

Baseline Surveying, Inc.

Land Surveying and Construction Layout

3010 East Pike
Zanesville, OH 43701

Email: bei@rohio.com

Telephone (740) 453-4850

- 10. NORTH 53 DEGREES 51 MINUTES 59 SECONDS EAST 100.30 FEET TO AN IRON PIN SET;
- 11. NORTH 38 DEGREES 29 MINUTES 07 SECONDS EAST 35.99 FEET TO AN IRON PIN SET;
- 12. NORTH 30 DEGREES 30 MINUTES 26 SECONDS EAST 117.15 FEET TO AN IRON PIN SET;
- 13. NORTH 37 DEGREES 59 MINUTES 20 SECONDS EAST 99.51 FEET TO AN IRON PIN SET;
- 14. NORTH 14 DEGREES 34 MINUTES 25 SECONDS EAST 33.51 FEET TO AN IRON PIN SET;
- 15. NORTH 07 DEGREES 21 MINUTES 06 SECONDS WEST 61.33 FEET TO AN IRON PIN SET;
- 16. NORTH 01 DEGREES 34 MINUTES 18 SECONDS EAST 88.97 FEET TO AN IRON PIN SET;
- 17. NORTH 05 DEGREES 39 MINUTES 28 SECONDS WEST 81.39 FEET TO AN IRON PIN SET;
- 18. NORTH 29 DEGREES 37 MINUTES 19 SECONDS WEST 44.48 FEET TO AN IRON PIN SET;
- 19. NORTH 48 DEGREES 31 MINUTES 57 SECONDS WEST 7.30 FEET TO A POINT ON THE EAST LINE OF A PARCEL CONVEYED TO THE OHIO CANAL LANDS DEPARTMENT OF PUBLIC WORKS (NOW THE OHIO DEPARTMENT OF NATURAL RESOURCES) BY SECTION 8 OF THE ACT OF FEBRUARY 4, 1825, 23 O.L., 50, 56 (NO DEED CREATED/RECORDED FOR THIS PARCEL IN COUNTY RECORDS);

THENCE WITH THE EAST LINE OF THE SAID OHIO CANAL LANDS PARCEL, NORTH 35 DEGREES 58 MINUTES 58 SECONDS EAST 160.99 FEET TO A POINT ON THE NORTH LINE OF FRACTIONAL SECTION 15, SAID POINT BEING SOUTH 88 DEGREES 16 MINUTES 46 SECONDS EAST 40.88 FEET FROM AN IRON PIN SET;

THENCE LEAVING THE OHIO CANAL LANDS PARCEL AND WITH THE NORTH LINE OF THE SAID FRACTIONAL SECTION 15 (SOUTH LINE OF A PARCEL CONVEYED TO ANDREA NICHOLE MARTINEZ AND ALEJANDRO OCAMPO MARTINEZ IN O.R. VOLUME 2940, PAGE 928 AND WITH THE SOUTH LINE OF A PARCEL CONVEYED TO FEDERAL INVESTMENT REALTY LLC IN O.R. VOLUME 2827, PAGE 803), SOUTH 88 DEGREES 16 MINUTES 46 SECONDS EAST 672.40 FEET TO AN EXISTING AXLE;

THENCE CONTINUING WITH THE SAID SECTION LINE AND THE SAID FEDERAL INVESTMENT REALTY SOUTH LINE AND WITH THE SOUTH LINE OF THE ABOVE SAID BIG BLUE SKY PROPERTIES PARCEL, SOUTH 88 DEGREES 22 MINUTES 47 SECONDS EAST 771.02 FEET TO THE PLACE OF BEGINNING.

CONTAINING 74.242 ACRES TOTAL, WITH 13.819 ACRES FROM PARCEL NUMBER 10-04-15-02-000 (PART), 35.582 ACRES FROM PARCEL NUMBER 10-04-15-01-000 (ALL) AND 24.841 ACRES FROM PARCEL NUMBER 10-04-14-08-000 (ALL). SUBJECT TO ALL APPLICABLE EASEMENTS.

NOTE: ABOVE DESCRIBED PARCEL TO BE CONVEYED TO ADJOINER (BIG BLUE SKY PROPERTIES LLC.) AND NOT TO BE TRANSFERRED AS AN INDEPENDENT PARCEL SINCE IT HAS NO ROAD FRONTAGE, DUE TO THE CANAL LANDS.

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 7TH DAY OF NOVEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF MAY 2024.

STATE OF OHIO
MICHAEL D. NICHOLS
S-6923
REGISTERED SURVEYOR
OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION
APPROVED
By: [Signature] 11/13/2024