

**Zoning Description**  
**193.3± Acres**  
**South of Peachblow Road**  
**West of Piatt Road**

-1-

Situated in the State of Ohio, Berlin Township, Delaware County, Farm Lots 30-32, Section 3, Township 4, Range 18, United States Military District, being a 193.3± acre tract of land, said 193.3± acre tract being part of a 17.508 acre tract of land conveyed to Peachblow Land, LLC of record in Official Record 421, Page 2239, being part of a 145.432 acre tract of land conveyed to Kenney Asset Management, LLC of record in Official Record 1064, Page 2344 and being all of a 39.281 acre tract of land conveyed to Triangle Properties, Inc. of record in Deed Book 649, Page 207, and being more particularly described as follows;

**Beginning**, at a northeasterly corner of said 145.432 acre tract, being the northwesterly corner of a tract of land conveyed to Rebecca Jane Krupar and James Matthew Koch and being in the centerline of Peachblow Road (C.R. 98);

Thence **S 03° 13' 15" W**, along the easterly line of said 145.432 acre tract and said 193.3± acre tract, **673.64± feet** to a northeasterly corner thereof;

Thence **S 85° 27' 11" E**, along the northerly line of said 145.432 acre tract and said 193.3± acre tract, **482.67± feet** to a northeasterly corner thereof;

Thence **S 03° 12' 06" W**, along the easterly line of said 145.432 acre tract and said 193.3± acre tract, **2646.36± feet** to a southeasterly corner thereof;

Thence **N 86° 08' 11" W**, along the southerly line of said 145.432 acre tract and said 193.3± acre tract, **1324.18± feet** to a northeasterly corner of said 39.281 acre tract;

Thence **S 03° 00' 05" W**, along the easterly line of said 39.281 acre tract and said 193.3± acre tract, **1238.27± feet** to a southeasterly corner thereof;

Thence **N 86° 42' 38" W**, along the southerly line of said 39.281 acre tract and said 193.3± acre tract, **307.01± feet** to a southeasterly corner thereof;

Thence **S 03° 01' 58" W**, along the easterly line of said 39.281 acre tract and said 193.3± acre tract, **160.73± feet** to a southeasterly corner thereof;

Thence **N 87° 00' 18" W**, along the southerly line of said 39.281 acre tract and said 193.3± acre tract, **194.69± feet** to a southeasterly corner thereof;

Thence **S 01° 39' 49" W**, along the easterly line of said 39.281 acre tract and said 193.3± acre tract, **262.38± feet** to a southeasterly corner thereof and being in the centerline of Shanahan Road (C.R. 100);

Thence **N 86° 41' 39" W**, along the southerly line of said 39.281 acre tract, along the southerly line of said 193.3± acre tract and along said centerline, **208.84± feet** to a southwesterly corner thereof;

Thence **N 03° 01' 18" E**, along the westerly line of said 39.281 acre tract and said 193.3± acre tract, **163.13± feet** to a southwesterly corner thereof;

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-2-

Thence **N 86° 41' 33" W**, along the southerly line of said 39.281 acre tract and said 193.3± acre tract, **270.02± feet** to a southwesterly corner thereof;

Thence **N 03° 07' 18" E**, along the westerly line of said 39.281 acre tract and said 193.3± acre tract, **597.22± feet** to a southwesterly corner thereof;

Thence **N 86° 40' 00" W**, along the southerly line of said 39.281 acre tract and said 193.3± acre tract, **343.81± feet** to a southwesterly corner thereof;

Thence **N 03° 07' 21" E**, along the westerly line of said 39.281 acre tract and said 193.3± acre tract, **914.31±** to the northwesterly corner of said 39.281 acre tract and the southwesterly corner of said 145.432 acre tract and an angle point in the westerly line of said 193.3± acre tract;

Thence **N 02° 47' 34" E**, along the westerly line of said 145.432 acre tract and said 193.3± acre tract, **831.75±** to an angle point in the westerly line of said 145.432 acre tract and said 193.3± acre tract;

Thence **N 03° 30' 18" E**, along the westerly line of said 145.432 acre tract and the westerly line of said 193.3± acre tract, **854.60± feet** to a northwesterly corner of said 145.432 acre tract and said 193.3± acre tract;

Thence **S 86° 22' 13" E**, along the northerly line of said 145.432 acre tract and said 193.3± acre tract, **774.52± feet** to a southwesterly corner of said 17.508 acre tract and a northwesterly corner of said 193.3± acre tract;

Thence **N 03° 03' 30" E**, along the westerly line of said 17.508 acre tract and said 193.3± acre tract, **1122.65± feet** to an angle point;

Thence **S 85° 29' 17" E**, across said 17.508 acre tract, across said 145.432 acre tract and along a northerly line of said 193.3± acre tract, **930.32±** to an angle point;

Thence **N 04° 30' 43" E**, across said 145.432 acre tract and along the westerly line of said 193.3± acre tract, **529.84±** to a northerly line of said 145.432 acre tract and the centerline of said Peachblow Road (C.R. 98);

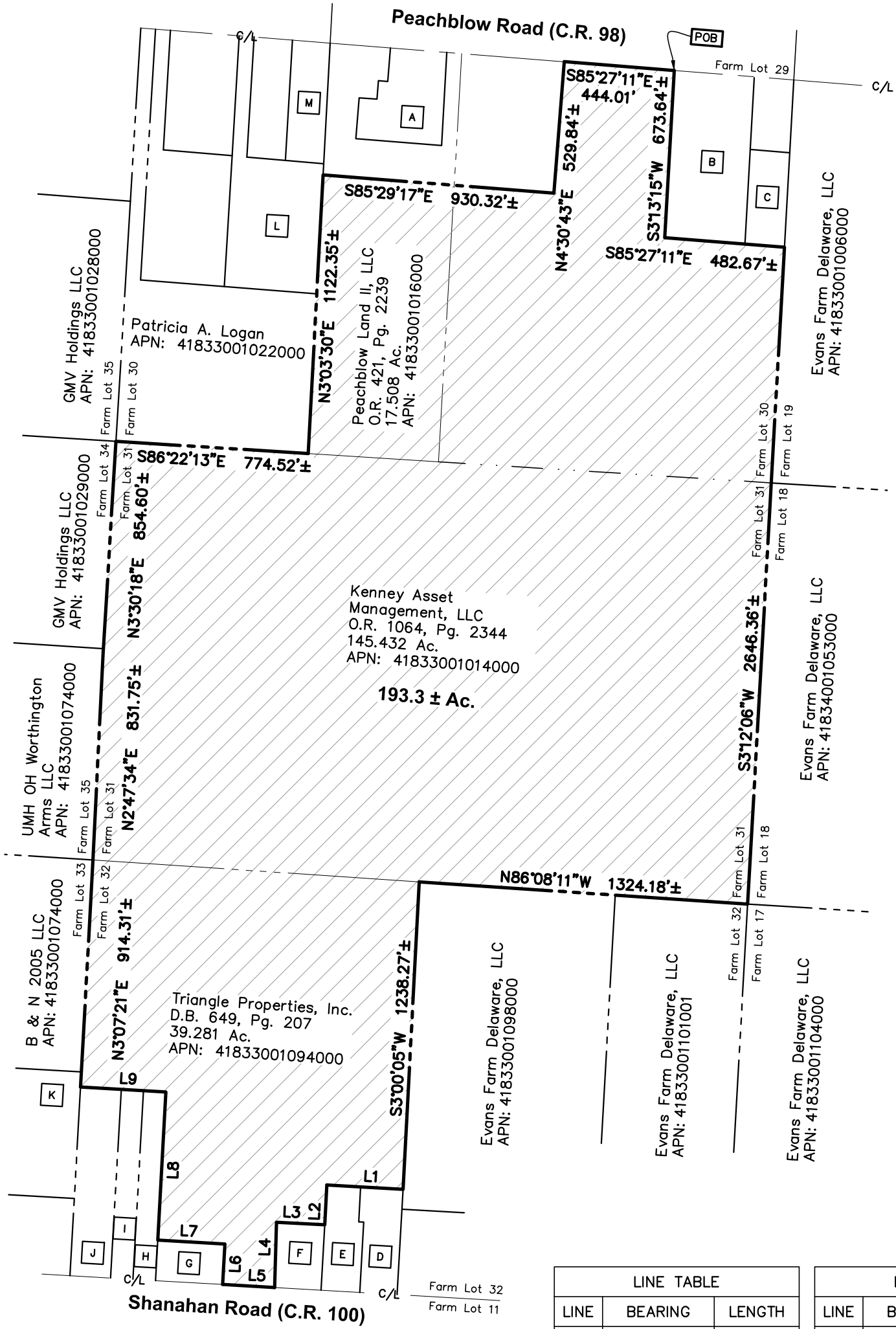
Thence **S 85° 27' 11" E**, along the northerly line of said 145.432 acre tract and along the centerline of said Peachblow Road (C.R. 98), **444.01 feet** to the **True Point of Beginning**, containing **193.3± acres**, more or less.

This description is based on information obtained from the Delaware County Auditor's and Recorder's Office and was created on August 15, 2017

This description is not to be used in the transfer of land.

**ADVANCED CIVIL DESIGN, INC.**

**Zoning Exhibit ~ 193.3± Acres**  
 Berlin Township, Delaware County, Ohio  
 Farm Lots 30-32, Section 3, Township 4, Range 18,  
 United States Military District



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|---|--|
| <b>A</b> Peachblow Land II, LLC<br>O.R. 1269, Pg. 854<br>2.475 Ac.          | <b>G</b> Clyde & Sue Fitzpatrick<br>APN: 41833001093000                  |
| <b>B</b> Rebecca Jane Krupar &<br>James Matthew Koch<br>APN: 41833001013000 | <b>H</b> Michael A. Dew &<br>Christina M. Steiner<br>APN: 41833001092000 |
| <b>C</b> Carl & Catherine A.<br>Woodruff<br>APN: 41833001013001             | <b>I</b> Allen & Angela Kemp<br>APN: 41833001091000                      |
| <b>D</b> Andrew S. & Katelynn T.<br>Norheim<br>APN: 41833001096000          | <b>J</b> Louise & Robert L. Jones<br>APN: 41833001090000                 |
| <b>E</b> Andrew S. & Katelynn T.<br>Norheim<br>APN: 41833001096001          | <b>K</b> David & Elizabeth Stephens<br>APN: 41833001088000               |
| <b>F</b> Jimmie H. Wise<br>APN: 41833001095000                              | <b>L</b> Patricia Ann Logan<br>APN: 41833001022002                       |
|   | <b>M</b> JMFG II LLC<br>APN: 41833001020000                              |

LINE TABLE		
LINE	BEARING	LENGTH
L1	N86°42'38"W	307.01'±
L2	S03°01'58"W	160.73'±
L3	N87°00'18"W	194.69'±
L4	S01°39'49"W	262.38'±
L5	N86°41'39"W	208.84'±

LINE TABLE		
LINE	BEARING	LENGTH
L6	N03°01'18"E	163.13'±
L7	N86°41'33"W	270.02'±
L8	N03°07'18"E	597.22'±
L9	N86°40'00"W	343.81'±

This exhibit is based on information obtained from Delaware County Auditor's and Recorder's Office and is not to be used for the transfer of land.

DRAWN BY: DRB	JOB NO.: 17-0149-128
DATE: 08/15/17	CHECKED BY: BCK



 <b>ADVANCED</b> CIVIL DESIGN ENGINEERS SURVEYORS	<b>EXHIBIT B-2</b>  422 Beecher Road Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755
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