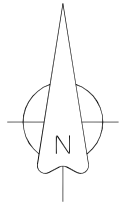


Scale 1" = 200 feet



BEING PART OF THE ORIGINAL LOT 644 IN NORTHSTAR SECTION 1, PHASE A (O.R.817, PG.2747), BERKSHIRE TOWNSHIP, DELAWARE COUNTY, STATE OF OHIO.



LOT 644  
Northstar Section 1, Phase A  
O.R. 817, Pg. 2747

LOT 645  
Northstar Section 1, Phase A  
O.R. 817, Pg. 2747

Interstate 71

15.657 Acres Gross  
(13.012 Developable Acres)

L= 281.50'  
R= 385.00'  
Δ 41°53'35"  
T= 147.38'  
CH BRG= S 55°20'02" E  
CH DIST= 275.27'

L= 72.86'  
R= 50.00'  
Δ 83°29'36"  
T= 44.62'  
CH BRG= S 34°32'03" E  
CH DIST= 66.58'

L= 45.09'  
R= 700.00'  
Δ 3°41'26"  
T= 22.55'  
CH BRG= S 05°22'00" W  
CH DIST= 45.08'

N 02°42'17" E 4.39'

N 02°42'17" E 500.00'

N 03°07'49" E 218.27'

S 87°17'44" E 676.52'

N 56°39'28" E 269.95'

S 76°16'50" E 120.80'

N 86°42'29" W 1279.40'

S 03°31'17" W 405.17'

35' Easement  
(O.R.817, Pg.2747)

12' DelCo Water Easement  
(O.R.608, Pg.115)

F.L.3  
F.L.4

25' SETBACK

Ex.27' Drainage Easement

50' BLD. SETBACK  
50' SANITARY SEWER EASEMENT  
O.R. 817, Pg. 2747

F.L.3  
F.L.4

CFJ Properties  
D.V. 552, Pg. 257  
24.561 Acres

**CERTIFICATION:**  
This Sales Exhibit was compiled from property records, aerial photographs and previous surveys. No field work was performed in conjunction with this plat. The sole purpose of this Sales Exhibit is to demonstrate the approximate dimensions and acreage of the proposed parcel to the future purchaser. It's use for any other purpose is strictly forbidden. This Sales Exhibit is not intended to be a boundary survey pursuant to Ohio Administrative Code Chapter 4733-37 and shall not be used in the transfer of real estate.



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REGISTERED SURVEYOR NO.7803

5/19/2021  
DATE