

20-80-32-09-000 A

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE LEAVING THE LOW WATER MARK AND WITH THE NORTH LINE OF THE SAID BURKE PARCEL, SOUTH 58 DEGREES 25 MINUTES 28 SECONDS WEST 166.59 FEET TO AN IRON PIN SET, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 58.17 FEET;

THENCE WITH THE WEST LINE OF THE SAID BURKE PARCEL, SOUTH 21 DEGREES 18 MINUTES 20 SECONDS EAST 98.92 FEET TO A POINT ON THE NORTHERN LINE OF A PARCEL CONVEYED TO JANET F. DUNNING IN DEED VOLUME 1151, PAGE 80, SAID POINT BEING NORTH 35 DEGREES 27 MINUTES 13 SECONDS EAST 6.34 FEET FROM AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE WITH THE NORTHERN LINE OF THE SAID DUNNING PARCEL, SOUTH 58 DEGREES 22 MINUTES 51 SECONDS WEST 437.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE ABOVE SAID EASTERN LINE OF THE CEDAR RUN, INC. PARCEL, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 50.82 FEET;

THENCE LEAVING THE SAID DUNNING NORTH LINE AND WITH THE SAID CEDAR RUN INC. EASTERN LINE, NORTH 32 DEGREES 11 MINUTES 18 SECONDS WEST 704.12 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 8.910 ACRES TOTAL, WITH 0.814 ACRES IN RAILROAD RIGHT OF WAY AND 0.302 ACRES IN COUNTY ROAD RIGHT OF WAY. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF OLD RIVER ROAD (COUNTY ROAD 6), A 50 FEET WIDE RAILROAD RIGHT OF WAY AS RECORDED IN DEED VOLUME 83, PAGE 74 AND ALL OTHER APPLICABLE EASEMENTS.

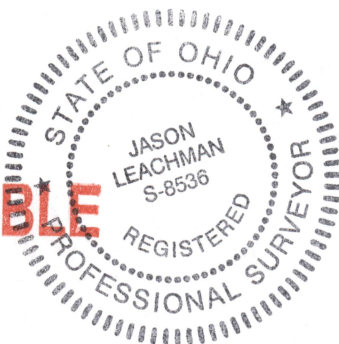
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

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

I, JASON LEACHMAN (PS 8536), HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE SURVEY AND DESCRIPTION TO BE CORRECT AS PREPARED BY ME, THIS 15TH DAY OF APRIL, 2021, FROM A FIELD SURVEY COMPLETED BY ME ON THE 8TH DAY OF APRIL, 2021.

OFFICE COPY

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: Jason Leachman