

THENCE, LEAVING "ROSE HILL CEMETERY ASSOCIATION" PROPERTY, N 16° 41' 45" E 215.00 FEET, IN THE BOUNDARY OF THE PROPERTY OF THOMAS E. STEEN OF OFFICIAL RECORD BOOK 3030, PAGE 419, TO AN EXISTING IRON PIN (5/8 INCH STEEL ROD WITH A PLASTIC IDENTIFICATION CAP MARKED "BASELINE SURVEYING");

THENCE S 73° 18' 15" E 472.89 FEET, IN SAID "STEEN" BOUNDARY, TO A "POINT" IN THE CENTERLINE OF "COUNTY ROAD #696" AND THE "PRINCIPAL PLACE OF BEGINNING" OF THIS "2.166 ACRES PARCEL", PASSING AN IRON PIN SET AT 322.19 FEET AND PASSING AN EXISTING IRON PIN (5/8 INCH STEEL ROD WITH A PLASTIC IDENTIFICATION CAP MARKED "BASELINE SURVEYING") IN THE WEST RIGHT OF WAY LINE OF "COUNTY ROAD #696" AT 442.19 FEET.

THE PARCEL AS DESCRIBED CONTAINS 2.166 ACRES, MORE OR LESS, SUBJECT TO ALL LEGAL HIGHWAYS, ALL EASEMENTS AND ALL RESTRICTIONS OF RECORD.

ALL BEARINGS IN THE ABOVE DESCRIBED PARCEL ARE BASED ON THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION #27 AS BEING N 86° 42' 18" W. ALL BEARINGS DESCRIBED HEREIN ARE TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.

THE ABOVE DESCRIPTION IS BASED ON A FIELD SURVEY PERFORMED BY OR UNDER THE DIRECT SUPERVISION OF WAYNE A. KNISLEY, OHIO PROFESSIONAL SURVEYOR #7231, ON DECEMBER 20, 2021.

ALL IRON PINS SET ARE 5/8 INCH BY 30 INCH STEEL RODS WITH PLASTIC IDENTIFICATION CAPS MARKED "KNISLEY 7231".

THE RIGHT OF WAY WIDTH OF "COUNTY ROAD #696" IS 60.00 FEET.

OFFICE COPY

NOT RECORDABLE

WAYNE A. KNISLEY

OHIO P.S. # 7231

3284 TOWNSHIP ROAD #121 NW
SOMERSET, OHIO 43783

PH: (740) 743-2201 CELL: (740) 605-0002

DATE: DECEMBER 20, 2021

DESCRIPTION

APPROVED

By: W. A. Knisley

