

**Parcel Description ~ 63.755 Acre
South of Bean-Oller Road
North of Clark-Shaw Road
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Situated in the State of Ohio, County of Delaware, Township of Concord, being part of Farm Lots 23, 24, and 25, Section 3, Township 4, Range 19, United Military District and containing 63.755 acres of land, more or less, said 63.755 acres being the First Tract, Second Tract, Third Tract and Fourth Tract as described in Official Record Volume 1458, Page 2296 and conveyed to Dulin Farms, LTD, said 63.755 acres more particularly described as follows:

Beginning, for Reference, at a P.K. nail found at the southeasterly corner of Farm Lot 17, the southwesterly corner of Farm Lot 18, in the northerly line of Farm Lot 23, in the centerline of Bean Oller Road (60') and on the Township Line between Concord Township and Liberty Township;

Thence N 86° 32' 00" W along the southerly line of said Farm Lot 17, the northerly line of said Farm Lot 23 and along the centerline of said Bean Oller Road (60'), **688.11 feet** to a P.K. nail found at the northeasterly corner of said Second Tract, said corner also being the northwesterly corner of that 18.962 acre tract of land as conveyed to Bean Oller Farms, LLC of record in Official Record 1496, Page 2794, the **True Point of Beginning**;

Thence S 03° 20' 48" W, along the easterly line of said Second Tract and along the westerly line of said 18.962 acre tract, **1334.46 total feet** (passing a 5/8" iron pin found stamped Patridge at 39.98 feet and a stone found at 1333.00 feet) to an iron pin set at a common corner thereof, said corner also being in the northerly line of that 6.108 acre tract of land as conveyed to Chad D. Gabriel and Tracy L. Gabriel of record in Official Record 674, P. 1406, being in the southerly line of said Farm Lot 23 and the northerly line of Farm Lot 26;

Thence N 86° 29' 33" W, along the southerly line of said Second Tract, partially along the southerly line of said Third Tract, along the southerly line of said Farm Lot 23, along the northerly line of said 6.108 acre tract, along the northerly line of that 6.114 acre tract of land also conveyed to Chad D. Gabriel and Tracy L. Gabriel of record in Official Record 674, P. 1406, along the northerly line of that 6.118 acre tract of land as conveyed to Todd N. Ketter and Catherine L. Ketter, Trustees, of record in Official Record 1484, Page 2423, along the northerly line of that 5.450 acre tract of land as conveyed to Stephen M. Pierce and Judith E. Pierce of record in Official Record 385, Page 2580 and along the northerly line of Farm Lot 26, **1290.29 feet** to a 5/8" iron pin found stamped T.L.B. at a northwesterly corner of said 5.450 acre tract and said Farm Lot 26, the southwesterly corner of said Farm Lot 23, the southeasterly corner of said Farm Lot 24 and the northeasterly corner of said Farm Lot 25 and said Fourth Tract;

Thence S 03° 20' 48" W, along the easterly line of said Fourth Tract, along the westerly line of said 5.450 acre tract, along the westerly line of that 5.001 acre tract conveyed to Christopher and Kathryn Farabaugh in Official Record 1319, Page 2545, along the westerly line of that 5.001 acre tract as conveyed to Gilbert Salem of record in Official Record 1696, page 519 and along the common line of said Farm Lot 25 and Farm Lot 26, **1,346.45 total feet** (passing a 5/8" iron pin found stamped T.L.B. at 773.47 feet) to a P.K. Nail set at the southeasterly corner of said Fourth Tract, the southwesterly corner of said Salem tract and in the centerline of Clark-Shaw Road (60'), said corner also being the common corner of Farm Lot 25, Farm Lot 26, Farm Lot 32 and Farm Lot 31;

Thence N 86° 30' 50" W, along the southerly line of said Fourth Tract and said Farm Lot 25, along the northerly line of said Farm Lot 32 and along said centerline, **394.02 feet** to a P.K. Nail set at the southwesterly corner of said Fourth Tract and the southeasterly corner of that 6.274 acre tract of land as conveyed to Heather Cristina and Bradley McElroy of record in Official Record 1684, Page 1441;

DESCRIPTION FOR CLOSING ONLY
☐ RPC Approval Required
☐ Municipal Approval Required
Delaware County Engineer

1-7-2021

**Parcel Description ~ 63.755 Acre
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North of Clark-Shaw Road**

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Thence N 03° 20' 48" E, along the westerly line of said Fourth Tract, Third Tract, and First Tract, along the easterly line of said 6.274 acre tract, along the easterly line a 67.00 acre tract described as Parcel I and as conveyed to Johnbert Enterprises, LLC in Official Record 1277, Page 493 and across said Farm Lot 25 and Farm Lot 24, **2679.85 total feet** (passing a 5/8" iron pin found at 1348.69 feet) to a P.K. Nail set at the northwesterly corner of said First Tract, northeasterly corner of said Parcel I, in the northerly line of said Farm Lot 24, in the southerly line of said Farm Lot 17 and in the centerline of Bean-Oller Road (60');

Thence S 86° 32' 00" E, along the northerly line of said First Tract and said Second Tract, the northerly line of said Farm Lot 24 and Farm Lot 23, the southerly line of said Farm Lot 17 and along said centerline of Bean-Oller Road (60'), **1684.31 feet to the True Point of Beginning.** Containing **63.755 acres, more or less**, inclusive of the present right-of-way of Bean Oller Road which occupies 1.160 acres, more or less and the present right-of-way of Clarkshaw Road, which occupies 0.271 acres, more or less (1.431 total acres, more or less). Acreage Breakdown as follows:

Farm Lot 24 = 12.049 Ac.

Farm Lot 23 = 39.517 Ac.

Farm Lot 25 = 12.189 Ac.

Total Acreage = 63.755 Ac.

The above description was prepared by Advanced Civil Design Inc. on December 6th, 2021 and is based on information obtained from the Delaware County Auditor's and the Delaware County Recorder's Office and an actual field survey completed in November, 2021.

Iron pins set are 5/8" diameter rebar, 30" in length with a plastic cap in top inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Bean Oller Road (60') as having a bearing of N86°32'00"W between P.K. Nails found.

All references used in this description can be found at the Recorder's Office, Delaware County, Ohio.

ADVANCED CIVIL DESIGN, INC.


Douglas R. Hock, P.S. 7661

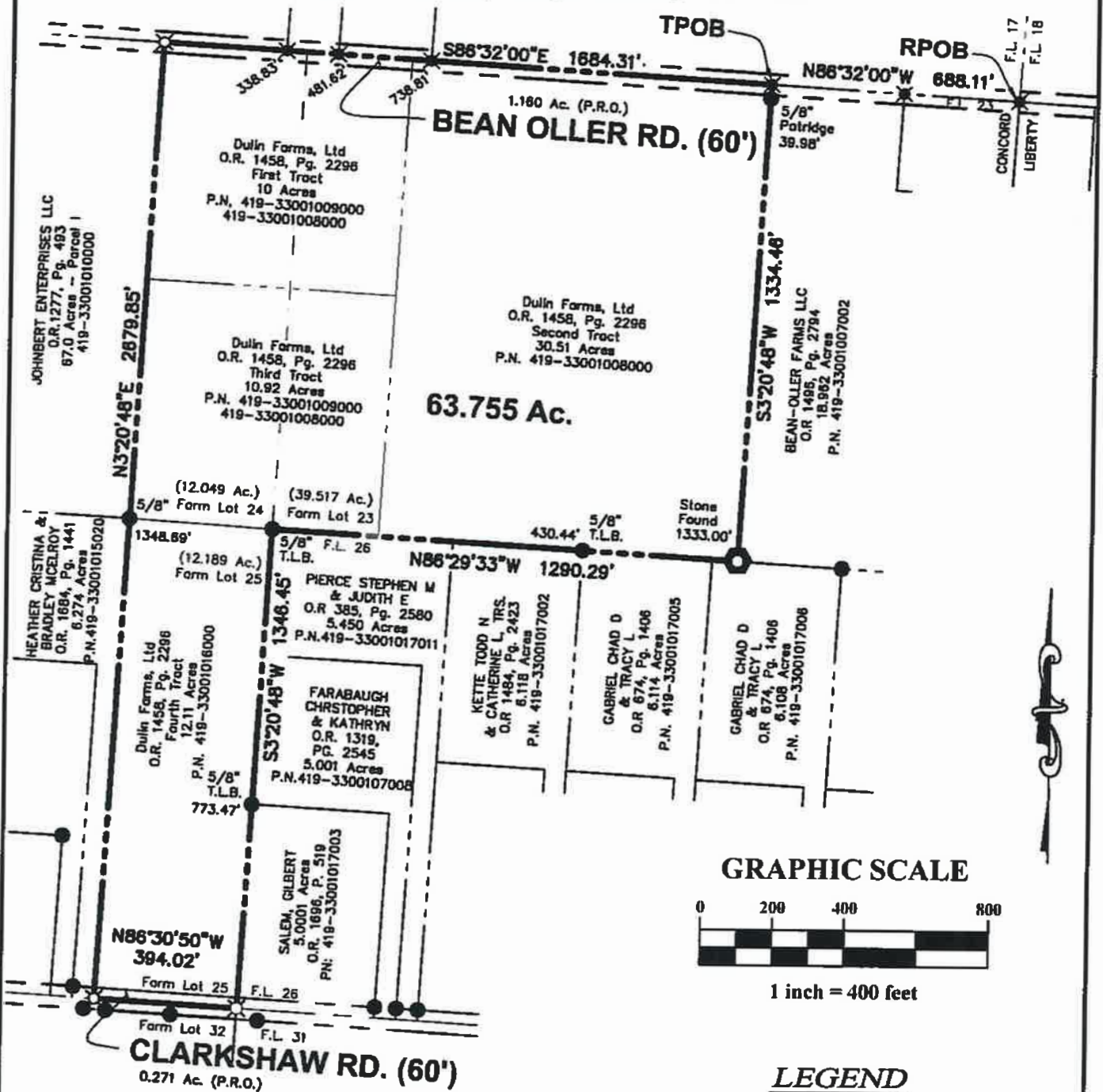
Date: 12/6/21

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Parcel Exhibit ~ 63.755 AC.

Farm Lots 23, 24, and 25
Section 3, Township 4, Range 19
United Military District
Township of Concord, County of Delaware, State of Ohio



GRAPHIC SCALE



1 inch = 400 feet

LEGEND


- Iron Pin Found
- Iron Pin Set
- ✕ P.K. Nail Found
- ✕ P.K. Nail Set
- ◆ Stone Found

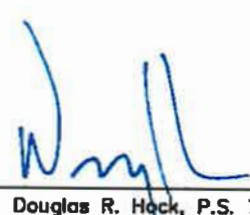
Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation and determine a portion of the centerline of Bean Oller Road (60') as having a bearing of N86°32'00"W between P.K. Nails found.

All Iron pins set are 5/8" diameter rebar, 30" long iron pipe with plastic cap inscribed "Advanced 7661".

This exhibit is based on existing records from Delaware County Auditor's and Recorder's office and an actual field survey completed in November, 2021.



DRAWN BY: BCK	JOB NO.: 21-0238-128
DATE: 12/06/21	CHECKED BY:
 ADVANCED CIVIL DESIGN ENGINEERS SURVEYORS	
781 Science Boulevard, Suite 100 Gahanna, Ohio 43230 ph 614.428.7750 fax 614.428.7755	


Douglas R. Hock, P.S. 7661
Date: 12/6/21