

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE LEAVING THE SAID LOT LINE AND TRAVERSING INTO THE SAID LOT 2 OF C.A. COYLE'S SUBDIVISION (THE NORTH LINE OF THE SAID SKY DOROSTI DENTAL LLC PARCEL), SOUTH 44 DEGREES 11 MINUTES 13 SECONDS WEST 35.16 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);

THENCE CONTINUING THROUGH THE SAID LOT 2 AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO RASHELL L. AND ALAN MELVILLE IN O.R. VOLUME 2878, PAGE 904, SOUTH 44 DEGREES 01 MINUTES 32 SECONDS WEST 35.10 FEET TO AN IRON PIN SET ON THE EAST LINE OF LOT 3 (WEST LINE OF LOT 2) OF C.A. COYLE'S SUBDIVISION;

THENCE WITH THE WEST LINE OF THE SAID LOT 2, AS CONVEYED TO RASHELL L. AND ALAN MELVILLE IN O.R. VOLUME 2878, PAGE 904, SOUTH 42 DEGREES 34 MINUTES 33 SECONDS EAST, PASSING AN IRON PIN SET AT 236.11 FEET, A TOTAL DISTANCE OF 240.11 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 1.049 ACRES TOTAL, WITH 0.386 ACRES IN AUDITOR'S PARCEL NUMBER 62-70-07-06-000, 0.028 ACRES IN AUDITOR'S PARCEL NUMBER 62-70-07-07-000, 0.357 ACRES IN AUDITOR'S PARCEL NUMBER 62-70-07-08-000 AND 0.278 ACRES IN AUDITOR'S PARCEL NUMBER 62-70-07-25-001. 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 10TH DAY OF MAY 2022, FROM A FIELD SURVEY COMPLETED ON THE 25TH DAY OF APRIL 2022.

OFFICE COPY

NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION
APPROVED**

By: JMB 5/17/2022