

**Zoning Description**  
**181.6± 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 181.6± acre tract of land, said 181.6± 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 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, for Reference**, 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° 34' 01" W**, along the easterly line of said 145.432 acre tract, **674.88± feet** to a northeasterly corner thereof;

Thence **S 85° 26' 18" E**, along the northerly line of said 145.432 acre tract, **482.77± feet** to a northeasterly corner thereof;

Thence **S 03° 17' 00" W**, along the easterly line of said 145.432 acre tract, **877.04± feet** to the **True Point of Beginning**;

Thence **S 03° 17' 00" W**, continuing along the easterly line of said 145.432 acre tract and along said 181.6± acre tract, **1768.16± feet** to a southeasterly corner thereof;

Thence **N 86° 13' 42" W**, along the southerly line of said 145.432 acre tract and said 181.6± acre tract, **1318.24± feet** to a northeasterly corner of said 39.281 acre tract;

Thence **S 03° 07' 52" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **1238.09± feet** to a southeasterly corner thereof;

Thence **N 86° 26' 43" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **306.72± feet** to a southeasterly corner thereof;

Thence **S 03° 28' 39" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **159.29± feet** to a southeasterly corner thereof;

Thence **N 86° 31' 21" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **189.27± feet** to a southeasterly corner thereof;

Thence **S 03° 21' 21" W**, along the easterly line of said 39.281 acre tract and said 181.6± acre tract, **267.64± feet** to a southeasterly corner thereof and being in the centerline of Shanahan Road (C.R. 100);

Thence **N 86° 17' 50" W**, along the southerly line of said 39.281 acre tract, along the southerly line of said 181.6± acre tract and along said centerline, **199.82± feet** to a southwesterly corner thereof;

Thence **N 03° 09' 12" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **161.87± feet** to a southwesterly corner thereof;

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

-2-

Thence **N 86° 31' 32" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **271.50± feet** to a southwesterly corner thereof;

Thence **N 03° 09' 10" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **597.76± feet** to a southwesterly corner thereof;

Thence **N 86° 34' 19" W**, along the southerly line of said 39.281 acre tract and said 181.6± acre tract, **348.62± feet** to a southwesterly corner thereof;

Thence **N 03° 04' 47" E**, along the westerly line of said 39.281 acre tract and said 181.6± acre tract, **913.21±** 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 181.6± acre tract;

Thence **N 02° 47' 34" E**, along the westerly line of said 145.432 acre tract and said 181.6± acre tract, **831.75±** to an angle point in the westerly line of said 145.432 acre tract and said 181.6± acre tract;

Thence **N 03° 25' 22" E**, along the westerly line of said 145.432 acre tract and the westerly line of said 181.6± acre tract, **854.83± feet** to a northwesterly corner of said 145.432 acre tract and said 181.6± acre tract;

Thence **S 86° 32' 20" E**, along the northerly line of said 145.432 acre tract and said 181.6± acre tract, **780.67± feet** to a southwesterly corner of said 17.508 acre tract and a northwesterly corner of said 181.6± acre tract;

Thence **N 03° 06' 48" E**, along the westerly line of said 17.508 acre tract and said 181.6± acre tract, **1118.81± feet** to an angle point;

Thence **S 85° 42' 04" E**, across said 17.508 acre tract, across said 145.432 acre tract and along a northerly line of said 181.6± acre tract, **952.05±** to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.6± acre tract with a curve to the left having a central angle of **27° 20' 36"** and a radius of **705.00± feet**, an arc length of **336.45±** and a chord bearing and distance of **S 44° 35' 48" E, 333.26± feet** to a point of tangency;

Thence **S 58° 16' 06" E**, across said 145.432 acre tract and along the northerly line of said 181.6± acre tract, **286.25± feet** to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.6± acre tract with a curve to the right having a central angle of **60° 40' 00"** and a radius of **790.00± feet**, an arc length of **836.48±** and a chord bearing and distance of **S 27° 56' 06" E, 797.95± feet** to the **True Point of Beginning**, containing **181.6± 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 19, 2019.

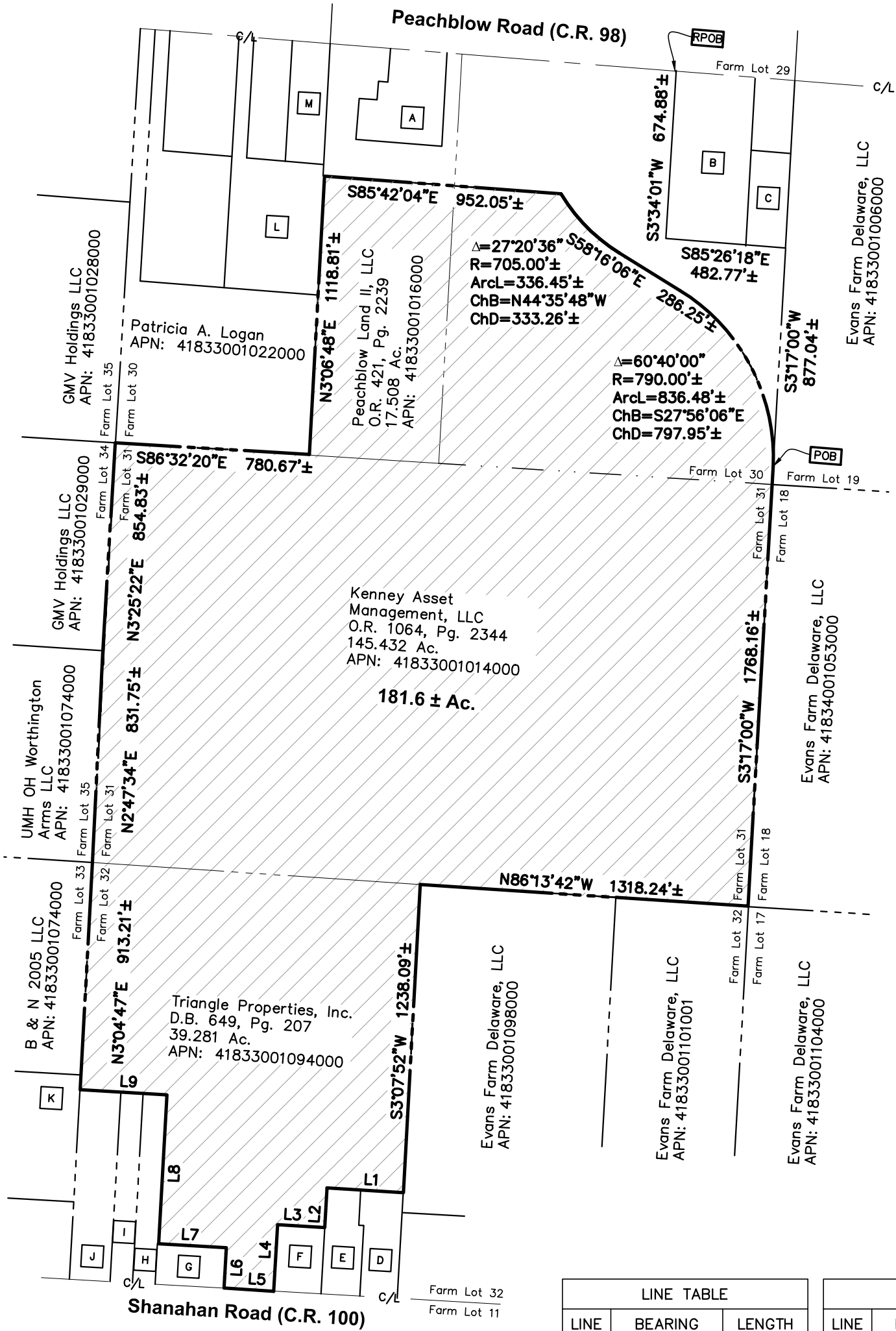
This description is not to be used in the transfer of land.

**ADVANCED CIVIL DESIGN, INC.**

Z:\17-0149-128\survey\181.6 ac zoning desc.doc

# Zoning Exhibit ~ 181.6± 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.
- B** Rebecca Jane Krupar &  
James Matthew Koch  
APN: 41833001013000
- C** Carl & Catherine A.  
Woodruff  
APN: 41833001013001
- D** Andrew S. & Katelynn T.  
Norheim  
APN: 41833001096000
- E** Andrew S. & Katelynn T.  
Norheim  
APN: 41833001096001
- F** Jimmie H. Wise  
APN: 41833001095000
- G** Clyde & Sue Fitzpatrick  
APN: 41833001093000
- H** Michael A. Dew &  
Christina M. Steiner  
APN: 41833001092000
- I** Allen & Angela Kemp  
APN: 41833001091000
- J** Louise & Robert L. Jones  
APN: 41833001090000
- K** David & Elizabeth Stephens  
APN: 41833001088000
- L** Patricia Ann Logan  
APN: 41833001022002
- M** JMFG II LLC  
APN: 41833001020000

LINE	BEARING	LENGTH
L1	N86°26'43"W	306.72±
L2	S03°28'39"W	159.29±
L3	N86°31'21"W	189.27±
L4	S03°21'21"W	267.64±
L5	N86°17'50"W	199.82±

LINE	BEARING	LENGTH
L6	N03°09'12"E	161.87±
L7	N86°31'32"W	271.50±
L8	N03°09'10"E	597.76±
L9	N86°34'19"W	348.62±

DRAWN BY: DRB      JOB NO.: 17-0149-128  
DATE: 08/19/19      CHECKED BY: BCK

**ADVANCED**  
CIVIL DESIGN  
ENGINEERS SURVEYORS

422 Beecher Road  
Gahanna, Ohio 43230  
ph 614.428.7750  
fax 614.428.7755

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.