

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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PIN (5/8 INCH REBAR) AT 60.27 FEET, A TOTAL DISTANCE OF 62.42 FEET TO A POINT AT THE INTERSECTION OF THE EAST LINE OF MAIN STREET AND THE SOUTH LINE OF 5TH STREET IN THE VILLAGE OF ROSEVILLE;

THENCE WITH THE SOUTH LINE OF THE SAID 5TH STREET, SOUTH 85 DEGREES 38 MINUTES 57 SECONDS EAST 57.48 FEET TO A POINT, SAID POINT BEING THE **PLACE OF BEGINNING** OF THE EASEMENT HEREIN INTENDED TO BE DESCRIBED;

THENCE CONTINUING WITH THE SAID SOUTH LINE, SOUTH 85 DEGREES 38 MINUTES 57 SECONDS EAST 6.00 FEET TO A POINT;

THENCE LEAVING THE SAID SOUTH LINE AND TRAVERSING INTO THE ABOVE SAID BIG BOTTOM ENTERPRISES LLC PARCEL THE FOLLOWING THREE COURSES AND DISTANCES:

1. SOUTH 03 DEGREES 42 MINUTES 33 SECONDS WEST 41.43 FEET TO A POINT;
2. NORTH 85 DEGREES 17 MINUTES 05 SECONDS WEST 6.00 FEET TO A POINT, SAID POINT BEING NORTH 03 DEGREES 42 MINUTES 33 SECONDS EAST 19.03 FEET FROM AN IRON PIN SET;
3. NORTH 03 DEGREES 42 MINUTES 33 SECONDS EAST, PASSING AN IRON PIN SET AT 39.39 FEET, A TOTAL DISTANCE OF 41.39 FEET TO THE **PLACE OF BEGINNING**.

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 3RD DAY OF JULY 2024, FROM A FIELD SURVEY COMPLETED THE 28TH DAY OF JUNE 2024.

OFFICE COPY

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: Jason Leachman 7/15/2024