Legal Description for Zoning
22.129 Acres

Situated in the Township of Berlin, County of Delaware, State of Ohio, and being a part of Farm Lot 23 in Section 3, Township 4N, Range 18W, of the United States Military Lands, and being more particularly described as follows;

Being a Survey for Zoning Purposes of a part of 2 parcels conveyed to Barbara A. Schanck, Trustee, & Mary Elizabeth Amrine, as recorded in Deed Volume 1376, Page 1645, in the Delaware County Deed Records, being part of Auditor's P.P.N. 418-320-01-008-000 & part P.P.N. 418-320-01-010-000, and being 17.876 Acres from an original 20.32 Acre parcel conveyed to Valerie Rowe, Trustee, as recorded in Deed Book 1424, Page 403, and being part of Auditor's P.P.N. 418-320-01-011-000, in the Delaware County Deed Records, and further described as follows;

Commencing at a mag nail found at the intersection of the centerlines of Cheshire Road (Co. Road72) and Piatt Road, being the Southeast corner of Farm Lot 23, and being the Southwest corner of Farm Lot 10;

Thence, N 86°02'30" W 415.20 feet with the centerline of Cheshire Road, to the Southwest corner of said parcel conveyed to Rowe of which description is a part, and being the Southeast corner of a 1.10 Acre parcel conveyed to Valerie Rowe, Trustee, as recorded in Deed Volume1424, Page 403;

Thence, N 03°25'41" E 30.00 feet leaving Cheshire Road with the West line of said parcel conveyed to Rowe, of which this description is a part, the same being the East line of said 1.10 Acre parcel conveyed to Rowe, to the PRINCIPLE PLACE OF BEGINNING of the 22.129 Acre parcel herein to be described;

Thence, N 03°25'41" E 530.59 feet continuing with the West line of said parcel conveyed to Rowe of which this description is a part, the same being the East line of said 1.10 Acre parcel conveyed to Rowe and extending to an angle point;

Thence with a line across said parcel conveyed to Schanck of which this description is a part, with the following nine (9) courses and distances:

1) N 84°11'04" W 325.79 feet to a point of curvature;
2) With a curve to the left (radius 430.00 feet, delta angle 27°39'50", arc length 207.61 feet) with a chord bearing S 83°00'32" W 205.60 feet to a point;
3) S 71°16'37" W 104.91 feet to a point;
4) N 06°34'24" W 223.42 feet to a point;
5) N 05°50'27" E 385.06 feet to a point;
6) S 84°09'33" E 399.93 feet to a point;
7) N 05°52'17" E 146.00 feet to a point;
8) S 84°09'33" E 113.40 feet to a point;
9) N 05°52'45" E 419.82 feet to a point on the North line thereof and the North line of Farm Lot 23, the same being the South line of Farm Lot 24 and a parcel conveyed to Tom L. & Julia A. Roll, as recorded in Deed Volume 404, Page 203;

Thence, S 84°38'42" E 523.39 feet with the North line of Farm Lot 23 and said parcel conveyed to Schanck, the same being the South line of Farm Lot 24 and said parcel conveyed to Rowe, to the West Right of Way Line of the New Piatt Road Extension, being PlanNo.DEL.-TR99-1.76 on record at the Delaware County Engineer's office;

Thence with the West line of said Piatt Road Extension, with the following twelve (12) courses and distances:

10) S 03°36'38" W 20.42 feet to a point of curvature;
11) With a curve to the right (radius 925.00 feet, delta angle 11°44'14", arc length 189.49 feet) with a chord bearing S 10°46'19" W 189.16 feet to a point;
12) S 17°07'40" W 180.22 feet to a point of curvature;
13) With a curve to the left (radius 1076.51 feet, delta angle 11°23'04", arc length 210.73 feet) with a chord bearing S 11°23'04" W 210.39 feet to a point;
14) S 05°46'36" W 255.10 feet to a point;
15) S 02°10'50" E 201.00 feet to a point;
16) S 01°14'22" W 250.20 feet to a point;
17) S 03°31'48" W 200.00 feet to a point;
18) S 47°14'32" W 43.41 feet to a point;
19) S 76°24'46" W 46.44 feet to a point;
20) S 67°54'18" W 50.09 feet to a point;
21) S 86°01'51" W 217.52 feet to the PRINCIPLE PLACE OF BEGINNING.
Said parcel, as surveyed contains 22.129 Acres, more or less.

The bearings of this description are based on the East line of Farm Lot 23, as being N 03°37'38" E, and is an assumed Meridian used to denote angles only.

The above described parcel was the result of survey by Watcon Consulting Engineers and Surveyors, under the direct supervision of Scott A. England, Ohio Registered Surveyor No. S-7452, in May of 2019.

Dated: 6/11/19

Scott A. England, P.S.
Ohio Registered Surveyor No. S-7452