

September 11, 2016

**DESCRIPTION OF 54.183 ACRES  
NORTH OF CHESHIRE ROAD (60' R/W)  
EAST OF PIATT ROAD (33' R/W)  
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO**

Situated in the State of Ohio, County of Delaware, Berlin Township, Section 3, Township 4, Range 18, Farm Lots 9 and 10, United States Military Lands, being all of that 53.944 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 805, Page 2238, all references herein being to the records located in the Recorder's Office, Delaware County, Ohio and being more particularly described as follows;

Beginning **FOR REFERENCE** at the intersection of the centerlines of Cheshire and Piatt Roads, being the southwesterly corner of Farm Lot 10, the southwesterly corner of a 2.998 acre tract of land as described in a deed to Daniel W. and Stacy J. Loddell, of record in Official Record 1283, Page 925 and the northwesterly corner of "Schanck Subdivision", a subdivision of record in Plat Book 14, Page 53;

Thence South 86° 01' 56" East, along the centerline of said Cheshire Road, the southerly line of said Lot 10 and said 2.998 acre tract and the northerly line of said "Schanck Subdivision", a distance of 175.15 feet to the **TRUE PLACE OF BEGINNING**;

Thence **North 3° 05' 04" East**, along the easterly line of said 2.998 acre tract, a distance of **758.75 feet** to a point in the southerly line of the remainder of a 42.931 acre tract of land as described in a deed to Tom L. and Julia A. Roll, of record in Deed Book 404, Page 203;

Thence along the southerly and easterly lines of the remainder of said 42.931 acre tract of land, the following courses;

1. **South 86° 01' 56" East**, a distance of **451.02 feet** to a point;
2. **North 5° 59' 12" East**, a distance of **1373.82 feet** to a point in the southerly line of a 67.763 acre tract of land as described in a deed to Romanelli and Hughes Building Company, of record in Official Record 1333, Page 968;

Thence **South 86° 31' 47" East**, along the southerly line of said 67.763 acre tract, a distance of **1748.65 feet** to a point at the southwesterly corner of a 25 acre tract of land described as Parcel II, Tract I in a deed to Lee Kun and Kyung Ja Roh, of record in Deed Book 797, Page 1420;

Thence **South 85° 50' 29" East**, along the southerly line of said 25 acre tract, a distance of **174.09 feet** to a point at a northerly corner of a 58.016 acre tract of land described as Tract II in a deed to Doras M. Ross and Brook Ann Martin, Trustees, of record in Deed Book 545, Page 754;

Thence along the lines of said 58.016 acre tract and the westerly line of a 1.103 acre tract of land as described in a deed to Tiffany M. Gaffey, of record in Official Record 1046, Page 2887, the following courses;

1. **South 3° 25' 35" West**, a distance of **465.26 feet** to a point;
2. **North 87° 23' 48" West**, a distance of **1263.87 feet** to a point;
3. **South 3° 23' 55" West**, a distance of **1650.97 feet** to a point in the centerline of said Cheshire Road, being the southwest corner of said 1.103 acre tract, a point in the northerly line of a 141.380 acre tract of land as described in a deed to Homewood Corporation, of record in Official Record 719, Page 1262 and a point in the southerly line of said Farm Lot 10;

Thence **North 86° 01' 56" West**, along the centerline of said Cheshire Road, the southerly line of said Farm Lot 10, the northerly line of said 141.380 acre tract and the northerly line of a 5.00 acre tract of land described as Parcel I in a deed to Daniel L. and Jill M. Bishop, of record in Official Record 1307, Page 1795, a distance of **303.82 feet** to a point at the southeasterly corner of a 1.808 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1406, Page 2042;

Thence along the easterly, northerly and westerly lines of said 1.808 acre tract of land, the following courses;

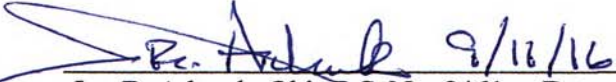
1. **North 3° 58' 04" East**, a distance of **450.00 feet** to a point;
2. **North 86° 01' 56" West**, a distance of **175.00 feet** to a point;
3. **South 3° 58' 04" West**, a distance of **450.00 feet** to a point in the centerline of said Cheshire Road, being a point in the northerly line of Lot 258 of "Ruckshire Subdivision", a subdivision of record in Plat Book 14, Page 72 and a point in the southerly line of Farm Lot 10;

Thence **North 86° 01' 56" West**, along the centerline of said Cheshire Road, the southerly line of said Farm Lot 10, the northerly line of said Lot 258, the northerly line of a 23.838 acre tract of land as described in a deed to Barbara G. Schanck, Trustee, of record in Official Record 1378, Page 1645 and the northerly line of the previously mentioned "Schanck Subdivision", a distance of **688.85 feet** to the **TRUE PLACE OF BEGINNING** and containing **54.183 acres** of land.

Bearings herein are based on GPS observations, being the Ohio State Plane Coordinate System, North Zone, NAD 1983.

This description was prepared by American Land Surveyors, LLC, by Jon B. Adcock, Ohio Licensed Professional Surveyor No. 8461.

The above described 54.183 acres is all of Delaware County Auditor's Parcel No. 418-310-01-037-000, all of Delaware County Auditor's Parcel No. 418-310-01-038-000 and all of Delaware County Auditor's Parcel No. 418-310-01-043-000.

  
Jon B. Adcock, Ohio P.S. No. 8461    Date 9/18/16



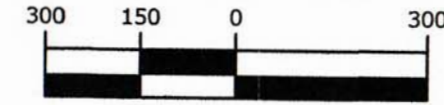
# ZONING EXHIBIT

54.183 ACRE TRACT  
SITUATED IN  
SECTION 3, TOWNSHIP 4, RANGE 18, FARM LOTS 9 AND 10  
UNITED STATES MILITARY LANDS  
BERLIN TOWNSHIP, DELAWARE COUNTY, OHIO

ROMANELLI AND HUGHES BUILDING COMPANY  
O.R. 1333, PG. 968  
67.763 ACRES

LEE KUN AND KYUNG JA ROH  
D.B. 797, PG. 1420  
PARCEL II - TRACT I  
25 ACRES

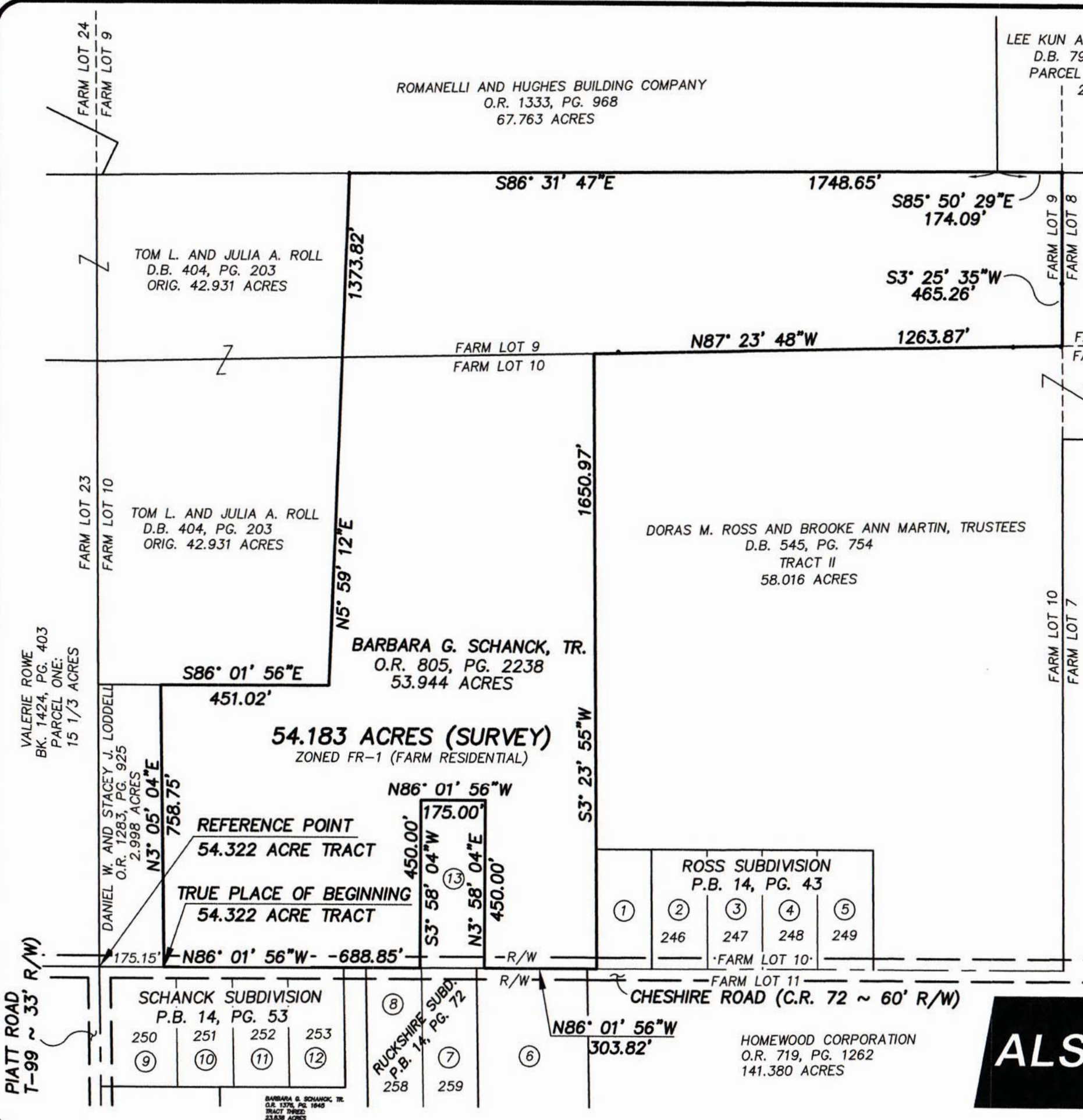
## GRAPHIC SCALE



( IN FEET )  
1 inch = 300 ft.

## BASIS OF BEARINGS:

BEARINGS SHOWN HEREON ARE BASED ON GPS OBSERVATIONS, BEING THE OHIO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD 1983.



- ① TIFFANY M. GAFFEY  
O.R. 1046, PG. 2887  
1.103 ACRES
- ② GARY W. AND TRACI A. ST. AMANT  
VOL. 627, PG. 664
- ③ BEVERLY A. SAMMONS  
VOL. 541, PG. 566
- ④ RICHARD S. TAYLOR  
VOL. 531, PG. 696
- ⑤ STEVEN G. AND CATHY L. RIPPEL, CO-TRUSTEES  
O.R. 1254, PG. 353
- ⑥ DANIEL L. AND JILL M. BISHOP  
O.R. 1307, PG. 1795  
PARCEL I  
5.00 ACRES
- ⑦ KATHERINE E. FREEMAN-CROFT  
VOL. 916, PG. 849
- ⑧ JAMES R. AND CYNTHIA A. COLVIN  
VOL. 140, PG. 1140
- ⑨ BRANDAN AND JENNIFER ADKINS  
O.R. 1303, PG. 404
- ⑩ BRUCE E. BAKER  
VOL. 37, PG. 927
- ⑪ MILDRED DELLA FLORA, TR.  
VOL. 85, PG. 2140
- ⑫ CHERYL A. BUTLER  
O.R. 1360, PG. 1569
- ⑬ BARBARA G. SCHANCK, TR.  
O.R. 1406, PG. 2042  
1.808 ACRES



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www.americanlandsurveyors.com

FIELD	DRAFT	CHECK
JBA	JBA	JBA
JOB NO.: 16-028		
DATE: SEPTEMBER 11, 2016		
SCALE: 1"=300'		
SHEET NO.: 1/1		

**ALS** AMERICAN LAND SURVEYORS

Focused on Excellence  
EXHIBIT B-2

PIATT ROAD T-99 ~ 33' R/W

BARBARA G. SCHANCK, TR.  
O.R. 1376, PG. 1045  
TRACT II  
23.83 ACRES

HOMWOOD CORPORATION  
O.R. 719, PG. 1262  
141.380 ACRES