

LEGAL  
DESCRIPTION  
36.471 Acres

Situated in the State of Ohio, County of Delaware, Township of Concord, Virginia Military Survey Number 2897, being all of that 29.411 acre tract of land as conveyed to Kenneth N. Southworth, Successor Trustee of the Sue Ann Southworth Revocable Trust (1/2 interest), of record in Official Record 1983, Page 1055 and a portion of that original 16.061 acre tract of record in Official Record 1983, Page 1050 and all of that 29.411 acre tract and a portion of that original 16.061 acre tract as conveyed to Kenneth N. Southworth, Successor Trustee of the Robert W. Southworth Revocable Trust (1/2 interest), as conveyed in Official Record 1326 Page 188, all document references are to the records the Recorder's Office of Delaware County, Ohio, and being more particularly described as follows:

**BEGINNING** at a 5/8" rebar with a cap inscribed "Patridge" found at the southwesterly corner of Lot 6832 of a subdivision entitled "Redtail Estates", of record in Plat cabinet 4, Slide 31-31B;

Thence North 83°25'49" East, with the southerly line of said "Redtail Estates", passing a 5/8" rebar found at a distance of 683.54 feet, passing a 5/8" rebar found at a distance of 1006.73 feet, passing a 5/8" rebar found at a distance of 1257.23 feet, for a total distance of 1307.16 feet to a Mag Nail set in the centerline of Concord Road (County Road 129);

Thence South 6°35'46" East, with the centerline of said Concord Road, a distance of 507.27 feet to a Mag Nail found at the northeasterly corner of a 6.369 acre tract of land as conveyed to Daniel R. Buchan, of record in Official Record 2040, Page 2621;

Thence with the perimeter of said 6.639 acre tract the following courses:

South 83°14'47" West, passing a 5/8" rebar found at a distance of 30.00 feet, a total distance of 653.82 feet to a 3/4" iron pipe found (0.15' West) at a corner thereof;

North 6°34'38" West, a distance of 100.24 feet to a 3/4" iron pipe found bent (0.41 South and 0.31' East) at a corner thereof;

South 83°17'02" West, a distance of 100.24 feet to a 3/4" iron pipe found bent (0.39' East and 0.17' South) at a corner thereof;

North 6°17'23" West, a distance of 48.30 feet to a 3/4" iron pipe found bent at a corner thereof;

South 83°25'35" West, a distance of 381.68 feet to a 3/4" iron pipe found at a corner thereof;

South 20°59'13" West, a distance of 225.78 feet to a 3/4" iron pipe found at a corner thereof;

Thence South 5°15'09" East, continuing with the perimeter of said 6.369 acre tract, and with the westerly line of a 8.443 acre tract of land as conveyed to Brian D. Gregory, of record in Official Record 2032, Page 1343, passing a 5/8" rebar found with a cap inscribed "SLSS" cap at a distance of 249.42 feet, for a total distance of 647.90 feet to a 3/4" iron pipe found (0.22' West) in a northerly line of said 104.674 acre tract of land as conveyed to CF ARCIS VIII LLC, of record in Official Record 1263, page 573;

Thence South 83°20'02" West, with a northerly line of said 104.674 acre, a distance of 600.00 feet to a stone found (0.49' North);

Thence North 5°14'50" West, with the easterly line of said 104.674 acre tract and with the easterly line of a subdivision entitled "Tartan Fields Phase 5", of record in Plat Cabinet 2, Slide 110, passing a 3/4" iron pipe found bent at a distance of 1210.90 feet, for a total distance of 1810.76 feet to a 3/4" iron pipe found at the southwesterly corner of a 10.002 acre tract of land as conveyed to Hawthorne Hill, LLC, of record in Official Record 1770, Page 1034,

Thence North 83°27'36" East, with the southerly line of said 10.002 acre tract, a distance of 505.14 feet to a 3/4" iron pipe found in the westerly of Lot 6832 of said "Redtail Estates";

DESCRIPTION FOR CLOSING ONLY  
RPC Approval Required  
Municipal Approval Required  
11/2/23  
LAW  
Delaware County Engineer

Thence South 6°37'12" East, with the westerly line of said Lot 6832, a distance of 600.01 feet to the **POINT OF BEGINNING** and containing 36.471 acres of land, more or less;

Subject to all covenants, conditions, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

The basis of bearings for the description is Ohio State Plane Coordinate System, North Zone, NAD83 (2011)

All iron pins called as set are 5/8" X 30" rebar with yellow identification cap stamped "CESO".

CESO, Inc.

 *Jeffrey A. Miller* 11-2-23  
Jeffrey A. Miller  
PS Registered Surveyor No. 7211