

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**THENCE** LEAVING THE SAID RIGHT OF WAY LINE AND TRAVERSING THROUGH THE SAID MOORE PARCEL THE FOLLOWING TWELVE COURSES AND DISTANCES:

1. SOUTH 30 DEGREES 09 MINUTES 23 SECONDS EAST 167.05 FEET TO AN IRON PIN SET;
2. NORTH 46 DEGREES 24 MINUTES 51 SECONDS EAST 270.30 FEET TO AN IRON PIN SET;
3. SOUTH 33 DEGREES 59 MINUTES 53 SECONDS EAST 87.42 FEET TO AN IRON PIN SET;
4. WITH A CURVE TO THE LEFT HAVING A RADIUS OF 65.43 FEET, A CHORD BEARING AND DISTANCE OF SOUTH 00 DEGREES 27 MINUTES 30 SECONDS EAST 57.16 FEET, AN ARC DISTANCE OF 59.15 FEET, AND A DELTA ANGLE OF 51 DEGREES 48 MINUTES 00 SECONDS TO AN IRON PIN SET;
5. SOUTH 22 DEGREES 54 MINUTES 52 SECONDS EAST 191.54 FEET TO AN IRON PIN SET;
6. SOUTH 22 DEGREES 49 MINUTES 36 SECONDS EAST 129.19 FEET TO AN IRON PIN SET;
7. SOUTH 23 DEGREES 59 MINUTES 27 SECONDS EAST 147.87 FEET TO AN IRON PIN SET;
8. SOUTH 21 DEGREES 30 MINUTES 46 SECONDS EAST 154.38 FEET TO AN IRON PIN SET;
9. SOUTH 19 DEGREES 27 MINUTES 31 SECONDS EAST 48.10 FEET TO AN IRON PIN SET;
10. SOUTH 51 DEGREES 50 MINUTES 58 SECONDS EAST 82.39 FEET TO AN IRON PIN SET;
11. SOUTH 59 DEGREES 42 MINUTES 47 SECONDS EAST 150.42 FEET TO AN IRON PIN SET;
12. SOUTH 66 DEGREES 40 MINUTES 34 SECONDS EAST 144.59 FEET TO AN IRON PIN SET ON THE NORTH RIGHT OF WAY LINE OF A PARCEL CONVEYED TO THE STATE OF OHIO, RAIL DEVELOPMENT COMMISSION (O.R. VOLUME 2397, PAGE 658);

**THENCE** WITH THE SAID NORTH RIGHT OF WAY LINE, SOUTH 67 DEGREES 21 MINUTES 30 SECONDS WEST 1083.94 FEET TO AN IRON PIN SET;

**THENCE** LEAVING THE SAID RIGHT OF WAY LINE, AND TRAVERSING THROUGH THE ABOVE SAID MOORE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:

1. NORTH 32 DEGREES 25 MINUTES 40 SECONDS WEST 372.64 FEET TO AN IRON PIN SET;
2. SOUTH 89 DEGREES 32 MINUTES 45 SECONDS WEST 191.01 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT THE NORTHEAST CORNER OF A PARCEL CONVEYED TO ANNETTE MARIE MOORE (O.R. VOLUME 3083, PAGE 766);

**THENCE** WITH THE NORTH LINE OF THE SAID ANNETTE MARIE MOORE PARCEL, SOUTH 83 DEGREES 04 MINUTES 13 SECONDS WEST, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR WITH NEWCOME CAP) AT 92.37 FEET, A TOTAL DISTANCE OF 104.00 FEET TO A POINT ON THE ABOVE SAID WEST LINE OF THE NORTHEAST QUARTER OF FRACTIONAL SECTION 15;

**THENCE** WITH THE SAID WEST LINE, NORTH 02 DEGREES 01 MINUTES 54 SECONDS EAST 260.29 FEET TO **PLACE OF BEGINNING**.

**CONTAINING** 20.277 ACRES TOTAL FROM PARCEL NUMBER 10-04-15-02-000 (PART). SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF COUNTY ROAD 301 (MOORE ROAD) AND ALL OTHER APPLICABLE EASEMENTS.

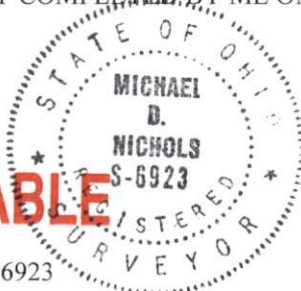
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION.

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 25TH DAY OF MARCH 2025, FROM A FIELD SURVEY COMPLETED BY ME ON THE 17TH DAY OF MARCH 2025.

**OFFICE COPY**

**NOT RECORDABLE**

MICHAEL D. NICHOLS  
PROFESSIONAL SURVEYOR 6923



**DESCRIPTION**

**APPROVED**

By: PLG/3/2025

6893 MOORE TRACT 4