

Zoning Description
20.9± 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 20.9± acre tract of land, said 20.9± acre tract being part of a 17.508 acre tract of land conveyed to Peachblow Land II, 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 2.475 acre tract of land conveyed to Peachblow Land II, LLC of record in Official Record 1269, Page 854, 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 20.9± 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 20.9± 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 20.9± acre tract, **426.49± feet** to a point;

Thence **N 58° 05' 50" W**, across said 145.432 acre tract and along the southerly line of said 20.9± acre tract, **313.66± feet** to a point of curvature;

Thence across said 145.432 acre tract and along the southerly line of said 20.9± acre tract with a curve to the right having a central angle of **36° 14' 11"** and a radius of **960.00± feet**, an arc length of **607.15±** and a chord bearing and distance of **N 39° 58' 38" W, 597.08± feet** to a point of tangency;

Thence **N 85° 29' 17" W**, across said 145.432 acre tract, across said 17.508 acre tract and along a southerly line of said 20.9± acre tract, **1185.03±** to a point in the westerly line of said 17.508 acre tract;

Thence **N 03° 03' 30" E**, with a westerly line of said 17.508 acre tract and along the westerly line of said 20.9± acre tract, **530.93±** to a northwesterly corner of said 17.508 acre tract and the centerline of said Peachblow Road (C.R. 98);

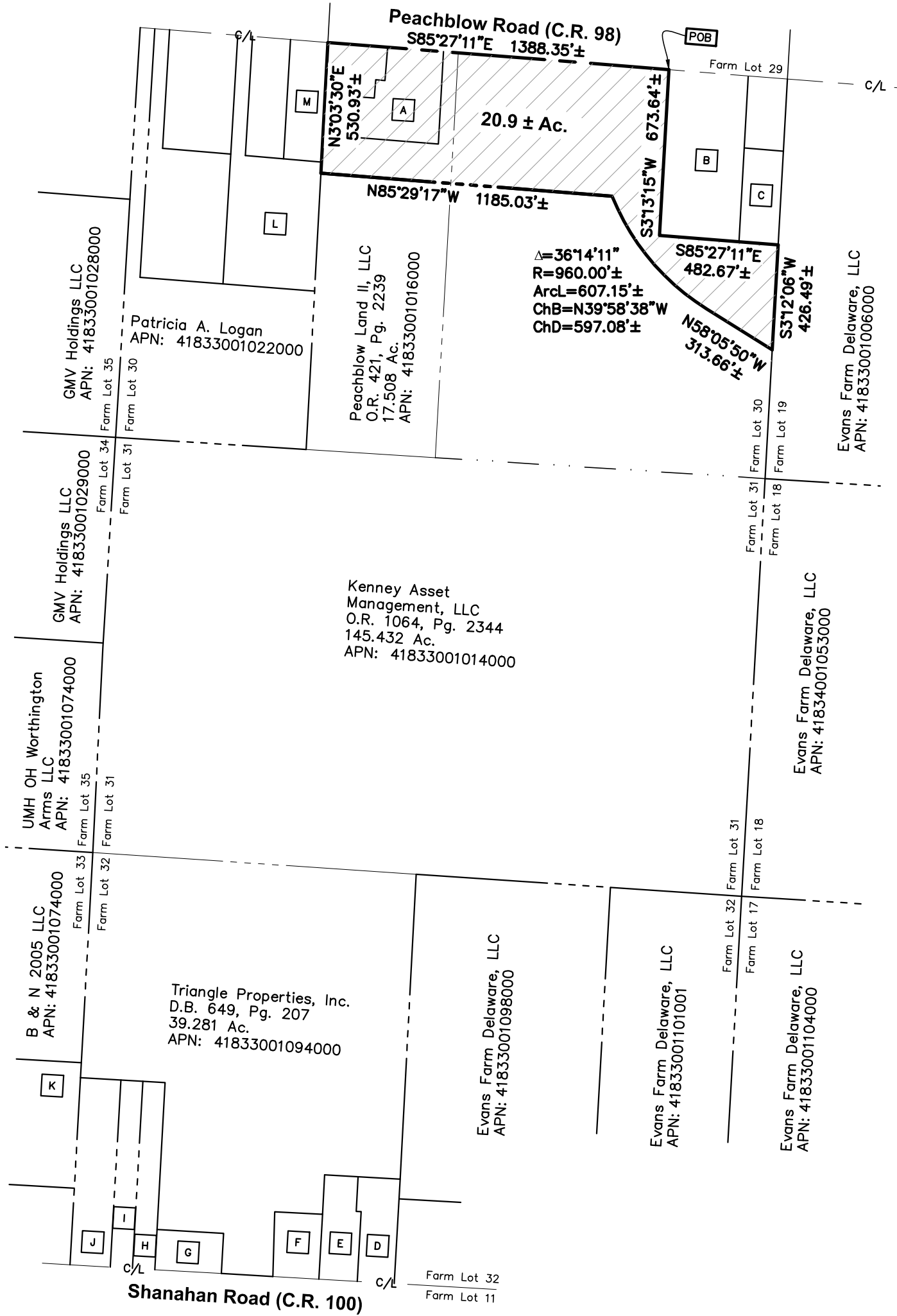
Thence **S 85° 27' 11" E**, along the northerly line of said 17.508 acre tract, a northerly line of said 2.475 acre tract, a northerly line of said 145.432 acre tract and along the centerline of said Peachblow Road (C.R. 98), **1388.35± feet** to the **True Point of Beginning**, containing **20.9± acres**, more or less.

This description is based on information obtained from the Delaware County Auditor's and Recorder's Office and was created on January 17, 2019

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

ADVANCED CIVIL DESIGN, INC.

Zoning Exhibit ~ 20.9± Acres
 Berlin Township, Delaware County, Ohio
 Farm Lots 30-32, Section 3, Township 4, Range 18,
 United States Military District



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

EXHIBIT B-2

DRAWN BY: DRB	JOB NO.: 17-0149-128
DATE: 01/17/19	CHECKED BY: BCK



ADVANCED
CIVIL DESIGN
ENGINEERS SURVEYORS

422 Beecher Road
 Gahanna, Ohio 43230
 ph 614.428.7750
 fax 614.428.7755

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