

Baseline Surveying, Inc.
Land Surveying and Construction Layout

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7. NORTH 36 DEGREES 39 MINUTES 10 SECONDS WEST 53.91 FEET TO A POINT;
8. NORTH 36 DEGREES 49 MINUTES 18 SECONDS WEST 157.29 FEET TO A POINT;
9. NORTH 38 DEGREES 25 MINUTES 56 SECONDS WEST 33.84 FEET TO A POINT;
10. NORTH 44 DEGREES 45 MINUTES 01 SECONDS WEST 45.54 FEET TO A POINT;
11. NORTH 57 DEGREES 16 MINUTES 46 SECONDS WEST 18.71 FEET TO A POINT;

THENCE LEAVING THE SAID ROAD AND WITH THE SOUTH AND EAST LINES OF A PARCEL CONVEYED TO MICHAEL L. AND PEGGY J. PETRILL IN O.R. VOLUME 3042, PAGE 319 THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 71 DEGREES 08 MINUTES 58 SECONDS EAST 263.06 FEET TO AN IRON PIN SET (SET TO REPLACE A BENT 5/8 INCH REBAR), PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH BASELINE CAP) AT 25.42 FEET;
2. NORTH 02 DEGREES 00 MINUTES 22 SECONDS EAST 1103.71 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP) ON THE NORTH LINE OF THE NORTHWEST QUARTER OF SECTION 6;

THENCE WITH THE NORTH LINE OF THE SAID NORTHWEST QUARTER (SOUTH LINE OF A PARCEL CONVEYED TO BILLY P. WHYDE AND WENDY R. LAFFERTY IN O.R. VOLUME 3086, PAGE 352), SOUTH 88 DEGREES 48 MINUTES 57 SECONDS EAST 1241.48 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 108.418 ACRES TOTAL, WITH 21.387 ACRES FROM PARCEL NUMBER 25-05-06-10-000 (ALL), 25.475 ACRES FROM PARCEL NUMBER 25-05-06-11-000 (ALL), 60.543 ACRES FROM PARCEL NUMBER 25-05-06-12-000 (ALL) AND 1.013 ACRES FROM PARCEL NUMBER 25-05-06-13-001 (ALL). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF FLINT RIDGE ROAD (COUNTY ROAD 8) 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, 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 12TH DAY OF NOVEMBER 2024, FROM A FIELD SURVEY COMPLETED BY ME ON THE 11TH DAY OF NOVEMBER 2024.



OFFICE COPY
NOT RECORDABLE
MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923

DESCRIPTION

APPROVED

By: 11/18/24