, passing through a 5/8" iron pin set at 1865.76 feet a total distance of 1895.76 feet to **The Principal Place of Beginning of this Survey** and containing 21.632 acres of land, of which, 0.249 acres are within the R/W of said Bates Road, leaving 21.383 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 21.632 acres of land from PPN 02-A-004-0-00-029-0 as conveyed to BASP LLC, recorded in DN 2024R005345 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 26th, 2024