42.76 Acre Zoning Description

Situated in the State of Ohio, County of Delaware, Township of Berlin, being a part of Farm Lot 19, Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:

BEGINNING at the intersection of the centerline of Peachblow Road and east railroad right-of-way line for CSX Transportation;

Thence **South 85 degrees 40 minutes 55 seconds East**, along the centerline of Peachblow Road, a distance of 1,267.03 feet to the intersection of Peachblow Road and Piatt Road;

Thence **South 3 degrees 9 minutes 24 seconds West**, along the centerline of Piatt Road, a distance of 1,444.47 feet to the northeast corner of a 0.634 acre parcel conveyed to Donna Kay Tonkin;

Thence **North 86 degrees 14 minutes 56 seconds West**, along north line of said 0.634 acre parcel a distance of 250.00 feet to the northwest corner of said 0.634 acre parcel;

Thence **South 3 degrees 9 minutes 24 seconds West**, along west line of said 0.634 acre parcel, a distance of 125.00 feet to the southwest corner of said 0.634 acre parcel;

Thence **South 86 degrees 14 minutes 56 seconds East**, along south line of said 0.634 acre parcel a distance of 250.00 feet to the southeast corner of said 0.634 acre parcel, being on the centerline of Piatt Road;

Thence **South 3 degrees 9 minutes 24 seconds West**, along the centerline of Piatt Road, a distance of 25.00 feet to the northeast corner of a 102.80 acre parcel conveyed to Evans Farm Delaware, LLC;

Thence **North 86 degrees 14 minutes 50 seconds West**, along north line of said 102.80 acre parcel a distance of 1,100.16 feet to the northwest corner of said 102.80 acre parcel, being on the east railroad right-of-way for CSX Transportation;

Thence **North 2 degrees 45 minutes 29 seconds West**, along east railroad right-of-way a distance of 1,617.31 feet to the POINT OF BEGINNING, containing 42.76 acres.

This description was prepared was prepared for zoning purposes only.
ROSS ESTATES
ZONING EXHIBIT

PLANNED RESIDENTIAL DEVELOPMENT
42.76 AC.

Evans Farm Delaware, LLC.
102.80 Acres

D Donna Kay Tonkin
0.634 Acres