

December 06, 2023, Revised December 11, 2023
DESCRIPTION OF A 81.713 ACRE TRACT

Located in the Township of Concord, County of Delaware, State of Ohio, situated in Virginia Military Survey # 1421, Farm Lot 11, being all of that 81.58 acre residue of a 100 acre tract (being 81.713 acres by Survey) conveyed as "Tract One" to Roy E. and Virginia R. Farneman, Co-Trustees in O.R.V. 255, Page 178, said 81.713 acres being more particularly described as;

Beginning, at a 5/8 – inch rebar found at the southeasterly corner of Lot 4346 in Stan Gene Subdivision, of record in Plat Book 14, Page 46; said rebar also being in the northerly line of said 81.58 acres;

Thence, from said TRUE PLACE OF BEGINNING, North 78°52'44" East with the southerly line of said Lot 4346 extended, with said northerly line and crossing the westerly right-of-way of Dublin Road (S.R. 745, 60' R/W), a distance of 30.05 feet to the centerline of said Dublin Road;

Thence, South 05°54'27" East, with the centerline of said road and with an easterly line of said 81.58 acres, a distance of 585.60 feet to a survey nail set at a southeasterly corner of said 81.53 acres, the same being the northeasterly corner of that 1.930 acre tract conveyed to David J. Maloney, Trustee in O.R.V. 544, Page 259;

Thence, South 84°09'02" West, with a southerly line of said 81.58 acres and with the northerly line of said 1.930 acres, passing a rebar set at a distance of 30.00 feet, a total distance of 695.81 feet to a ½ - inch iron pipe found at a southerly corner of said 81.58 acres, the same being the northwesterly corner of said 1.930 acres;

Thence, South 06°07'04" East, with an easterly line of said 81.58 acres and with the westerly line of said 1.930 acres, a distance of 129.71 feet to a ½ - inch iron pipe found at an angle point in the easterly lines of said 81.58 acres, the same being the southwest corner of said 1.930 acres and being the northwesterly corner of that 3.680 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 535, Page 214;

Thence, South 11°18'23" East, with an easterly line of said 81.58 acres and with the westerly line of said 3.680 acres, a distance of 90.73 feet to a ½ - inch iron pipe found at a southerly corner of said 81.58 acres, the same being in the westerly line of said 3.680 acres and being the northeasterly corner of that 7.890 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 446, Page 211;

Thence, South 80°05'21" West, with a southerly line of said 81.58 acres and with the northerly line of said 7.890 acres, a distance of 682.51 feet to a ½ - inch iron pipe found at a southerly corner of said 81.58 acres, the same being the northwesterly corner of said 7.890 acres;

Thence, South 10°09'02" East, with an easterly line of said 81.58 acres and with the westerly line of said 7.890 acres, passing a ½ - inch iron pipe found at a distance of 486.72 feet (said iron pin called in previous survey as a reference point to corner), a total distance of 506.73 feet to a southerly corner of said 81.58 acres, the same being the southwest corner of said 7.890 acres and being in the northerly line of that 27.13 acre (residue of tract 18) tract conveyed to Roy E. and Virginia R. Farneman, Co-Trustees in O.R.V. 255, Page 178;

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Page Two (81.713 acres)

Thence, South 78°54'43" West, with the southerly line of said 81.58 acres, with the northerly line of said 27.13 acres and with the northerly line of that 93.890 acre (residue of tract 18) tract conveyed to Roy E. and Virginia R. Farneman, Co-Trustees in O.R.V. 255, Page 178, passing a 5/8 – inch rebar found at a distance of 670.63 feet, a total distance of 2211.64 feet to a rebar set at the southwesterly corner of said 81.58 acres, the same being the southeasterly corner of that 50.000 acre conveyed to Riverside Highlands, LLC in O.R.V. 671, Page 2306 and being in the northerly line of said 93.890 acres, said rebar set replaces a called for (deed and previous survey) stone which was not found at this corner;

Thence, North 05°30'40" West, with the westerly line of said 81.58 acres and with the easterly line of said 50.00 acres, a distance of 1236.07 feet to a 3/4 – inch iron pipe found (with an "EMHT" cap), said iron pipe rebar being the northwesterly corner of said 81.58 acres, a northerly corner of said 50.000 acres and being in the southerly line of that 37.604 acre tract conveyed to the Board of Commissioners of Delaware County in O.R.V. 818, Page 2512;

Thence, North 78°52'44" East, with the northerly line of said F.L. 11, VMS #1421, with the southerly line of F.L. 1, VMS #1441, with the northerly line of said 81.58 acres, with the southerly line of said 37.604 acres, with the southerly line of that 40.041 acre tract conveyed to the Board of Commissioners of Delaware County in O.R.V. 1260, Page 2157 and with the southerly line of said Lot 4346 (Stan Gene Subdivision), passing a 3/4 - inch iron pipe found at a distance of 1743.02 feet, a total distance of 3508.80 feet to the TRUE PLACE OF BEGINNING;

This legal description is based upon an actual field survey, performed by and under the direct supervision of William D. Beer, P.S. #7980 in November of 2023.


All rebar's set (or previously set) are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

A SURVEY of this description is attached hereto and made part thereof.

Subject to all easements, restrictions, and rights-of-way of record. Containing 81.713 acres in Farm Lot 11, V.M.S. #1421.

Bearings are based on South 05°54'27" East, as listed hereon for the centerline of Dublin Road (S.R. 745), as derived from GPS observations, utilizing ODOT VRS and being based on Ohio State Plane Coordinate System (North Zone), NAD '83 (with an NSRS adjustment).

All references are to records of the Recorder's Office, Delaware County, Ohio unless otherwise noted.

 12-11-2023

William D. Beer Date
Registered Professional Surveyor No. 7980



December 04, 2023
DESCRIPTION OF A 14.593 ACRE REMAINDER TRACT

Located in the Township of Concord, County of Delaware, State of Ohio, situated in Virginia Military Survey # 1421, Farm Lot 11, being the remaining 14.593 acres out of a lot split of that 27.130 acre tract (being 27.093 acres by Survey) conveyed to Roy E. and Virginia R. Farneman, Co-Trustees in O.R.V. 255, Page 178, said 14.593 acres being more particularly described as;

Commencing, for reference, at a 5/8 – inch rebar found at the southeasterly corner of Lot 4346 in Stan Gene Subdivision, of record in Plat Book 14, Page 46; thence, North 78°52'44" East with the southerly line of said Lot 4346 extended, crossing the westerly right-of-way of Dublin Road (S.R. 745, 60' R/W), a distance of 30.05 feet to the centerline of said Dublin Road; thence, South 05°54'27" East, with the centerline of said road, a distance of 1237.32 feet to a survey nail set at the northeasterly corner of said 27.130 acres, the same being the southeasterly corner of that 4.940 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 535, Page 214; thence, South 05°54'27" East, continuing with the centerline of said road and with the easterly line of said 27.130 acres, a distance of 273.75 feet to a survey nail set at the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 05°54'27" East, with the centerline of said road and with the easterly line of said 27.130 acres, a distance of 257.41 feet to a survey nail set at an angle point in said road;

Thence, South 08°15'42" East, with the centerline of said road and with the easterly line of said 27.130 acres, a distance of 60.05 feet to a survey nail set at the southeasterly corner of said 27.130 acres, the same being the northeasterly corner of that 46.065 acre tract conveyed to Brewsters Trillions, LLC in O.R.V. 1330, Page 809;

Thence, South 78°59'22" West, with the southerly line of said 27.130 acres and with the southerly line of said Farm Lot 11, passing a 5/8 – inch rebar found at a distance of 32.57 feet, a total distance of 2012.58 feet to a 3/4 - inch iron pipe found (with a "Stults" cap) at the southwesterly corner of said 27.130 acres, the same being the northwesterly corner of said 46.065 acres, being in the easterly line of that 98.890 acres (residue of Tract 18) conveyed to Roy E. and Virginia R. Farneman, Co Trustees in O.R.V. 255, Page 178, being the northwesterly corner of Farm Lot 9 and the northeasterly corner of Farm Lot 8;

Thence, North 05°30'35" West, with the westerly line of said 27.130 acres and with the easterly line of said 93.890 acres, a distance of 317.84 feet to a rebar set;

Thence, North 78°59'22" East, crossing said 27.130 acres, passing a rebar set at a distance of 1977.88 feet, a total distance of 2007.88 feet to the TRUE PLACE OF BEGINNING;

This legal description is based upon an actual field survey, performed by and under the direct supervision of William D. Beer, P.S. #7980 in November of 2023.

All rebar's set (or previously set) are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

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Page Two (14.593 acres)

A SURVEY of this description is attached hereto and made part thereof.

Subject to all easements, restrictions, and rights-of-way of record. Containing 14.593 acres in Farm Lot 11, V.M.S. #1421.

Bearings are based on South 05°54'27" East, as listed hereon for the centerline of Dublin Road (S.R. 745), as derived from GPS observations, utilizing ODOT VRS and being based on Ohio State Plane Coordinate System (North Zone), NAD '83 (with an NSRS adjustment).

All references are to records of the Recorder's Office, Delaware County, Ohio unless otherwise noted.



William D. Beer 12/05/2023
Date
Registered Professional Surveyor No. 7980

December 04, 2023

DESCRIPTION OF A 12.500 ACRE TRACT

Located in the Township of Concord, County of Delaware, State of Ohio, situated in Virginia Military Survey # 1421, Farm Lot 11, being 12.500 acres out of that 27.130 acre tract (being 27.093 acres by Survey) conveyed to Roy E. and Virginia R. Farneman, Co-Trustees in O.R.V. 255, Page 178, said 12.500 acres being more particularly described as;

Commencing, for reference, at a 5/8 – inch rebar found at the southeasterly corner of Lot 4346 in Stan Gene Subdivision, of record in Plat Book 14, Page 46; thence, North 78°52'44" East with the southerly line of said Lot 4346 extended, crossing the westerly right-of-way of Dublin Road (S.R. 745, 60' R/W), a distance of 30.05 feet to the centerline of said Dublin Road; thence, South 05°54'27" East, with the centerline of said road, a distance of 1237.32 feet to a survey nail set at the northeasterly corner of said 27.130 acres, the same being the southeasterly corner of that 4.940 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 535, Page 214 and being the TRUE PLACE OF BEGINNING;

Thence, from said TRUE PLACE OF BEGINNING, South 05°54'27" East, with the centerline of said road and with the easterly line of said 27.130 acres, a distance of 273.75 feet to a survey nail set;

Thence, South 78°59'22" West, crossing said 27.130 acres, passing a rebar set at a distance of 30.00 feet, a total distance of 2007.88 feet to a rebar set in the westerly line of said 27.130 acres, the same being in the easterly line of that 98.890 acres (residue of Tract 18) conveyed to Roy E. and Virginia R. Farneman, Co Trustees in O.R.V. 255, Page 178;

Thence, North 05°30'35" West, with the westerly line of said 27.130 acres and with said easterly line, a distance of 271.20 feet to a 5/8 – inch rebar found at a distance of 271.20 feet, said rebar being the northwesterly corner of said 27.130 acres, the northeasterly corner of said 93.890 acres and being in the southerly line of that 81.58 acres (residue of Tract 1) conveyed to Roy E. and Virginia R. Farneman, Co Trustees in O.R.V. 255, Page 178;

Thence, North 78°54'43" East, with the northerly line of said 27.130 acres, with the southerly line of said 81.58 acres, with the southerly line of that 7.890 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 446, Page 211, with the southerly line of that 3.680 acre tract conveyed to Robert L. and Judith K. Grant in O.R.V. 535, Page 214 and with the southerly line of said 4.940 acres (Grant), passing a 3/4 - inch iron pipe found at a distance of 1596.87 feet and passing a rebar set at a distance of 1976.24 feet, a total distance of 2006.24 feet to the TRUE PLACE OF BEGINNING;

This legal description is based upon an actual field survey, performed by and under the direct supervision of William D. Beer, P.S. #7980 in November of 2023.

All rebar's set (or previously set) are 5/8 inch, 30 inches long (w/ "B.L. SURVEYING, P.S. #7980" cap).

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