

Eastham & Associates

Engineers - Surveyors - Planners

SURVEY DESCRIPTION

for

LIBERTAS MEDICAL PROPERTIES, INC.

A certain tract of land situated in the State of Ohio, Lawrence County, Union Township, Section 24, Township 1 North, Range 16 West, of the Congress Lands East of Scioto River, and being more particularly bounded and described as follows:

Beginning for reference at a 5/8" reinforcing rod with an orange plastic cap stamped "D. Nemeth Ohio 7718" (found), marking a corner common to Sections 23 and 24, and Fractional Sections 25 and 26, T.1 N., R. 16 W.; thence, leaving the said Section Corner, North 16° 44' 46" East 175.12 feet to a 1/2" iron pin (found), marking a corner common to the lands now or formerly owned by Tri-State Surgical Properties, LLC, (O.R.V. 78, Pg. 584), and the lands now owned by Libertas Medical Properties, Inc., (O.R.V. 325, Pg. 822), and being on the east line of the lands now or formerly owned by the Board of Lawrence County Commissioners, (O.R.V. 11, Pg. 55), commonly known as Township Road No. 369, and marking **THE TRUE POINT OF BEGINNING** of this survey, having a coordinate value of N. 161,076.88 and E. 1,998,996.21, from which a 1/2" iron pin (found), bears: South 03°08'17" West 299.19 feet; thence, leaving the lands of the said Tri-State Surgical Properties, LLC, and with the lands of the said Board of Lawrence County Commissioners, and the east line of the said Township Road No. 369,

North 05°14'45" East, passing the west end of the centerline of a joint 25-foot ingress/egress and utility easement, created this survey, at 30.87 feet, in all 166.09 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set); thence, leaving the lands of the said Board of Lawrence County Commissioners, and the east line of the said Township Road No. 369, and severing the lands of the said Libertas Medical Properties, Inc., as follows:

South 60°06'54" East 21.14 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 84°52'22" East 61.19 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 82°09'00" East 84.63 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 79°53'25" East 82.87 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 82°29'31" East 89.10 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set),

South 04°46'30" West, passing the east end of the centerline of the said joint 25-foot ingress/egress and utility easement, created this survey, at 112.14 feet, in all 141.09 feet to a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), in the line of other lands now owned by the said Libertas Medical Properties, Inc., (O.R.V. 326, Pg. 130); thence, with the other lands of the said Libertas Medical Properties, Inc.,

North 85°04'51" West 38.40 feet to a 1/2" iron pin (found), marking a corner common to the lands of the said Tri-State Surgical Properties, LLC; thence, leaving the other lands of the said Libertas Medical Properties, Inc., and with the lands of the said Tri-State Surgical Properties, LLC,

North 85°04'51" West 299.31 feet to the **TRUE POINT OF BEGINNING**, containing 1.169 acres, more or less, as surveyed under the supervision of Jeffery M. Eastham, Ohio Registered Professional Surveyor No. 7695, on March 3, 2025, as shown on a plat for Job No. 8905 OL, and made a part of this description.

This survey is based on the Ohio State Coordinate System, South Zone, NAD '83, U.S. Survey feet.

Last Source of Title: Official Record Volume 325, Page 822, recorded in the Office of the Recorder of Lawrence County, Ohio.

Being a part of the Auditor's Tax Parcel No. 25-065-1700.003.

There is to be created this survey, a joint 25-foot ingress/egress and utility easement, the centerline of which is more particularly bounded and described as follows:

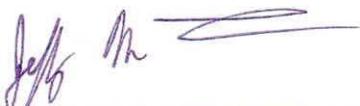
Beginning for reference at a 5/8" reinforcing rod with an orange plastic cap stamped "D. Nemeth Ohio 7718" (found), marking a corner common to Sections 23 and 24, and Fractional Sections 25 and 26, T.1 N., R. 16 W.; thence, leaving the said Section Corner, North 16° 44' 46" East 175.12 feet to a 1/2" iron pin (found), marking a corner common to the lands now or formerly owned by Tri-State Surgical Properties, LLC, (O.R.V. 78, Pg. 584), and the lands now owned by Libertas Medical Properties, Inc., (O.R.V. 325, Pg. 822), and being on the east line of the lands now or formerly owned by the Board of Lawrence County Commissioners, (O.R.V. 11, Pg. 55), commonly used as Township Road No. 369; thence, leaving the lands of the said Tri-State Surgical Properties, LLC, and with the lands of the said Board of Lawrence County Commissioners, and the east line of the said Township Road No. 369, North 05°14'45" East 30.87 feet to the centerline of the proposed joint 25-foot ingress/egress and utility easement, marking the **TRUE PLACE OF BEGINNING** of this survey, having a coordinate value of N. 161,107.63 and E. 1,998,999.03; thence, leaving the lands of the said Board of Lawrence County Commissioners, and the east line of the said Township Road No. 369, and severing the lands of the said Libertas Medical Properties, Inc., with the centerline of the proposed 25-foot easement,

South 84°45'17" East 337.46 feet to a point in the east line of the above described 1.169 acres tract of land and there **TERMINATE**, having a coordinate value of N. 161,076.78 and E. 1,999,335.08, from which a 5/8" reinforcing rod with a red plastic cap stamped "Eastham & Associates" (set), bears: South 04°46'30" East 28.95 feet.



PRE-APPROVED FOR TRANSFER
LAWRENCE COUNTY ENGINEER
DATE: 3/21/25
BY: EDM

This survey does not constitute a Title Search by the Surveyor. No Title Commitment was provided. This survey is subject to all restrictions, reservations, right-of-ways, easements, utilities, covenants, exceptions, conveyances, leases, and exclusions previously imposed and appearing of record, and those not of record.



JEFFREY M. EASTHAM
REGISTERED SURVEYOR NO. 7695



