

**Thence**, with the south line of Flint Point Properties, LLC (D.B. 2691 Pg. 382), **South 87 degrees 23 minutes 03 seconds East, 923.13 feet** to an existing 6" Steel Post;

**Thence**, with the west line of Stix Farm LLC (D.B. 3240 Pg. 156), **South 2 degrees 57 minutes 35 seconds West, 1824.19 feet** to the **True Point of Beginning**.

**Containing 71.752 Acres** and being subject to all legal roads, easements, and restrictions of record. All iron pins set are 5/8" x 30" rebar with a 2" Aluminum ID cap stamped "Paul J. Boeshart – S-6512".

This parcel is subject to an **Access Easement, 50 feet in width**, better described as follows:

**Beginning** for a reference at the Southwest Corner of Section 4 in the center of Hidden Springs Road (Township Road 292 – 40' R/W) at an existing 5/8" iron pin;

**Thence**, with the center line of the said road and the south line of Section 4, **South 88 degrees 14 minutes 18 seconds East, 2411.62 feet** to an existing RR Spike and the **True Point of Beginning** of the 0.867 Acres Access Easement (50' in Width);

**Thence**, leaving the said road and section line and with the lines of Matthew L. & Ashley N. Massie (D.B. 2925 Pg. 910), the following (3) three courses:

- 1.) **North 1 degree 49 minutes 56 seconds West, 370.98 feet** to a set 5/8" iron pin;
- 2.) **Thence, North 2 degrees 12 minutes 39 seconds East, 136.33 feet** to a set 5/8" iron pin;
- 3.) **Thence, North 14 degrees 53 minutes 22 seconds East, 248.80 feet** to a point;

**Thence**, leaving the said Massie line and through the Andrews' parcels, (D.B.3123 Pg.830), on new lines, the following (3) three courses:

- 1.) **South 86 degrees 13 minutes 30 seconds East, 51.14 feet** to a set 5/8" iron pin;
- 2.) **Thence, South 14 degrees 55 minutes 45 seconds West, 253.13 feet** to a point;
- 3.) **Thence, South 2 degrees 12 minutes 39 seconds West, 128.99 feet** to a point;
- 4.) **Thence, South 1 degrees 49 minutes 56 seconds East, 372.36 feet** to a point in the said Hidden Springs Road on the south line of Section 4;

**Thence**, with the said road and Section line, **North 88 degrees 14 minutes 18 seconds West, 50.10 feet** to the **True Point of Beginning**. **Containing 0.867 Acres**.

"Bearings are based on the Ohio State Plane Coordinate System, Ohio South Zone, NAD83 (CORS), as established using GPS Observations processed against the Ohio CORS network, with the south line of Section 4 and the center of Hidden Springs Road as bearing South 88 degrees 14 minutes 18 seconds East, and are used to denote angles only."

I, **Paul J. Boeshart**, hereby certify that the above description represents a true and correct survey and all measurements were made under my direct supervision in accordance with Chapter 4733-37 of the Ohio Administration Code in October, 2023.

**OFFICE COPY**  
**NOT RECORDABLE**  
Paul J. Boeshart, Professional Land Surveyor  
Registration No. S-6512

DESCRIPTION  
APPROVED  
By: Paul J. Boeshart

