

DESCRIPTION FOR A 106.023 ACRE PARCEL

Situated in the State of Ohio, County of Licking, City of Pataskala, being part of Outlot 19 in the 4th Quarter, Township 1, Range 15 of the United States Military Lands, also being all of a 96.738 acre tract (Parcel Number 064-152898-00.000), and a 0.053 acre tract (Parcel Number 063-144672-01.000) as conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978 in Instrument Number 199911100046323, all references being to those of record in the Recorder's Office of Licking County, Ohio said 106.023 acre Parcel being more particularly bounded and described as follows:

Beginning at the northeast corner of Outlot 19, and the northeast corner of the said 96.738 acre Emswiler tract, and also the northwest corner of a 30.98 acre tract as conveyed to Ronald E. & Peggy A Moreland in Instrument Number 200804160008654, said point also being on the centerline of Mill Street Road SW;

Thence **South 4°24'33" West, 1629.45 feet** along the westerly line of the said 30.98 acre Moreland tract to 1" busted pipe in concrete found marking the northwest corner of a 106.39 acre tract as conveyed to Robinson Family Farm Ltd LLC., in Official Record Volume 865, Page 219, passing a 1" busted pipe in concrete found at 41.84 feet;

Thence **South 3°46'22" West, 1865.63 feet** along the westerly line of the said 106.39 acre Robinson tract to a 5/8" rebar found on the easterly right-of-way line of Etna Parkway (150' R/W);

Thence northerly along the easterly right-of-way line of Etna Parkway the following four (4) courses and distances:

Along the arc of a curve to the right (**Radius = 1,000.00 feet, Arc Length = 489.14 feet, Delta = 28°01'33"**) a chord bearing and distance of **North 27°49'10" West, 484.28 feet**, to an iron pin set at the point of tangency;

North 13°48'23" West, 275.90 feet to an iron pin set at the point of curvature of a curve to the left;

Along the arc of a curve to the left (**Radius = 1,150.00 feet, Arc Length = 621.27 feet, Delta = 30°57'11"**) a chord bearing and distance of **North 29°16'59" West, 613.74 feet**, to an iron pin set at the point of tangency;

North 44°45'34" West, 2859.38 feet to an iron pin set;

Thence **South 86°38'56" East, 624.14 feet** along the southerly line of a 0.973 acre, and a 0.101 acre tracts as conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978 in Instrument Number 199911100046335, the southerly line of a 5.1 acre tract as conveyed to Howard P. Emswiler, Trustee of the Howard P. Emswiler Revocable Trust U/A dated December 27, 1978 in Instrument Number 199911100046329, to an iron pin set at the southeast corner of the said 5.1 acre tract;

Thence **North 3°25'08" East, 428.45 feet**, along the easterly line of the said 5.1 acre tract. to a point in the centerline of Mill Street Road SW, passing an iron pin set at 401.94 feet;

Thence easterly along the centerline of Mill Street Road SW the following four (4) courses and distances;

South 86°19'50" East, 26.42 feet, to a point;

South 85°20'57" East, 780.00 feet, to a point;

South 85°19'41" East, 269.99 feet, to a point;

South 85°57'32" East, 1134.77 feet, to the **Point of Beginning** and containing **106.023 acres**, more or less, according to a survey made by Verdantas in September of 2022.

The bearings of the above description are based on the Ohio State Plane Coordinate System, South Zone, NAD 83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "VERDANTAS, 7830".

Subject to all valid and existing easements, restrictions and conditions of record.

Parcel Number 064-152898-00.000 = 105.970 Acres

Parcel Number 063-144672-01.000 = 0.053 Acres

November 8, 2022

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Kevin T. Blaine, P.S.

Surveyor No. 7830