

ZONING DESCRIPTION
254.436 ACRES

Situated in the State of Ohio, County of Delaware, Township of Concord, being in Farm Lots 8, 9 and 11, Virginia Military Survey Number 1421, and being the remainder of a 100 acre tract as conveyed to Roy E. Farneman and Virginia R. Farneman, Co-trustees of the Roy E. Farneman Revocable Living Trust, U/A dated Feb. 5, 1997 in Official Record 255, Page 178, Parcel 1, a 123.015 acre tract as conveyed to Roy E. Farneman and Virginia R. Farneman, Co-trustees of the Roy E. Farneman Revocable Living Trust, U/A dated Feb. 5, 1997 in Official Record 255, Page 178, Parcel 18, a 4.461 acre tract as conveyed to Roy E. Farneman and Virginia R. Farneman, Co-trustees of the Roy E. Farneman Revocable Living Trust, U/A dated Feb. 5, 1997 in Official Record 255, Page 178, Parcel 19 and a 46.065 acre tract as conveyed to Brewsters Trillions LLC in Official Record 1330, Page 809 as further described as follows;

Beginning at the northeast corner of the remainder of said 100 acre tract, the southeast corner of Lot 4346 of the Stan-Gene Subdivision as recorded in Plat Cabinet 14, Page 46, the northeast corner of Survey Number 1421 Lot 11, the northwest corner of Survey Number 1421 Lot 10, being in the south line of Survey Number 1421 Lot 1S, also being in the centerline of Dublin Road (S.R. 745, 60' R/W), and being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the east line of the remainder of said 100 acre tract the east line of Survey Number 1421 Lot 11, the west line of Survey Number 1421 Lot 10 and the centerline of Dublin Road (S.R. 745), **S 06° 46' 02" E, 237.34 feet** to an angle point in said line;

Thence continuing with the east line of the remainder of said 100 acre tract, the east line of Survey Number 1421 Lot 11, the west line of Survey Number 1421 Lot 10 and the centerline of Dublin Road (S.R. 745), **S 05° 46' 46" E, 348.83 feet** to an angle point in the east line of the remainder of said 100 acre tract and the northeast corner of a 1.931 acre tract as conveyed to David J. Maloney, Trustee of the David J. Maloney Trust Dated December 9, 2016 in Official Record 1476, Page 940;

Thence with the east line of the remainder of said 100 acre tract and the north line of said 1.931 acre tract, **S 84° 09' 31" W, 698.18 feet** to an angle point in the east line of the remainder of said 100 acre tract and the northwest corner of said 1.931 acre tract;

Thence with the east line of the remainder of said 100 acre tract and the west line of said 1.931 acre tract, **S 05° 53' 10" E, 130.00 feet** to an angle point in the east line of the remainder of said 100 acre tract and the southwest corner of said 1.931 acre tract and the northwest corner of a 3.676 acre tract as conveyed to Robert L. Grant and Judith K. Grant in Official Record 430, page 5, Parcel #2;

Thence with the east line of the remainder of said 100 acre tract and the west line of said 3.676 acre tract, **S 11° 31' 00" E, 90.78 feet** to an angle point in the east line of the remainder of said 100 acre tract and the northeast corner of a 7.8958 acre tract as conveyed to Robert L. Grant and Judith K. Grant in Official Record 446, Page 211;

Thence with the east line of the remainder of said 100 acre tract and the north line of said 7.8958 acre tract, **S 80° 07' 28" W, 682.97 feet** to an angle point in the east line of the remainder of said 100 acre tract and the northwest corner of said 7.8958 acre tract;

Thence with the east line of the remainder of said 100 acre tract and the west line of said 7.8958 acre tract, **S 10° 08' 50" E, 506.42 feet** to the southeast corner of the

remainder of said 100 acre tract and the southwest corner of said 7.8958 acre tract, and being in the north line of said 123.015 acre tract;

Thence with the north line of said 123.015 acre tract, the south line of said 7.8958 acre tract, the south line of said 3.676 acre tract and the south line of a 4.940 acre tract as conveyed to Robert L. Grant and Judith K. Grant in Official Record 430, Page 5, Parcel #1, **N 78° 55' 31" E, 1337.23 feet** to the northeast corner of said 123.015 acre tract, the southeast corner of said 4.940 acre tract, being in the east line of Survey Number 1421 Lot 11 and the west line of Survey Number 1421 Lot 10, and also being in the center line of Dublin Road (S.R. 745);

Thence with the east line of said 123.015 acre tract, the east line of Survey Number 1421 Lot 11, the west line of Survey Number 1421 Lot 10, and the center line of Dublin Road (S.R. 745), **S 05° 46' 46" E, 591.82 feet** to an angle point in the east line of said 123.015 acre tract, the northeast corner of said 46.065 acre tract, the southeast corner of Survey Number 1421 Lot 11, the southwest corner of Survey Number 1421 Lot 10 and being in the north line of Survey Number 1421 Lot 9;

Thence with the east line of said 46.065 acre tract and the centerline of Dublin Road (S.R. 745), **S 08° 23' 13" E, 1136.55 feet** to an angle point in the east line of said 46.065 acre tract and the northeast corner of a 1.00 acre tract as conveyed to Robert Gingerich and Amy Gingerich, husband and wife, for their joint lives, remainder to the survivor of them in Official Record 1379, Page 1010;

Thence with the east line of said 46.065 acre tract and the north line of said 1.000 acre Gingerich tract, **S 80° 33' 52" W, 199.78 feet** to an angle point in the east line of said 46.065 acre tract and the northwest corner of said 1.000 acre Gingerich tract;

Thence with the east line of said 46.065 acre tract and the west line of said 1.000 acre Gingerich tract, **S 08° 21' 08" E, 217.80 feet** to the southeast corner of said 46.065 acre tract and the southwest corner of said 1.000 acre Gingerich tract, and being in the north line of a 5.00 acre tract as conveyed to Harlan H. Wilburn and Patricia L. Wilburn in Deed Volume 459, Page 558;

Thence with the south line of said 46.065 acre tract and the north line of said 5.000 acre Wilburn tract, **S 80° 33' 52" W, 546.70 feet** to an angle point in the south line of said 46.065 acre tract and the northwest corner of said 5.000 acre Wilburn tract, and being in the east line of a 4.00 acre tract as conveyed to William E. Heiser in Official Record 336, Page 1461, Parcel II;

Thence with the south line of said 46.065 acre tract and the east line of said 4.00 acre Heiser tract, **N 06° 11' 08" W, 491.05 feet** to an angle point in the south line of said 46.065 acre tract and the northeast corner of said 4.00 acre Heiser tract;

Thence with the south line of said 46.065 acre tract, the north line of said 4.00 acre Heiser tract, the north line of Lots 4628 and 4627 in Pine Farm Subdivision as recorded in Plat Cabinet 1, Page 292 and the north line of the remainder of a 5.00 acre tract as conveyed to Brian J. King and Lynda M. King in Official Record 1591, Page 1008, Tract I, **S 80° 34' 52" W, 1300.22 feet** to the southwest corner of said 46.065 acre tract, the southeast corner of said 123.015 acre tract, the northwest corner of the remainder of said 5.00 acre King tract, the northeast corner of a 5.001 acre tract as conveyed to Joseph A. Yorio in Official Record 1651, Page 1822, the northeast corner of Survey Number 1421 Lot 7, the southeast corner of Survey Number 1421 Lot 8, and being in the west line of Survey Number 1421 Lot 9;

Thence with the south line of said 123.015 acre tract, the north line of said 5.001 acre Yorio tract, the north line of the remainder of a 9.050 acre tract as conveyed to George

C. Ailshire and Rebecca E. Ailshire, Trustees of the Ailshire Family Trust dated April 6, 2006 in Official Record 699, Page 909, the north line of a 7.078 acre tract as conveyed to Stephen P. Stewart and Susan M. Stewart, husband and wife, for their joint lives remainder to the survivor of them in Official Record 1389, Page. 949, **S 78° 45' 24" W, 1601.17 feet** to the northwest corner of said 7.078 acre tract and the northeast corner of Lot 4448 of Thornton-Fleming Subdivision as recorded in Plat Cabinet 20, Page 30;

Thence with the south line of said 123.015 acre tract, the north line of said Lot 4448, the north line of Lot 4446 in said Thornton-Fleming Subdivision, the north line of a 2.851 acre tract as conveyed to Marc A. Adair and Tracy L. Adair, husband and wife for their joint lives remainder to the survivor of them in Official Record 1618, Page 1279, the north line of a 2.560 acre tract as conveyed to Eric D. Hughes and Shelagh O. Hughes in Official Record 1617, Page 196, the north line of a 1.549 acre tract as conveyed to Joseph L. May and Carolyn R. May, Co-Trustees of the May Family Trust dated November 12, 1993 in Official Record 153, Page 2242, the north line of a 1.500 acre tract as conveyed to Elizabeth A. Kelly in Official Record 122, Page 1876, the south line of said 4.461 acre tract, **S 79° 03' 53" W, 1644.37 feet** to the northwest corner of said 1.500 acre Kelly tract, the southwest corner of said 4.461 acre tract and being in the west line of Survey Number 1421 Lot 8, the east line of Survey Number 1421 Lot 6, and also being in the centerline of Concord Road (C.R. 129, RW Varies);

Thence with the west line of said 4.461 acre tract, the west line of said Survey Number 1421 Lot 8, the east line of Survey Number 1421 Lot 6, the east line of Survey Number 1421 Lot 7 and the centerline of Concord Road (C.R. 129), **N 07° 05' 48" W, 809.39 feet** to the northwest corner of said 4.461 acre tract the southwest corner of a 4.419 acre tract as conveyed to David Lee Dayton in Official Record 603, Page 337, the northwest corner of Survey Number 1421 Lot 8, the southwest corner of Survey Number 1421 Lot 11;

Thence with the north line of said 4.461 acre tract, the south line of said 4.419 acre Dayton tract, the north line of Survey Number 1421 Lot 8, the south line of Survey Number 1421 Lot 11, **N 78° 54' 22" E, 412.50 feet** to the northeast corner of said 4.461 acre tract, the southeast corner of said 4.419 acre tract and being an angle point in the west line of said 123.015 acre tract;

Thence with the west line of said 123.015 acre tract and the east line of said 4.419 acre tract, **N 21° 08' 48" W, 284.93 feet** to an angle point in the west line of said 123.015 acre tract and the east line of said 4.419 acre tract;

Thence continuing with the west line of said 123.015 acre tract and the east line of said 4.419 acre tract, **N 28° 37' 48" W, 314.86 feet** to the northwest line of said 123.015 acre tract, the northeast corner of said 4.419 acre tract, and being in the south line of a 1.138 acre tract as conveyed to Naomi D. Fessenden in Official Record 789, Page 2493;

Thence with the north line of said 123.015 acre tract, the south line of said 1.138 acre Fessenden tract and the south line of a 50.000 acre tract as conveyed to Riverside Highlands LLC in Official Record 671, Page 2302 and Official Record 671, Page 2306, **N 78° 40' 59" E, 1503.56 feet** to the southwest corner of the remainder of said 100 acre tract and the southeast corner of said 50.000 acre tract;

Thence with the west line of the remainder of said 100 acre tract and the east line of said 50.000 acre tract, **N 05° 55' 58" W, 1234.31 feet** to the northwest corner of the remainder of said 100 acre tract, the northeast corner of said 50.000 acre tract, being in the south line of a 37.604 acre tract as conveyed to the Board of Commissioners of Delaware County, Ohio in Official Record 818, Page 2512, also being in the north line of Survey Number 1421 Lot 11 and being in the south line of Survey Number 1421 Lot 1S;

Thence with the north line of the remainder of said 100 acre tract, the south line of said 37.604 acre tract, the south line of said Lot 4346, the north line of Survey Number 1421 Lot 11 and the south line of Survey Number 1421 Lot 1S, **N 78° 52' 20" E, 3539.92 feet** to the **TRUE POINT OF BEGINNING**, containing **254.436 Acres**, more or less.

The above description was prepared by Advanced Civil Design Inc. and based on existing Delaware County records. A drawing of the above description is attached hereto and made a part thereof.

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

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

ADVANCED CIVIL DESIGN INC.

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