

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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- DISTANCE OF 138.34 FEET, AND A DELTA ANGLE OF 28 DEGREES 18 MINUTES 29 SECONDS TO A POINT;
2. NORTH 19 DEGREES 07 MINUTES 18 SECONDS EAST 1210.28 FEET TO A POINT IN THE CENTER OF STATE ROUTE 284 (BIG MUSKIE DRIVE);

THENCE LEAVING THE INTERSECTION OF SAID ROADS AND TRAVERSING THROUGH THE ABOVE SAID ELEANOR V. MCINTIRE AND DARCI A. YOUNG, TRUSTEES PARCEL, SOUTH 40 DEGREES 53 MINUTES 36 SECONDS EAST 411.04 FEET TO A POINT IN THE CENTER OF SAID BIG MUSKIE DRIVE (STATE ROUTE 284), SAID POINT BEING THE PLACE OF BEGINNING OF THE PARCEL HEREIN INTENDED TO BE DESCRIBED;

THENCE LEAVING THE SAID ROAD AND TRAVERSING INTO THE SAID PARCEL THE NEXT THREE COURSES AND DISTANCES:

1. NORTH 30 DEGREES 55 MINUTES 23 SECONDS EAST 397.52 FEET TO AN IRON PIN SET, PASSING AN IRON PIN SET AT 30.00 FEET;
2. SOUTH 65 DEGREES 31 MINUTES 23 SECONDS EAST 528.58 FEET TO AN IRON PIN SET;
3. SOUTH 16 DEGREES 45 MINUTES 24 SECONDS WEST 369.36 FEET TO A POINT IN THE CENTER OF THE SAID ROAD, PASSING AN IRON PIN SET AT 339.36 FEET;

THENCE WITH THE CENTER OF BIG MUSKIE DRIVE (STATE ROUTE 284) THE FOLLOWING THREE COURSES AND DISTANCES:

1. NORTH 77 DEGREES 09 MINUTES 08 SECONDS WEST 103.50 FEET TO A POINT;
2. WITH A CURVE THE RIGHT HAVING A RADIUS OF 1604.30 FEET, A CHORD BEARING AND DISTANCE OF NORTH 70 DEGREES 50 MINUTES 46 SECONDS WEST 349.31 FEET, AN ARC DISTANCE OF 350.01 FEET, AND A DELTA ANGLE OF 12 DEGREES 30 MINUTES 00 SECONDS TO A POINT;
3. WITH A CURVE THE RIGHT HAVING A RADIUS OF 716.20 FEET, A CHORD BEARING AND DISTANCE OF NORTH 57 DEGREES 33 MINUTES 56 SECONDS WEST 175.34 FEET, AN ARC DISTANCE OF 175.78 FEET, AND A DELTA ANGLE OF 14 DEGREES 03 MINUTES 44 SECONDS TO THE PLACE OF BEGINNING.

CONTAINING 5.372 ACRES, SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF BIG MUSKIE DRIVE (STATE ROUTE 284) AND ALL OTHER APPLICABLE EASEMENTS.

THE INTENT IS TO CONVEY 164.368 ACRES (THE ABOVE DESCRIBED 169.740 ACRE PARCEL EXCEPTING THE ABOVE DESCRIBED 5.372 ACRE PARCEL).

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

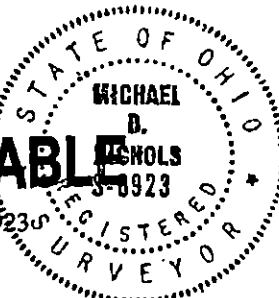
BEARINGS ARE BASED ON OHIO STATE PLANE COORDINATE SYSTEM 1983 (2011), OHIO SOUTH ZONE, GRID, DERIVED FROM A GPS OBSERVATION

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 17TH DAY OF SEPTEMBER 2021, FROM A FIELD SURVEY COMPLETED ON THE 3RD DAY OF SEPTEMBER 2021.

OFFICE COPY

NOT RECORDABLE

MICHAEL D. NICHOLS
PROFESSIONAL SURVEYOR 6923



DESCRIPTION

APPROVED

By: *Michael D. Nichols*