

Baseline Surveying, Inc.

Land Surveying and Construction Layout

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THENCE WITH THE EAST LINE OF THE SAID PERPETUAL EASEMENT (DEED VOLUME 516, PAGE 1038, NORTH 02 DEGREES 35 MINUTES 58 SECONDS EAST 181.84 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP) ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE WITH THE SAID NORTH RIGHT OF WAY LINE (SOUTH LINE OF A PARCEL CONVEYED TO B.G.T. RENTALS IN O.R. VOLUME 2630, PAGE 894), NORTH 89 DEGREES 02 MINUTES 51 SECONDS EAST 84.65 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH CAP);

THENCE LEAVING THE SAID NORTH RIGHT OF WAY LINE AND WITH THE WEST LINE OF A PARCEL CONVEYED TO BRADLEY S. GOFF IN O.R. VOLUME 2621, PAGE 893, SOUTH 02 DEGREES 37 MINUTES 52 SECONDS WEST 416.60 FEET TO AN EXISTING IRON PIN (5/8 INCH REBAR WITH DINAN CAP) ON THE SOUTH RIGHT OF WAY LINE OF INTERSTATE 70;

THENCE WITH THE WEST LINE OF A PARCEL CONVEYED TO RACHEL N. HAYNES IN O.R. VOLUME 2831, PAGE 426, SOUTH 02 DEGREES 37 MINUTES 52 SECONDS WEST, PASSING AN EXISTING IRON PIN (AXLE) AT 247.28 FEET, A TOTAL DISTANCE OF 287.43 FEET TO A POINT IN THE CENTER OF U.S. ROUTE 22/40 (EAST PIKE);

THENCE WITH THE CENTER OF THE SAID U.S. ROUTE 22/40, SOUTH 87 DEGREES 25 MINUTES 49 SECONDS WEST 90.44 FEET TO THE **PLACE OF BEGINNING**.

CONTAINING 3.543 ACRES TOTAL (0.796 ACRES FROM PARCEL NUMBER 70-80-08-13-000, 1.346 ACRES FROM 70-80-12-000 AND 1.401 ACRES FROM 70-80-08-10-000) WITH 1.311 ACRES IN PERPETUAL EASEMENT TO THE STATE OF OHIO FOR INTERSTATE 70, 0.093 ACRES IN SEWER EASEMENT TO THE STATE OF OHIO, AND 0.370 ACRES IN THE RIGHT OF WAY OF U.S. ROUTE 22/40 (EAST PIKE).

SUBJECT TO PERPETUAL EASEMENTS CONVEYED TO THE STATE OF OHIO IN DEED VOLUME 516, PAGE 1049, AND IN DEED VOLUME 516, PAGE 1044. SUBJECT TO 10 FEET WIDE SEWER EASEMENTS CONVEYED TO THE STATE OF OHIO IN DEED VOLUME 516, PAGE 1050, DEED VOLUME 517, PAGE 432, AND IN DEED VOLUME 516, PAGE 1046. SUBJECT TO ALL LEGAL ROAD RIGHT OF WAYS OF U.S. ROUTE 22/40 (EAST PIKE) 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.

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 22ND DAY OF MAY 2023, FROM A FIELD SURVEY COMPLETED BY ME ON THE 22ND DAY OF MAY 2023.

**OFFICE COPY
NOT RECORDABLE**

JASON LEACHMAN
PROFESSIONAL SURVEYOR 8536



DESCRIPTION

APPROVED

By: Am 5/29/2023