



DESCRIPTION OF 15.657 ACRE TRACT

Being part of Lot 644 in Northstar Section 1, Phase A (Official Record 817, Page 2747), Berkshire Township, Delaware County, State of Ohio and being more particularly described as follows;

Commencing at the southwesterly corner of Lot 644 in Northstar Section 1, Phase A (Official Record 817, Page 2747), said point being the northwesterly corner of a 24.561-acre tract of land conveyed to CFJ Properties by deed of record in Deed Volume 552, Page 257 and in the easterly right of way line of Interstate 71;

Thence along the easterly line Interstate 71 and the westerly line of Lot 644, North 03° 07' 49" East for a distance of 218.27 feet to a point;

Thence continuing along the easterly line Interstate 71 and the westerly line of Lot 644, North 02° 42' 17" East for a distance of 4.39 feet to the **True Point of Beginning**;

Thence continuing along the easterly line Interstate 71 and the westerly line of Lot 644, **North 02° 42' 17" East** for a distance of **500.00 feet** to a point;

Thence across Lot 644, **South 87° 17' 44" East** for a distance of **676.52 feet** to a point;

Thence continuing across Lot 644, **North 56° 39' 28" East** for a distance of **269.95 feet** to a point in the westerly line of a Future 70 ft. wide Road;

Thence along the westerly line of said Future 70 ft. wide Road and a curve to the left having a radius of 385.00 feet, a delta of 41° 53' 35", a tangent of 147.38 feet and a chord bearing **South 55° 20' 02" East**, a chord distance of **275.27 feet** for an arc length of 281.50 feet to a point;

Thence continuing along the westerly line of said Future 70 ft. wide Road **South 76° 16' 50" East** for a distance of **120.80 feet** to a point

Thence continuing along the westerly line of said Future 70 ft. wide Road and a curve to the right having a radius of 50.00 feet, a delta of 83° 29' 36", a tangent of 44.62 feet and a chord bearing **South 34° 32' 03" West**, a chord distance of **66.58 feet** for an arc length of 72.86 feet to a point in the westerly line of Wilson Road (100 feet wide) and in the easterly line of Lot 644;

Thence along the westerly line of Wilson Road and the easterly line of Lot 644, **South 03° 31' 17" West** for a distance of **405.17 feet** to a point;

Thence across Lot 644, **North 86° 42' 29" West** for a distance of **1279.40 feet** to the **Point of Beginning** and containing **15.657 Acres**, more or less, and subject to all legal easements, agreements and rights-of-way of record.

This description was prepared by Daniel L. Quick, Ohio Professional Surveyor Number 7803 from an actual field survey performed by Korda/Nemeth Engineering, Inc. and is not intended to be used to convey real estate. It is only to be used for rezoning purposes. Any other use is strictly forbidden.

The bearings in this description are based on the Ohio State Plane Coordinate System, North Zone, NAD 1983 with 2011 NSRS adjustment with the westerly line of Wilson Road being S 03° 31' 17" W.

Daniel L. Quick, P.S.7803



May 19, 2021

Date

Revised: -----