

LEGAL DESCRIPTION:

**PARCEL I:**  
Sited in the State of Ohio, County of Delaware and in the Township of Berkshire:

Being a part of Farm Lot 6, Section 2, Township 4, Range 17, U.S. Military Lands and being more particularly described as follows:

Beginning at an iron pipe on the northeast corner of Lot 290 of Locust Grove Subdivision as platted in Plat Book 17, page 150, Delaware County, Recorders Office;

thence South 87 deg. 30' 00" East, along the southerly line of a 0.846 acre tract of land now or formerly owned by Kenneth and Mary Hoover as described in Deed Book 466, page 480, a distance of 211.73 feet to an iron pipe at the southeast corner of said 0.846 acre tract;

thence North 02 deg. 30" 00" East, along the east line of said 0.846 acre tract (passing an iron pipe at 65.89 feet at the southeast corner of a 2.00 acre tract of land now or formerly owned by Kenneth and Mary Hoover, as described in Deed Book 423, page 415) a total distance of 221.89 feet to an iron pipe at the northeast corner of said 2.00 acre tract on the north line of farm Lot 6;

thence South 87 deg. 40' 22" East, along the north line of said Farm Lot 6, a distance of 1365.23 feet to an iron pipe on the northwest corner of a tract of land now or formerly owned by Richard H. Goodwin as described in Deed Book 350, page 700;

thence along the westerly and northerly property line of said Richard H. Goodwin the following five courses and distances;

COURSE 1: South 02 deg. 37" West a distance of 1662.48 feet to a 7/8" iron pipe;

COURSE 2: North 86 deg. 37" 08" West a distance of 601.23 feet to a 7/8" iron pipe;

COURSE 3: North 87 deg. 24' 15" West a distance of 769.41 feet to a 7/8" iron pipe;

COURSE 4: North 02 deg. 30' East a distance of 165.00 feet to a 7/8" iron pipe;

COURSE 5: North 87 deg. 24' 15" West a distance of 203.00 feet to an iron pipe at the southeast corner of Lot 302 of Locust Grove Subdivision as platted in Plat Book 18, page 11;

thence North 02 deg. 30' 00" East, along the east line of Locust Grove Subdivision (passing an iron pipe at the northeast corner of Lot 301, being the southeast corner of Lot 293 of Locust Grove Subdivision as platted in Plat Book 17, page 15, at 600.60 feet) a total distance of 750.00 feet to an iron pipe at the northeast corner of Lot 293;

thence North 87 deg. 30' 00" West, along the north line of said Lot 293, a distance of 325.00 feet to an iron pipe on the east right of way line of 3 B's & K Road (Township Road 35);

thence North 02 deg. 30' 00" East a distance of 60.00 feet to an iron pipe at the southwest corner of Lot 292;

thence South 87 deg. 30' 00" East, along the south line of said Lot 292, a distance of 325.00 feet to an iron pipe at the southeast corner of said Lot 292;

thence North 02 deg. 30' 00" East, along the east line of Lots 292, 291 and 290, a distance of 450.00 feet to The Place of Beginning;

Containing 58.341 acres more or less.

**PARCEL II:**  
Sited in the State of Ohio, County of Delaware, Township of Berkshire, in the West part of Farm Lot No. 6, Quarter Township 2, Township 4 North, Range 17 West, United State Military Lands: Being 60.00 feet off the entire south side of Lot No. 302 in Locust Grove No. 2, as shown of record in Plat Book 18, pages 10 and 11, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe previously set in the east line of Three B's & K Road - County Road No. 35 (60 feet wide) and at the southwest corner of said lot No. 302;

thence N. 2 deg. 30' 00" E. along the east line of Three B's & K Road and along a portion of west line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 87 deg. 24' 15" E. parallel with and 60.00 feet northerly by perpendicular measurement from the south line of said Lot No. 302 a distance of 325.00 feet to a 3/4-inch I.D. iron pipe set in the east line of said Lot No. 302;

thence S. 2 deg. 30' 00" W along a portion of the east line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said Lot No. 302;

thence N. 84 deg. 24' 15" W along the south line of said Lot No. 302 a distance of 325.00 feet to the place of beginning;

Containing 0.448 acre of land more or less.

**PARCEL III:**  
Sited in the County of Delaware in the State of Ohio and in the Township of Berkshire, bounded and described as follows:

Being Lot No. 302 of Locust Grove Subdivision No. 2 as the same is numbered and delineated upon the recorded plat thereof of record in Plat Book 18, Page 11, Recorder's Office, Delaware County, Ohio, except 60 feet off the entire south side thereof, said 60 foot strip being more particularly as follows:

Sited in the State of Ohio, County of Delaware, Township of Berkshire, in the west part of Farm Lot No. 6, Quarter Township 2, Township 4 North, Range 17 West, United States Military Lands: Being 60.00 feet off the entire south side of Lot No. 302 in Locust Grove No. 2, as shown of record in Plat Book 18, Pages 10 and 11, Recorder's Office, Delaware County, Ohio, and bounded and described as follows:

Beginning at a 3/4-inch I.D. iron pipe previously set in the east line of Three B's & K Road - County Road No. 35 (60 feet wide) and at the southwest corner of said Lot No. 302;

thence N 2° 30' 00" E along the east line of Three B's & K Road and along a portion of the west line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe set;

thence S 87° 24' 15" E parallel with and 60.00 feet northerly by perpendicular measurement from the south line of said Lot No. 302 a distance of 325.00 feet to a 3/4-inch I.D. iron pipe set in the east line of said Lot No. 302;

thence S 2° 30' 00" W along a portion of the east line of said Lot No. 302 a distance of 60.00 feet to a 3/4-inch I.D. iron pipe previously set at the southeast corner of said Lot No. 302;

thence N 87° 24' 15" W along the south line of said Lot No. 302 a distance of 325.00 feet to the place of beginning;

containing 0.448 acre of land more or less.

OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY  
COMMITMENT FOR TITLE INSURANCE  
FILE NO: 20.1011  
EFFECTIVE DATE: SEPTEMBER 29, 2020 AT 7:00 AM  
SCHEDULE B, PART II  
EXCEPTIONS

1. - 10. ITEMS ARE BLANKET IN NATURE OR NOT SURVEY RELATED

11. Easement for Highway Purposes granted to the State of Ohio dated April 18, 1958, and recorded May 1, 1958, in Deed Volume 276, page 79, Delaware County records. ITEM IS NOT LOCATED WITHIN THE SUBJECT PROPERTY

12. Easement for waterline purposes granted to Del-Co Water Company, Inc. dated September 3, 1996, and recorded October 10, 1996, in Deed Volume 611, page 393, Delaware County records. EASEMENT PROVIDES FOR A 12" PERMANENT EASEMENT CENTERED ON THE WATERLINE AS CONSTRUCTED; HOWEVER, RECORDS PROVIDED BY DEL-CO WATER INDICATE THAT NO WATER LINE IS LOCATED ON THE EAST SIDE OF THE ROADWAY.

13. Easement for waterline purposes granted to Del-Co Water Company, Inc. dated August 2, 1996, and recorded October 11, 1996, in Deed Volume 612, page 247, Delaware County records. EASEMENT PROVIDES FOR A 12" PERMANENT EASEMENT CENTERED ON THE WATERLINE AS CONSTRUCTED; HOWEVER, RECORDS PROVIDED BY DEL-CO WATER INDICATE THAT NO WATER LINE IS LOCATED ON THE EAST SIDE OF THE ROADWAY.

14. Building setback lines and easements per the plat of Locust Grove No. 2 dated June 22, 1984, and recorded September 24, 1984, in Plat Book 18, pages 10 and 11, Delaware County records. ITEMS ARE SHOWN.

15. Unrecorded farm lease agreement by and between Medellin Enterprises, Inc. and Diamond Resources Corporation (Lessor) and Todd L. Elgen (Lessee), dated January 14, 2020. ITEM IS NOT SURVEY RELATED AND CANNOT BE GRAPHICALLY SHOWN.

16. Notwithstanding the reference to acreage or square footage in the description set forth in Schedule "A" hereof, this policy does not insure nor guarantee the acreage or quantity of land set forth therein. TOTAL ACREAGE OF THE SUBJECT PROPERTY DETERMINED TO BE 60.587 ACRES BASED ON SURVEY.

NOTES

1.) OCCUPATION IN GENERAL FITS SURVEY, WITH NO ENCROACHMENTS OBSERVED.

2.) SOURCE DOCUMENTS AS NOTED.

3.) MONUMENTATION IS IN GOOD CONDITION UNLESS OTHERWISE NOTED.

4) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, OHIO NORTH ZONE (NAD83-2011). BASED ON A GPS SURVEY UTILIZING CORS STATION "COLB". THE PROJECT COORDINATES HAVE BEEN SCALED TO GROUND BY USING A PROJECT ADJUSTMENT FACTOR OF 1.0000023859 APPLIED AT BASE POINT N 216,500.00 E 1,847,000.00 . GRID AND GROUND COORDINATES ARE IDENTICAL AT THE BASE POINT

5.) VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88), BASED ON SOURCE BENCHMARK CORS STATION "COLB"

6.) UTILITIES SHOWN ARE BASED ON PHYSICAL MARKINGS, PLAN INFORMATION PROVIDED BY UTILITY OWNERS, AND LOCATIONS OF ABOVE-GROUND APPURTENANCES. OHIO811 WAS CONTACTED ON SEPTEMBER 14, 2020, OUPS TICKET NUMBERS A025-801-759 & A025-801-774.

7.) THE SUBJECTS PROPERTY IS LOCATED IN ZONE "X" AS DETERMINED BY GRAPHIC INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS COMMUNITY NUMBER 29041C0145K EFFECTIVE APRIL 16, 2009.

8.) THERE ARE 0 REGULAR PARKING SPOTS AND 0 DESIGNATED HANDICAPPED PARKING SPACES WITHIN THE SUBJECT PROPERTY.

9.) THERE ARE NO BUILDINGS LOCATED WITHIN THE SUBJECT PROPERTY.

10.) THERE IS NO EVIDENCE OF CURRENT EARTHWORK, BUILDING CONSTRUCTION OR BUILDING ADDITION.

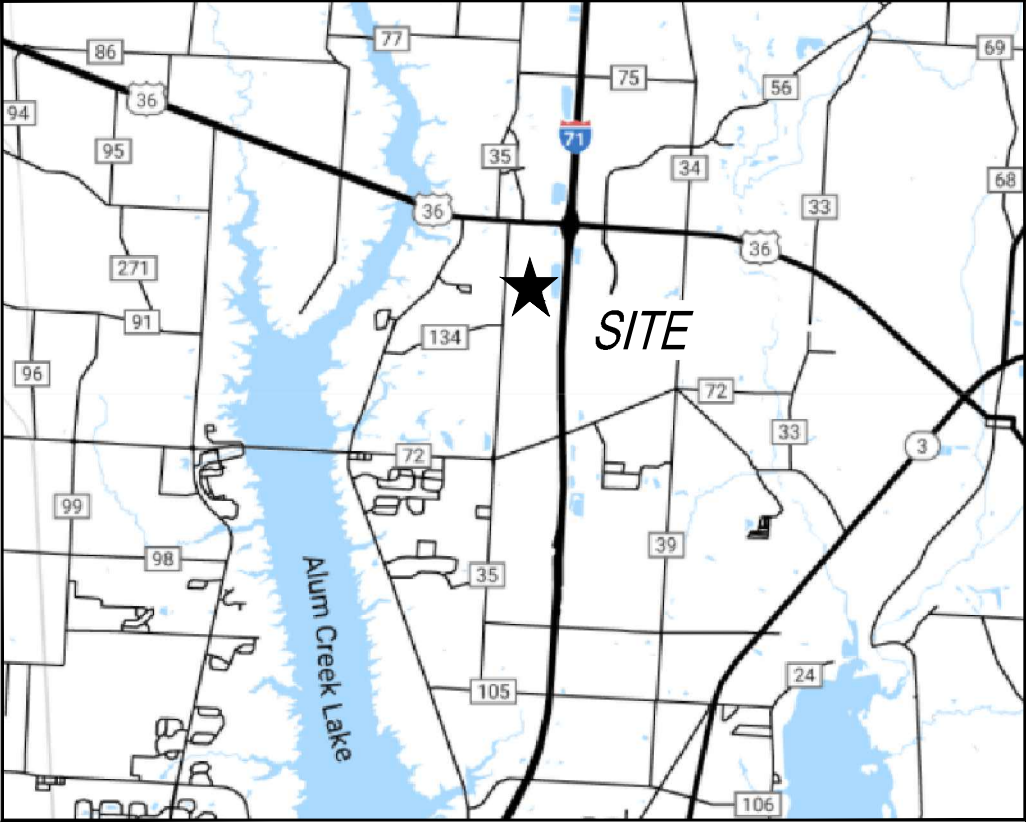
11.) THERE ARE NO KNOWN CHANGES, COMPLETED OR PROPOSED, IN THE STREET RIGHT-OF-WAY LINES.

12.) THERE IS NO OBSERVABLE EVIDENCE OF USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL ON THE SUBJECT PROPERTY.

13.) NO ZONING REPORT OR LETTER WAS PROVIDED.

14.) NO EVIDENCE OF WETLAND AREAS AS DELINEATED BY APPROPRIATE AUTHORITIES WAS SEEN.

15.) THIS DRAWING IS BASED ON AN ACTUAL FIELD SURVEY PERFORMED BY THE KLEINGERS GROUP IN SEPTEMBER AND OCTOBER, 2020.



VICINITY MAP  
NOT TO SCALE

LEGEND

●	5/8" CAPPED IRON PIN SET	⊗	SANITARY MANHOLE
○	5/8" IRON PIN FOUND	⊕	CLEAN OUT
⊗	1" IRON PIPE FOUND	— — —	SANITARY SEWER
▲	NAIL SET	⊖	STORM MANHOLE
△	NAIL FOUND	- - - - -	STORM SEWER
▲	RR SPIKE SET	□	CATCH BASIN
⊕	BENCHMARK	□	INLET
—○—	UTILITY POLE	⊖	YARD DRAIN
←	GUY WIRE	□ <sup>DS</sup>	DOWN SPOUT
—UE—	UNDERGROUND ELECTRIC	⊞	TRAFFIC CONTROL CABINET
—E—	OVERHEAD ELECTRIC	⊞	TRAFFIC SIGNAL POLE
⊞	HVAC UNIT	—V—	SIGN
⊞	TRANSFORMER	⊖ <sup>GP</sup>	GUARD POST (PIPE BOLLARD)
⊞	GROUND LIGHT	⊖ <sup>GP</sup>	FLAG POLE
⊞	ELECTRIC BOX	—X—	FENCE
⊞	LIGHT POLE	⊖	HARDWOOD TREE
—UT—	UNDERGROUND TELEPHONE	—801—	CONTOUR LINES
—T—	OVERHEAD TELEPHONE	—805—	
⊞	TELEPHONE MANHOLE		
⊞	TELEPHONE PEDESTAL		
—G—	GAS MAIN		
⊞	GAS VALVE		
—UC—	UNDERGROUND CABLE TV		
—W—	WATER MAIN		
⊞	FIRE HYDRANT		
⊞	WATER VALVE		
⊞ <sup>WM</sup>	WATER METER		
⊞	IRRIGATION CONTROL VALVE		
⊞	WATER MANHOLE		

To: Dublin Capital Group LLC, an Ohio limited liability company and Old Republic National Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6(a), 7(a), 8, 9, 11, 13, 16, 17, 18 and 19 of Table A thereof. The field work was completed on October 6, 2020.



Michael L. Keller  
MICHAEL L. KELLER  
OHIO PROFESSIONAL SURVEYOR NO. 7978

10/19/2020  
DATE



**THE KLEINGERS GROUP**

CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE  
ARCHITECTURE

[www.kleingers.com](http://www.kleingers.com)  
350 Worthington Rd  
Suite B  
Westerville, OH 43082  
614.682.4311



NO. DATE DESCRIPTION

**60.587 ACRES**  
**FARM LOT 6, SEC. 2 TWP. 4, R. 18**  
**USML**  
**TOWNSHIP OF BERSHIRE**  
**COUNTY OF DELAWARE, OHIO**

PROJECT NO: 200078.000  
DATE: 10/19/2020

SHEET NAME:

**ALTA/NSPS LAND  
TITLE SURVEY**

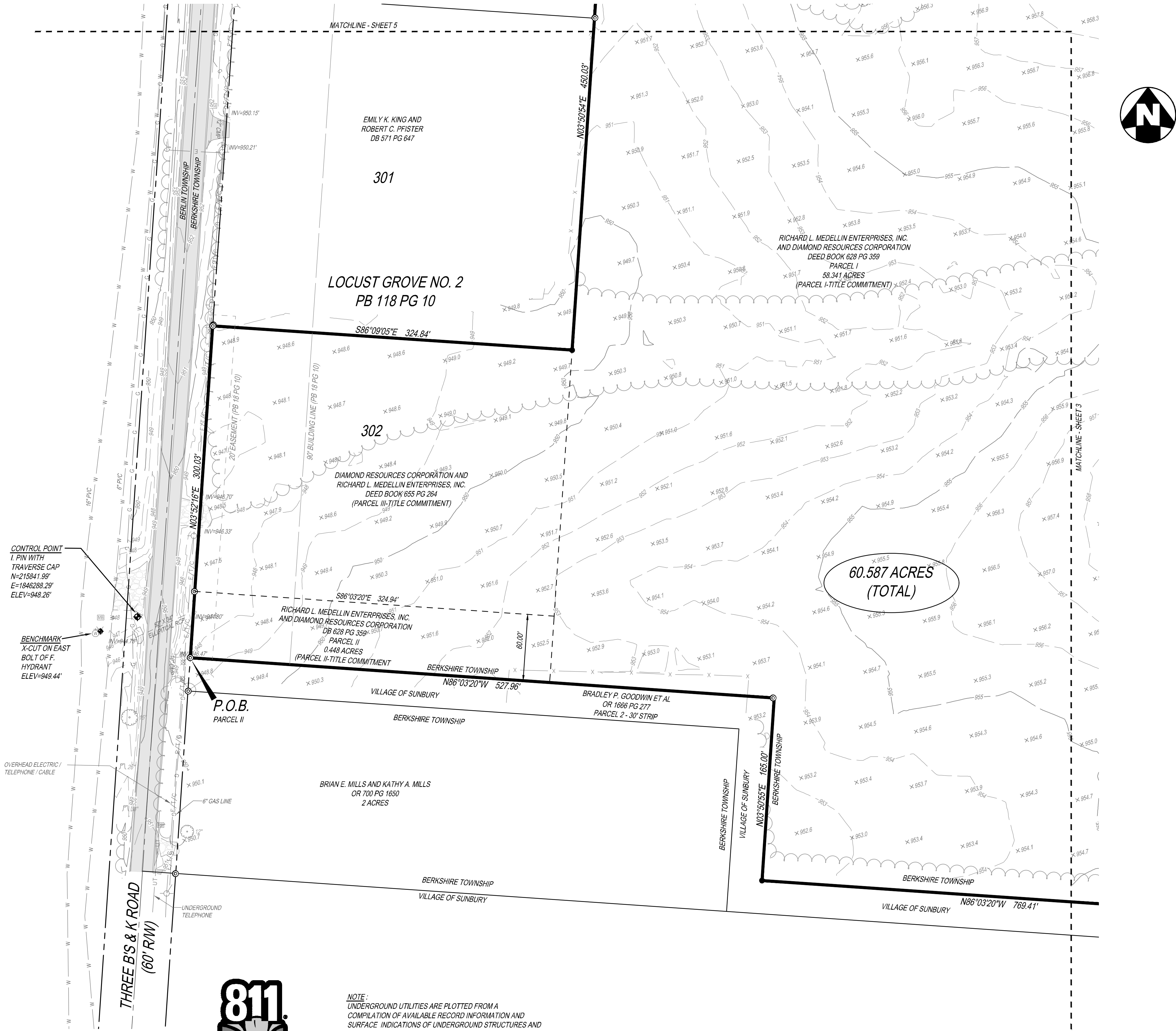
SHEET NO.

**1 OF 5**



**NOTE:**  
UNDERGROUND UTILITIES ARE PLOTTED FROM A COMPIATION OF AVAILABLE RECORD INFORMATION AND SURFACE INDICATIONS OF UNDERGROUND STRUCTURES AND MAY NOT BE INCLUSIVE. PRECISE LOCATIONS AND THE EXISTENCE OR NON EXISTENCE OF UNDERGROUND UTILITIES CANNOT BE VERIFIED. PLEASE NOTIFY THE OHIO UTILITY PROTECTION SERVICE AT 1-800-362-2764 BEFORE ANY PERIOD OF EXCAVATION OR CONSTRUCTION ACTIVITY.





Know what's below.  
Call before you dig.

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SEAL:



NO.	DATE	DESCRIPTION
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**USML**  
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**COUNTY OF DELAWARE, OHIO**

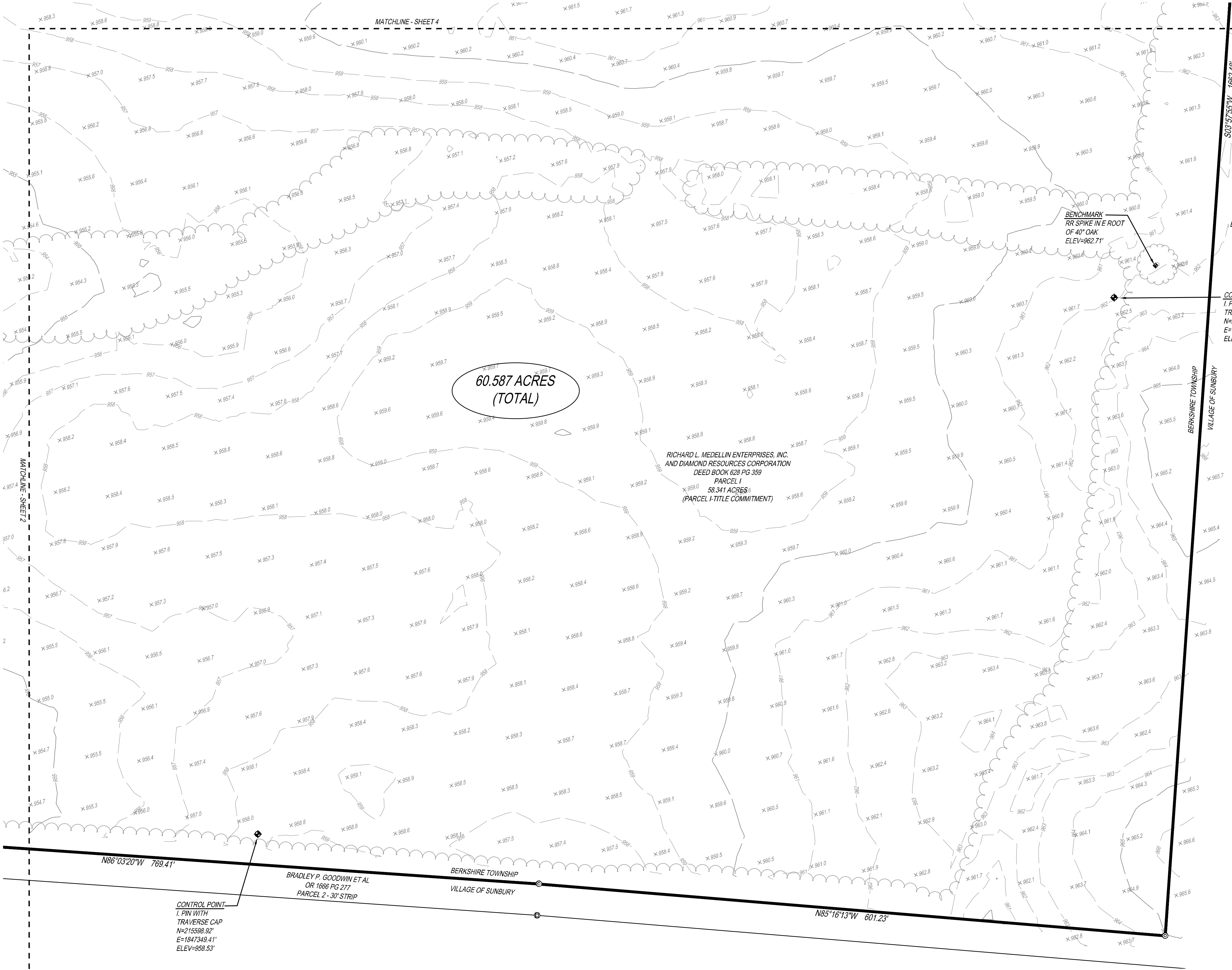
PROJECT NO.	200078.000
DATE:	10/19/2020
SCALE:	1" = 50'



SHEET NAME:  
**ALTA/NSPS LAND  
TITLE SURVEY**

SHEET NO.  
**2 OF 5**





BRADLEY P. GOODWIN ET AL  
OR 1666 PG 277  
PARCEL 3  
20 ACRES

BRADLEY P. GOODWIN ET AL  
OR 1666 PG 277  
PARCEL 1  
100' STRIP

CONTROL POINT  
1. PIN WITH  
TRAVERSE CAP  
N=216112.43'  
E=1848169.31'  
ELEV=961.91'

BENCHMARK  
RR SPIKE IN E ROOT  
OF 40' OAK  
ELEV=962.71'



CIVIL ENGINEERING  
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SEAL:



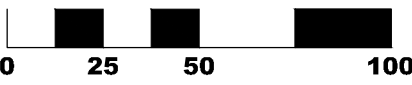
NO. DATE DESCRIPTION

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**USML**  
**TOWNSHIP OF BERSHIRE**  
**COUNTY OF DELAWARE, OHIO**

PROJECT NO: 200078.000

DATE: 10/19/2020

SCALE: 1"= 50'



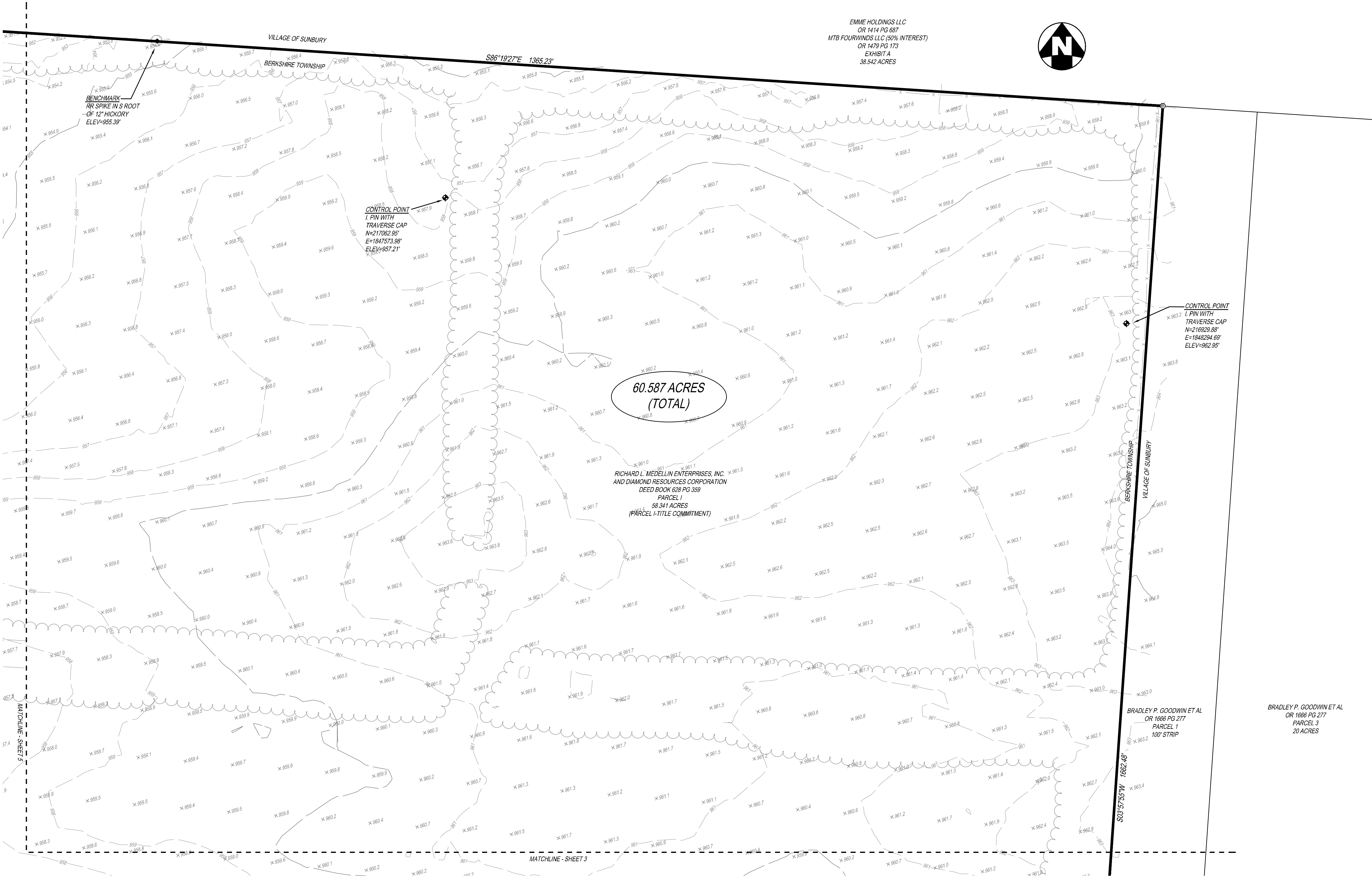
SHEET NAME:

**ALTA/NSPS LAND  
TITLE SURVEY**

SHEET NO.

**3 OF 5**







**THE KLEINGERS GROUP**

CIVIL ENGINEERING  
SURVEYING  
LANDSCAPE ARCHITECTURE

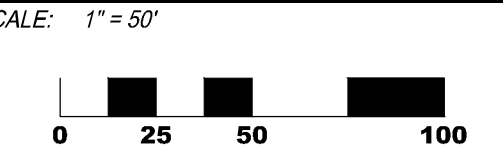
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SHEET NAME:

**ALTA/NSPS LAND TITLE SURVEY**





NO.	DATE	DESCRIPTION
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