

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE LEAVING THE SAID NORTH LINE OF MILITARY LOT 15 AND WITH THE WEST AND SOUTH LINES OF THE SAID TAYLOR AND HATFIELD PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. SOUTH 04 DEGREES 15 MINUTES 12 SECONDS WEST 294.08 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR – BENT), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BROKEN CAP) AT 18.00 FEET;
2. NORTH 87 DEGREES 25 MINUTES 55 SECONDS EAST 332.20 FEET TO A POINT ON THE EAST LINE OF MILITARY LOT 15 IN LEACHMAN ROAD, PASSING AN IRON PIN SET AT 302.20 FEET;

THENCE WITH THE SAID EAST LINE OF MILITARY LOT 15 (WEST LINE OF A PARCEL CONVEYED TO JUSTIN AND ELLEN REED IN O.R. VOLUME 2275, PAGE 329), SOUTH 02 DEGREES 24 MINUTES 58 SECONDS WEST 669.62 FEET TO A POINT IN LEACHMAN ROAD;

THENCE LEAVING THE SAID EAST LINE OF MILITARY LOT 15 AND TRAVERSING THROUGH THE ABOVE SAID ROBERT W. TAYLOR PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 88 DEGREES 28 MINUTES 40 SECONDS WEST 846.50 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;
2. SOUTH 01 DEGREES 31 MINUTES 20 SECONDS WEST 273.56 FEET TO AN IRON PIN SET;
3. NORTH 88 DEGREES 28 MINUTES 40 SECONDS EAST 844.12 FEET TO A POINT ON THE EAST LINE OF THE SAID MILITARY LOT 15 IN LEACHMAN ROAD, PASSING AN IRON PIN SET AT 821.24 FEET;

THENCE WITH THE EAST LINE OF THE SAID MILITARY LOT 15 (WEST LINE OF THE ABOVE SAID REED PARCEL), SOUTH 02 DEGREES 24 MINUTES 58 SECONDS WEST 693.49 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 157.835 ACRES TOTAL, WITH 147.161 ACRES FROM PARCEL NUMBER 56-60-01-14-000 (PART) (99.998 ACRES IN MILITARY LOT 15 AND 47.163 ACRES IN MILITARY LOT 16), 0.512 ACRES FROM PARCEL NUMBER 56-60-01-13-000 (ALL) AND 10.162 ACRES FROM PARCEL NUMBER 56-50-01-45-000 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF LEACHMAN ROAD (COUNTY ROAD 182) AND NEW HOPE ROAD (COUNTY ROAD 19) AND ALL OTHER 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, 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 3RD DAY OF SEPTEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 3RD DAY OF SEPTEMBER 2024.

OFFICE COPY
NOT RECORDABLE

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

STATE OF OHIO
JASON LEACHMAN
S-8536
REGISTERED
PROFESSIONAL SURVEYOR

DESCRIPTION
APPROVED
By: 9/13/24