

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Telephone (740) 453-4850
Email: bei@rrohio.com

THENCE LEAVING THE SAID APPERSON LINE AND WITH THE NORTH LINE OF A PARCEL CONVEYED TO STEPHANIE K. SWONGER (O.R. VOLUME 1528, PAGE 1), SOUTH 66 DEGREES 31 MINUTES 13 SECONDS WEST, PASSING AN IRON PIN SET AT 21.88 FEET, A TOTAL DISTANCE OF 1179.50 FEET TO AN IRON PIN SET AT THE NORTHWEST CORNER OF THE SAID SWONGER PARCEL;

THENCE LEAVING THE SAID SWONGER LINE AND WITH THE EAST LINE OF A PARCEL CONVEYED TO JAMES E. HARRIS AND MARY K. HARRIS, TRUSTEES (O.R. VOLUME 3180, PAGE 344), NORTH 03 DEGREES 18 MINUTES 25 SECONDS EAST 387.51 FEET TO AN IRON PIN SET;

THENCE WITH THE NORTH LINE OF THE SAID HARRIS PARCEL, NORTH 86 DEGREES 50 MINUTES 20 SECONDS WEST 718.62 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP);

THENCE LEAVING THE SAID HARRIS LINE AND WITH THE EAST LINE OF PARCELS CONVEYED TO HENRY T. BLACKSTONE AND MELISSA S. BLACKSTONE (O.R. VOLUME 2901, PAGE 41 AND O.R. VOLUME 2834, PAGE 159), NORTH 00 DEGREES 32 MINUTES 37 SECONDS WEST, PASSING EXISTING IRON PINS (5/8 INCH REBAR) AT 45.38 FEET AND AT 635.64 FEET, A TOTAL DISTANCE OF 678.20 FEET TO A POINT IN THE CENTER OF SOUTH LEEDOM ROAD (TOWNSHIP ROAD 208);

THENCE LEAVING THE SAID BLACKSTONE LINE AND WITH THE CENTER OF SAID ROAD (ALSO BEING THE EAST LINE OF A PARCEL CONVEYED TO JAMES H. BOHN, JR.-O.R. VOLUME 3056, PAGE 190), NORTH 41 DEGREES 45 MINUTES 02 SECONDS EAST 69.65 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE NORTH LINE OF THE SAID BOHN PARCEL, NORTH 63 DEGREES 06 MINUTES 39 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) AT 22.50 FEET, A TOTAL DISTANCE OF 676.68 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP) ON THE WEST LINE OF SECTION 20;

THENCE WITH THE SAID WEST LINE OF SECTION 20 (ALSO BEING THE EAST LINE OF A PARCEL CONVEYED TO CHAD R. WELCH-O.R. VOLUME 2029, PAGE 750), NORTH 02 DEGREES 45 MINUTES 44 SECONDS EAST 142.64 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH HARKNESS CAP);

THENCE LEAVING THE SAID SECTION LINE AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO TIMOTHY D. TYSINGER, JR. AND SARAH R. TYSINGER (O.R. VOLUME 2384, PAGE 522), THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 86 DEGREES 41 MINUTES 06 SECONDS EAST 400.00 FEET TO AN IRON PIN SET;
2. SOUTH 83 DEGREES 55 MINUTES 37 SECONDS EAST 269.89 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR);
3. SOUTH 79 DEGREES 09 MINUTES 38 SECONDS EAST, PASSING AN IRON PIN SET AT 165.80 FEET, A TOTAL DISTANCE OF 205.80 FEET TO A POINT IN THE CENTER OF THE ABOVE SAID CHANDLERSVILLE ROAD;

THENCE WITH THE SAID CENTER OF CHANDLERSVILLE ROAD (ALSO THE SOUTH LINE OF A PARCEL CONVEYED TO PEGGYLYNN M. SMITH AND MICHAEL JAMES SMITH-O.R. VOLUME 3041, PAGE 922), SOUTH 46 DEGREES 44 MINUTES 41 SECONDS EAST 608.46 FEET TO THE PLACE OF BEGINNING.

CONTAINING 34.625 ACRES (TOTAL), WITH 1.682 ACRES IN PARCEL 53-40-20-07-001, 20.515 ACRES IN PARCEL 53-40-20-13-000, AND 12.428 ACRES IN PARCEL 53-40-20-19-000. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF CHANDLERSVILLE ROAD (STATE ROUTE 146) AND SOUTH LEEDOM ROAD (TOWNSHIP ROAD 208) 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 10TH DAY OF JULY 2024, FROM A FIELD SURVEY COMPLETED THE 1ST DAY OF JULY 2024.

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536

6971 D. MATTOX

DESCRIPTION

APPROVED

By:

OFFICE COPY
NOT RECORDABLE



By: [Signature]