

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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1. SOUTH 54 DEGREES 03 MINUTES 00 SECONDS WEST 184.35 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);
2. SOUTH 76 DEGREES 26 MINUTES 00 SECONDS WEST 54.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

THENCE LEAVING THE SAID NORTH LINE OF THE CANAL LANDS AND TRAVERSING THROUGH THE SAID CANAL LANDS WITH THE EAST LINE OF A PORTION OF THE CANAL LANDS PREVIOUSLY CONVEYED TO CAROL HATFIELD BY GOVERNOR'S DEED RECORDED IN O.R. VOLUME 1729, PAGE 885, SOUTH 15 DEGREES 43 MINUTES 00 SECONDS EAST 122.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) ON THE SOUTH LINE OF THE SAID CANAL LANDS, SAID IRON PIN BEING SOUTH 13 DEGREES 34 MINUTES 02 SECONDS EAST 2.34 FEET FROM AN EXISTING CANAL MONUMENT, SAID IRON PIN ALSO BEING SOUTH 77 DEGREES 10 MINUTES 20 SECONDS WEST 70.19 FEET FROM AN EXISTING CANAL MONUMENT;

THENCE LEAVING THE SAID SOUTH LINE OF THE CANAL LANDS AND WITH THE WEST LINE OF A PARCEL CONVEYED TO GEORGE DAVID SCHWEITZER, TRUSTEE AND WANDA J. SCHWEITZER, TRUSTEE IN DEED VOLUME 1149, PAGE 622, SOUTH 06 DEGREES 32 MINUTES 27 SECONDS EAST 801.45 FEET TO A POINT IN THE CENTER OF WAKATOMIKA CREEK, PASSING IRON PINS SET AT 125.60 FEET AND AT 741.45 FEET;

THENCE WITH THE CENTER OF THE SAID CREEK (AS PREVIOUSLY SURVEYED BY R.M. GRAVES IN 1993) AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO TIMOTHY P. SHUPERT, MEGAN SHUPERT, MATTHEW C. SHUPERT, ALLISON SHUPERT, JOHN R. SHUPERT AND NANCY SHUPERT IN O.R. VOLUME 2888, PAGE 768 THE FOLLOWING NINE COURSES AND DISTANCES:

1. SOUTH 85 DEGREES 36 MINUTES 47 SECONDS WEST 171.39 FEET TO A POINT, SAID POINT BEING NORTH 05 DEGREES 34 MINUTES 05 SECONDS EAST 49.53 FEET FORM AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP, 1.25 FEET TALL AND LEANING);
2. NORTH 77 DEGREES 22 MINUTES 30 SECONDS WEST 361.72 FEET TO A POINT, SAID POINT BEING NORTH 20 DEGREES 02 MINUTES 41 SECONDS EAST 45.14 FEET FORM AN EXISTING IRON PIN (5/8 INCH REBAR, 1.5 FEET DEEP);
3. NORTH 53 DEGREES 36 MINUTES 33 SECONDS WEST 570.10 FEET TO A POINT, SAID POINT BEING NORTH 19 DEGREES 50 MINUTES 04 SECONDS EAST 51.77 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP);
4. NORTH 60 DEGREES 47 MINUTES 44 SECONDS WEST 176.09 FEET TO A POINT, SAID POINT BEING NORTH 20 DEGREES 03 MINUTES 52 SECONDS EAST 54.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR WITH GRAVES CAP);
5. NORTH 74 DEGREES 49 MINUTES 05 SECONDS WEST 158.41 FEET TO A POINT;
6. SOUTH 52 DEGREES 39 MINUTES 24 SECONDS WEST 318.08 FEET TO A POINT;
7. NORTH 79 DEGREES 23 MINUTES 03 SECONDS WEST 621.99 FEET TO A POINT;
8. SOUTH 37 DEGREES 37 MINUTES 51 SECONDS WEST 254.79 FEET TO A POINT, SAID POINT BEING NORTH 10 DEGREES 01 MINUTES 05 SECONDS WEST 35.00 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);
9. SOUTH 82 DEGREES 04 MINUTES 17 SECONDS WEST 52.74 FEET TO THE **PLACE OF BEGINNING.**

CONTAINING 27.254 ACRES TOTAL, WITH 9.553 ACRES IN LOT 11 AND 17.701 ACRES IN LOT 12 AND BEING ALL OF AUDITORS PARCEL NUMBERS 10-08-51-32-000 (ALL - 12.544 ACRES), 10-08-51-34-000 (ALL - 2.985 ACRES), 10-08-51-37-000 (ALL - 8.308 ACRES), AND 10-08-51-38-000 (ALL - 3.417 ACRES). SUBJECT TO ALL APPLICABLE EASEMENTS.

ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).

BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

I, MICHAEL D. NICHOLS, PS 6923, HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 30TH DAY OF OCTOBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 24TH DAY OF OCTOBER 2024.



DESCRIPTION
APPROVED

By: