

LEGAL DESCRIPTION

36.830 ACRES

Situate in the State of Ohio, County of Delaware, Township of Concord, Pt. VMS No. 2673 Lot 7 and Lot 8, and being part of a 23.492 acre tract (Parcel 2) of land and a 18.346 acre tract (Parcel 1) of land conveyed to Avasar LLC as recorded in O.R. 2050, page 1916 (all references to deeds, plats, surveys, etc. refer to the Delaware County Recorder's Office or Engineer's Office), being more particularly described as follows;

COMMENCING FOR REFERENCE at an ODOT monument found at the intersection of the centerline of U.S. Rt. 42 with the centerline of St. Rt. 257;

Thence along the centerline of said St. Rt. 257 North 08°34'45" West for a distance of 120.94 feet, to a 2" MAG nail set;

Thence continuing along the centerline of said St. Rt. 257 on a curve to the right with a radius of 1909.86 feet, with a central angle of 12°26'00" with an arc distance of 414.45 feet, with a long chord bearing of North 02°21'45" West for a distance of 413.63 feet, to a spike found at the northeast corner of a tract of land conveyed to Corey Gantt and Sarah Gantt as recorded in O.R. 519, page 2276, said point being the **TRUE POINT OF BEGINNING** of the herein described tract of land;

Thence leaving said centerline and along the north line of said Gantt tract **South 88°10'25" West** for a distance of **100.25 feet**, to a spike found at a corner of 1.478 acre tract of land conveyed to Amy I. Rohrer and Steven W Rohrer as recorded in O.R. 1817, page 727, passing an iron pin set at 30.00 feet;

Thence along an east line of said 1.478 acre tract **North 23°33'19" East** for a distance of **129.17 feet**, to an iron pin set at the northeast corner thereof;

Thence along the north line of said 1.478 acre tract **North 63°09'14" West** for a distance of **239.50 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner thereof;

Thence along the west line of said 1.478 acre tract and the west line of a 1.407 acre tract of land conveyed to John R. Miller and Rhonda L. Miller as recorded in O.R. 1271, page 837 **South 30°01'49" West** for a distance of **521.10 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner of a 0.71 acre tract of land conveyed to Rebecca A. Parks as recorded in O.R. 2077, page 922;

Thence along the west line of said 0.71 acre tract and the west line of a 0.70 acre tract of land conveyed to Phillip M. Stowers as recorded in O.R. 1331, page 2161 and the west line of a 1.19 acre tract of land conveyed to Cody D. Ball as recorded in O.R. 1598, page 2652 **South 35°28'50" West** for a distance of **432.95 feet**, to a 3/4" iron pipe found (no cap) on the east line of VMS Survey 2673 Lot 9;

Thence along the east line of said VMS Survey 2673 Lot 9 **North 05°00'50" West** for a distance of **570.55 feet**, to a 3/4" iron pipe found (no cap) at the northeast corner of said VMS Survey 2673 Lot 9;

Thence along the north line of said VMS Survey Lot 9 **South 80°41'39" West** for a distance of **880.73 feet**, to a 3/4" iron pipe found at the southeast corner of a 49.25 acre tract of land conveyed John E. Peirsol, trustee and settlor, Janis E. Peirsol, trustee, and Janie E. Peirsol, trustee of the John E. Peirsol Trust as recorded in O.R. 1607, page 300;

Thence leaving said lot line and along the east line of said 49.25 acre tract **North 04°18'55" West** for a distance of **1194.55 feet**, to a 3/4" iron pipe found (no cap) at the southwest corner of a 4.29 acre tract of land conveyed to Brett S. Allen and Terri M. Allen as recorded in O.R. 1617, page 123;

Thence along the south line of said 4.29 acre tract **South 88°49'21" East** for a distance of **947.68 feet**, to a 3/4" iron pipe found (no cap) at the southeast corner of a 4.29 acre tract;

Thence across said 23.190 acre tract, on a new dividing line **South 89°25'11" East** for a distance of **27.57 feet**, to a 3/4" iron pipe found (no cap) at corner of said 18.350 acre tract;

Thence along a line of said 18.350 acre tract **South 06°19'32" West** for a distance of **243.00 feet**, to an iron pin set;

Thence leaving said line and across said 18.350 acre tract, on a new dividing line **South 86°43'53" East** for a distance of **491.85 feet**, to an iron pin set on a west line of a 3.06 acre tract of land conveyed to Robert W. Harriman as recorded in O.R. 1560, page 1086;

Thence along a line of said 3.06 acre tract **South 03°19'51" West** for a distance of **46.64 feet**, to a 3/4" iron pipe found (no cap) at the northwest corner of a 1.647 acre tract of land conveyed to Michael Lee Albertini as recorded in O.R. 1044, page 617;

Thence along the west line of said 1.647 acre tract **South 03°13'32" West** for a distance of **262.46 feet**, to a 3/4" iron pipe found (no cap) at the southwest corner thereof;

Thence along the south line of said 1.647 acre tract **South 74°23'25" East** for a distance of **427.15 feet**, to a 2" MAG nail set on the centerline of said St. Rt. 257, passing an iron pin set at 397.15 feet;

Thence along the centerline of said St. Rt. 257 on a curve to the left with a **radius of 1909.86 feet**, with a **central angle of 09°50'41"** with an **arc distance of 328.16 feet** with a **long chord bearing of South 08°46'36" West** for a distance of **327.76 feet**, to the **TRUE POINT OF BEGINNING** containing **36.830 acres**, more or less.

PT. PID 500-320-02-016-000 – 14.140 AC. (Parcel 1 OR 2050, page 1916)

PT. PID 500-320-02-017-000 – 22.690 AC. (Parcel 2 OR 2050, page 1916)

Lot 7 – 22.290 AC

Lot 8 – 14.540 AC.

SURVEY NOTES:

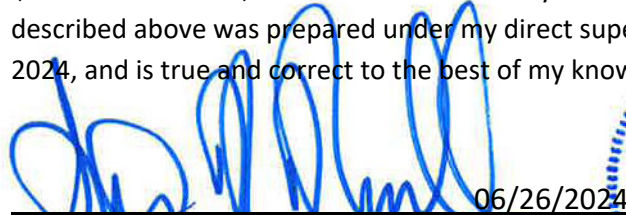
Basis of Bearings for the herein described tract of land are referenced to the Ohio State Plane Coordinate System (North Zone) by GPS measurements referenced to the ODOT VRS Network with the centerline of St. Rt. 257 having a bearing of **North 15°23'15" East**.

All iron pins set are 5/8" diameter steel pin by 30" in length with a yellow plastic cap stamped "NEWELL 7212".

Distances described herein are horizontal lengths, expressed in U.S. Survey foot and hundredths of a foot.

SURVEYOR CERTIFICATE:

I, Steven W. Newell, Ohio Professional Surveyor Number 7212, certify that the land description described above was prepared under my direct supervision, based on a field survey performed in May, 2024, and is true and correct to the best of my knowledge.



Steven W. Newell
Ohio Registered Surveyor No. 7212

06/26/2024
Date

