

# Baseline Surveying, Inc.

Land Surveying and Construction Layout

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**THENCE LEAVING THE SAID WEST RIGHT OF WAY LINE AND WITH THE NORTH AND WEST LINES OF THE SAID STEVENSON PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:**

1. NORTH 73 DEGREES 18 MINUTES 15 SECONDS WEST 442.19 FEET TO AN IRON PIN SET;
2. SOUTH 16 DEGREES 41 MINUTES 45 SECONDS WEST 215.00 FEET TO AN IRON PIN SET ON THE NORTH LINE OF A PARCEL CONVEYED TO THE VILLAGE OF ROSEVILLE IN DEED VOLUME 218, PAGE 272;

**THENCE WITH THE NORTH LINE OF THE SAID VILLAGE PARCEL THE FOLLOWING TWO COURSES AND DISTANCES:**

1. NORTH 73 DEGREES 18 MINUTES 15 SECONDS WEST 651.71 FEET TO AN IRON PIN SET;
2. SOUTH 83 DEGREES 22 MINUTES 45 SECONDS WEST 429.16 FEET TO A POINT, PASSING AN IRON PIN SET ON THE EAST RIGHT OF WAY LINE OF STATE ROUTE 93 AT 119.92 FEET;

**THENCE CONTINUING WITH THE SAID VILLAGE PARCEL NORTH LINE AND THEN WITH THE NORTH LINE OF A PARCEL CONVEYED TO TOM I. ROBISON IN O.R. VOLUME 1988, PAGE 938, NORTH 72 DEGREES 26 MINUTES 40 SECONDS WEST 139.93 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR) ON THE EAST LINE OF THE ABOVE SAID OHIO FRANKLIN REALTY LLC PARCEL, PASSING AN EXISTING IRON PIN (5/8 INCH REBAR) AT 39.39 FEET;**

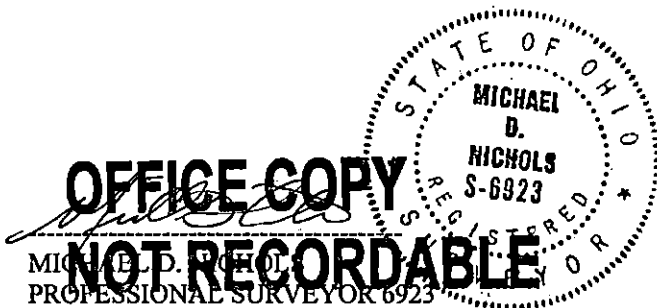
**THENCE WITH THE EAST LINE OF THE SAID OHIO FRANKLIN REALTY LLC. PARCEL, NORTH 03 DEGREES 31 MINUTES 14 SECONDS EAST 283.99 FEET TO THE PLACE OF BEGINNING.**

**CONTAINING 23.001 ACRES TOTAL WITH 3.363 ACRES IN PERPETUAL EASEMENT AND RIGHT OF WAY FOR STATE ROUTE 93. SUBJECT TO A PERPETUAL EASEMENT AND RIGHT OF WAY TO THE STATE OF OHIO AS RECORDED IN DEED VOLUME 505, PAGE 54. SUBJECT TO ALL OTHER APPLICABLE EASEMENTS.**

**ALL IRON PINS SET ARE 5/8 INCH X 30 INCH REBAR WITH PLASTIC IDENTIFICATION CAPS (BASELINE PS6923-PS8536).**

**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 26TH DAY OF JULY 2021, FROM A FIELD SURVEY COMPLETED BY ME ON THE 20TH DAY OF JULY 2021.**



DESCRIPTION

APPROVED

By: M. D. Nichols