Zoning Description
20.9± Acres
South of Peachblow Road
West of Piatt Road

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.