

PARCEL 3

DESCRIPTION OF 40.377 ACRES IN DELAWARE COUNTY AND 0.741 ACRES IN MARION COUNTY

REAL PROPERTY situated in Part of the Virginia Military Survey 675 in Prospect Township, Marion County, and Thompson Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at a railroad spike located at the intersection of the centerline of State Route 47 with the centerline of Township Road 71; thence S. 5 Deg. 01' 05" W. along the centerline of Township Road 71 for a distance of 2656.86 feet to a stone; thence S. 5 Deg. 18' 55" W. along the centerline of Township Road 71 (Marion County) for a distance of 503.00 feet to a railroad spike located at the Marion-Delaware County Line (passing a railroad spike at 221.50 feet); thence S. 5 Deg. 18' 55" W. along the centerline of Township Road 184 (Delaware County) for a distance of 596.53 feet (passing a railroad spike at 166.78 feet) to a railroad spike and the point of beginning; thence continuing along the centerline of Township Road 184 S. 5 Deg. 18' 55" W. for a distance of 10.02 feet to a railroad spike; thence N. 85 Deg. 57' 00" E. for a distance of 435.60 feet to an iron pin; thence S. 5 Deg. 18' 55" W. for a distance of 200.00 feet to an iron pin; thence N. 85 Deg. 57' 00" E. for a distance of 2809.84 feet to an iron pin; thence N. 1 Deg. 56' 00" E. for a distance of 200.00 feet to an iron pin; thence N. 85 Deg. 57' 00" E. for a distance of 435.60 feet to a railroad spike set in the centerline of State Route 257; thence N. 1 Deg. 56' 00" E. along the centerline of State Route 257 for a distance of 434.70 feet to a railroad spike (passing a railroad spike on the Marion-Delaware County Line at 370.68 feet); thence S. 85 Deg. 57' 00" W. for a distance of 3129.27 feet to an iron pin; thence S. 5 Deg. 18' 55" W. for a distance of 430.20 feet to an iron pin; thence S. 85 Deg. 59' 55" W. for a distance of 513.75 feet to a railroad spike and the point of beginning.

CONTAINING 44.102 ACRES more or less, of which 0.741 acres are in Marion County and 43.361 acres are in Delaware County and subject to legal highways, easements, restriction and agreements of record.

This description prepared from a survey performed by Thomas L. Boblenz, Registered Surveyor 5719, and dated December 27, 1979.

Excepting therefrom a tract of real estate consisting of 0.468 of an acre, as follows:

Real estate situated in the County of Delaware, in the State of Ohio, and in the Township of Thompson, and bounded and described as follows:

Situated in Part of the Virginia Military Survey 675 and being more particularly described as follows:

Commencing at an existing railroad spike located at the intersection of the Delaware-Marion County Line with the centerline of Township Road 184;

thence along the centerline of Township Road 184 S. 5 Deg. 18' 55" W. for a distance of 596.53 feet to an existing railroad spike and the place of beginning, (passing over an existing railroad spike at a distance of 166.78 feet);

thence continuing along said centerline S. 5 Deg. 18' 55" W. for a distance of 10.02 feet to an existing railroad spike;

thence N. 85 Deg. 57' 00" E. for a distance of 435.60 feet to a 5/8" dia. iron pin found (passing over a 5/8" dia. iron pin found at a distance of 30.40 feet; thence S. 5 Deg. 18' 55" W. for a distance of 200.00 feet to a 5/8" dia. iron pin found on Grantor's South line;

thence along Grantor's South line N. 85 Deg. 57' 00" E. for a distance of 78.22 feet to a 5/8" dia. iron pin set;

thence N. 5 Deg. 18' 55" E. for a distance of 209.58 feet to an existing 5/8" dia. iron pin;

thence S. 85 Deg. 59' 55" W. for a distance of 513.75 feet to a railroad spike found on the centerline of Township Road 184 and the place of beginning (passing over a 5/8" dia. iron pin at a distance of 483.35 feet.).

CONTAINING 0.468 ACRE MORE OR LESS AND SUBJECT TO LEGAL HIGHWAYS, easements, restrictions and agreements of record.

This description prepared from a survey performed Thomas L. Boblenz, Registered Surveyor 5719 and dated September 15, 1980. All 5/8 " dia. iron pins set have a plastic identity cap with the following caption, "Boblenz L.S. 5719."

Also excepting therefrom a tract of real estate containing 1.492 acres, more of less, as follows:

Description of a 1.492 acre tract (Tract 1) for Phyllis Anne Colopy and Ruth Carskadden.

Situated in Part of the Virginia Military Survey 675 in Thompson Township, Delaware County, State of Ohio, being a 1.492 acre tract out of an original 44.102 acre tract conveyed to Phyllis Anne Colopy and Ruth Carskadden in Deed Book 516, Page 517 and more particularly described as follows:

Commencing, for reference, at a railroad spike found at the intersection of the centerline of State Route 257 and the Delaware-Marion County Line; Thence South 01 Deg. 56' 00" West, along the said centerline of State Route 257 and the easterly line of said original 44.102 acre tract, a distance of 70.60 feet to a railroad spike set, being the TRUE PLACE OF BEGINNING;

Thence South 01 Deg. 56' 00" West, continuing along said centerline and the easterly line of said original 44.102 acre tract, a distance of 150.00 feet to a railroad spike set;

Thence South, 85 Deg. 57' 00" West, along said centerline and through said original 44.102 acre tract, (passing an iron pine set at 30.16 feet) a total distance of 435.60 feet to an iron pin set;

Thence North 01 Deg. 56' 00" East, continuing through said original 44.102 acre tract, a distance of 150.00 feet to an iron pin set;

Thence North 85 Deg. 57' 00" East, containing through said original 44.102 acre tract, (passing an iron pin set at 405.44 feet) a total distance of 435.60 feet to the TRUE PLACE OF BEGINNING.

CONTAINING 1.492 acres, more or less.

See Tract 1 as shown on "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997 and attached herewith.

Subject to a shared drive easement for the purpose of ingress-egress as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997.

Together with the rights of use of a shared drive easement for the purpose of ingress-egress as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997.

Granted herein are the rights of use of a 20' wide collector tile and drainage easement as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997.

Subject, however, to all other easements, restrictions and rights-of-way of record, if any.

Bearings are based on the centerline of State Route 257 (North 01 Deg. 56' 00" East) as recorded in Deed Book 516, Page 517.

All iron pins set are 5/8 inch solid iron pins with yellow caps stamped "Stults & Assoc".

All references being to records of the Recorder's Office, Delaware County, Ohio.

Also excepting therefrom a tract of real estate containing 1.492 acres:

Description of a 1.492 acre tract (Tract 2) for Phyllis Anne Colopy and Ruth Carskadden.

Situated in Part of the Virginia Military Survey 675 in Thompson Township, Delaware County, State of Ohio, being a 1.492 acre tract out of an original 44.102 acre tract conveyed to Phyllis Anne Colopy and Ruth Carskadden in Deed Book 516, Page 517 and more particularly described as follows:
Commencing, for reference, at a railroad spike found at the intersection of the centerline of State Route 257 and the Delaware-Marion County Line;

Thence South 01 Deg. 56' 00" West, along the said centerline of State Route 257 and the easterly line of said original 44.102 acre tract, (Passing a railroad spike set at 70.60 feet) a total distance of 220.60 feet to a railroad spike set, being the TRUE PLACE OF BEGINNING;

Thence South 01 Deg. 56' 00" West, continuing along said centerline and the easterly line of said original 44.102 acre tract, a distance of 150.00 feet to a railroad spike found at the southeasterly corner of said original 44.102 acre tract and the northeasterly corner of a 2.00 acre tract conveyed to Harold L. Snyder in Deed Book 569, Page 320;

Thence South, 85 Deg. 57' 00" West, leaving said centerline and along southerly line of said original 44.102 acre tract and the northerly line of said 2.00 acre tract, (passing an iron pin set at 30.16 feet) a total distance of 435.60 feet to an iron pin found at the northwesterly corner of said 2.00 acre tract;

Thence North 01 Deg. 56' 00" East, continuing through said original 44.102 acre tract, a distance of 150.00 feet to an iron pin set;

Thence North 85 Deg. 57' 00" East, continuing through said original 44.102 acre tract, (passing an iron pin set at 405.44 feet) a total distance of 435.60 feet to the TRUE PLACE OF BEGINNING.

CONTAINING 1.492 acres, more or less.

Said Tract 2 as shown on "Exhibit D" prepared by Stults and Associates, Inc., dated December 4, 1997 and attached herewith. Subject to a shared drive easement for the purpose of ingress-egress as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997. Together with the rights of use of a shared drive easement for the purpose of ingress-egress as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997. Granted herein are the rights of use of a 20' wide collector tile and drainage easement as shown on the attached "Exhibit B" prepared by Stults and Associates, Inc., dated December 4, 1997.

Subject, however, to all other easements, restrictions and rights-of-way of record, if any.

Bearings are based on the centerline of State Route 257 (North 01 Deg. 56' 00" East) as recorded in Deed Book 516, Page 517.

All iron pins set are 5/8 dia. inch solid iron pins with yellow caps stamped "Stults & Assoc".

All references being to records of the Recorder's Office, Delaware County, Ohio.

Leaving after such exceptions 40.650 acres, more or less, in Delaware County (Auditor's Duplicate states 40.377 acres in Delaware County) and 0.741 in Marion County

Parcel No.:

Delaware County: 100.1000.1010.000

Marion County: 26.008000.2900