

TABLE OF CONTENTS

Exhibit "B-1 and B-2" – Legal Description and Boundary Survey

- EX. B-1 : Legal Description
- EX. B-2 : Survey

Legal Description
181.87 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 181.87 acre tract of land, said 181.87 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 Peachblow Land, LLC of record in Official Record 1728, Page 328 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° 13' 30" W, along the easterly line of said 145.432 acre tract, 673.71 feet to a northeasterly corner thereof;

Thence S 85° 27' 27" E, along the northerly line of said 145.432 acre tract, 482.67 feet to a northeasterly corner thereof;

Thence S 03° 13' 30" W, along the easterly line of said 145.432 acre tract, 886.87 feet to the True Point of Beginning;

Thence S 03° 11' 10" W, continuing along the easterly line of said 145.432 acre tract and along said 181.87 acre tract, 63.96 feet to the common corner of Farm Lots 18, 19, 30 and 31;

Thence S 03° 13' 30" W, continuing along the easterly line of said 145.432 acre tract and along said 181.87 acre tract, 1695.50 feet to a southeasterly corner thereof;

Thence N 86° 08' 58" W, along the southerly line of said 145.432 acre tract and said 181.87 acre tract, 1324.15 feet to a northeasterly corner of said 39.281 acre tract;

Thence S 02° 59' 09" W, along the easterly line of said 39.281 acre tract and said 181.87 acre tract, 1237.91 feet to a southeasterly corner thereof;

Thence N 86° 43' 06" W, along the southerly line of said 39.281 acre tract and said 181.87 acre tract, 307.23 feet to a southeasterly corner thereof;

Thence S 02° 46' 13" W, along the easterly line of said 39.281 acre tract and said 181.87 acre tract, 160.67 feet to a southeasterly corner thereof;

Thence N 87° 04' 05" W, along the southerly line of said 39.281 acre tract and said 181.87 acre tract, 195.32 feet to a southeasterly corner thereof;

Thence S 01° 39' 31" W, along the easterly line of said 39.281 acre tract and said 181.87 acre tract, 262.21 feet to a southeasterly corner thereof and being in the centerline of Shanahan Road (C.R. 100);

Thence N 86° 42' 22" W, along the southerly line of said 39.281 acre tract, along the southerly line of said 181.87 acre tract and along said centerline, 208.91 feet to a southwesterly corner thereof;

Thence N 03° 06' 26" E, along the westerly line of said 39.281 acre tract and said 181.87 acre tract, 163.20 feet to a southwesterly corner thereof;

Thence N 86° 42' 22" W, along the southerly line of said 39.281 acre tract and said 181.87 acre tract, 270.12 feet to a southwesterly corner thereof;

Legal Description
181.87 Acres
South of Peachblow Road
West of Piatt Road

-2-

Thence N 03° 06' 26" E, along the westerly line of said 39.281 acre tract and said 181.87 acre tract, 597.19 feet to a southwesterly corner thereof;

Thence N 86° 42' 22" W, along the southerly line of said 39.281 acre tract and said 181.87 acre tract, 343.74 feet to a southwesterly corner thereof;

Thence N 03° 06' 26" E, along the westerly line of said 39.281 acre tract and said 181.87 acre tract, 914.36 feet 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 181.87 acre tract;

Thence N 02° 48' 18" E, along the westerly line of said 145.432 acre tract and said 181.87 acre tract, 831.84 feet to an angle point in the westerly line of said 145.432 acre tract and said 181.87 acre tract;

Thence N 03° 29' 08" E, along the westerly line of said 145.432 acre tract and the westerly line of said 181.87 acre tract, 854.62 feet to a northwesterly corner of said 145.432 acre tract and said 181.87 acre tract;

Thence S 86° 22' 27" E, along the northerly line of said 145.432 acre tract and said 181.87 acre tract, 774.52 feet to a southwesterly corner of said 17.508 acre tract and a northwesterly corner of said 181.87 acre tract;

Thence N 03° 03' 16" E, along the westerly line of said 17.508 acre tract and said 181.87 acre tract, 1109.84 feet to an angle point;

Thence S 86° 56' 44" E, across said 17.508 acre tract, across said 145.432 acre tract and along a northerly line of said 181.87 acre tract, 535.56 to an angle;

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 181.87 acre tract, 422.50 to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.87 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;

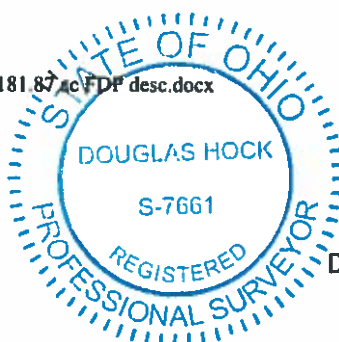
Thence S 58° 16' 06" E, across said 145.432 acre tract and along the northerly line of said 181.87 acre tract, 285.85 feet to a point of curvature;

Thence across said 145.432 acre tract and along the northerly line of said 181.87 acre tract with a curve to the right having a central angle of 61° 27' 16" and a radius of 790.00 feet, an arc length of 847.34 feet and a chord bearing and distance of S 27° 32' 28" E, 807.30 feet to the True Point of Beginning, containing 181.87 acres, more or less.

The above description was prepared by Advanced Civil Design, Inc. on August 20, 2020 and is based on existing records from Delaware County Auditor's and Recorder's Office and an actual field survey conducted by Advanced Civil Design, Inc. in February of 2020.

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

O:\20-0028-17\SURVEY\17-0149-128 181.87 ac FDP desc.docx

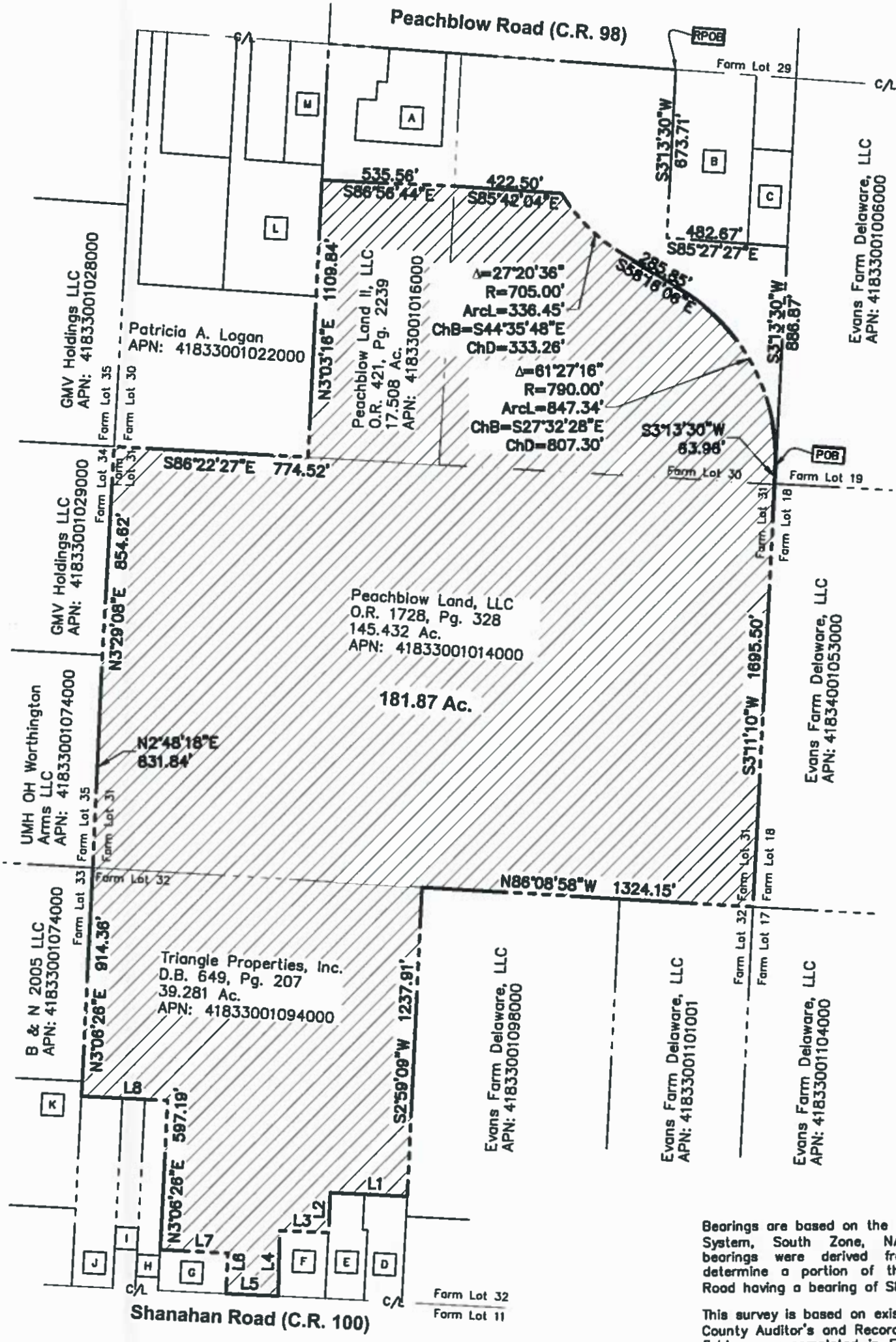


ADVANCED CIVIL DESIGN, INC.

Douglas R. Hock, P.S. 7661

8/20/2020
Date:

Survey Exhibit ~ 181.87 Acres
 Berlin Township, Delaware County, Ohio
 Farm Lots 30-32, Section 3, Township 4, Range 18,
 United States Military District



Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS2011). Said bearings were derived from GPS observation and determine a portion of the centerline of Peachblow Road having a bearing of S85°27'27\"/>


This survey is based on existing records from Delaware County Auditor's and Recorder's records and an actual field survey completed in February, 2020. This survey is not to be used for the transfer of land

- 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. Northeim
APN: 41833001096000
- E** Andrew S. & Katelynn T. Northeim
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 TABLE		
LINE	BEARING	LENGTH
L1	N86°43'06\"/>	

STATE OF OHIO
 DOUGLAS HOCK
 S-7661
 REGISTERED PROFESSIONAL SURVEYOR
 Douglas R. Hock, P.S. 7531 Date: 08/20/20

DRAWN BY: JDW JOB NO.: 17-0149-128
 DATE: 08/20/20 CHECKED BY: DRH


ADVANCED CIVIL DESIGN
 ENGINEERS SURVEYORS

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 Gahanna, Ohio 43230
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