

Agreement to Purchase


June 4, 2019

Jim and Ann Carter of 4493 S OLD 3C Hwy are in agreement to purchase/exchange .13 acres that include the pond in question(Diagram attached) from GSCS Holdings, LLC./Pat Shivley. In addition to this .13 acres of land, Jim and Ann Carter will provide an easement through their property to place a storm drain to drain to the ravine that flows to Hoover Reservoir. This agreement will be closed once the lot split is performed and recorded.

Buyer:

Ann Carter 6/4/2019
Ann Carter Date

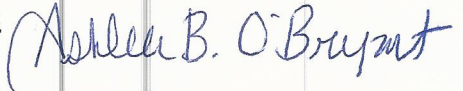
James C Carter 6/4/2019
James Carter Date


Notary: 
DERRELL A. NORTH
NOTARY PUBLIC
STATE OF OHIO
County of Delaware
Comm Exp Feb 2, 2021

Seller:

GSCS Holdings, LLC 6/4/19
GSCS Holdings, LLC Date

Patrick J. Shivley 6/4/19
Patrick J. Shivley Date

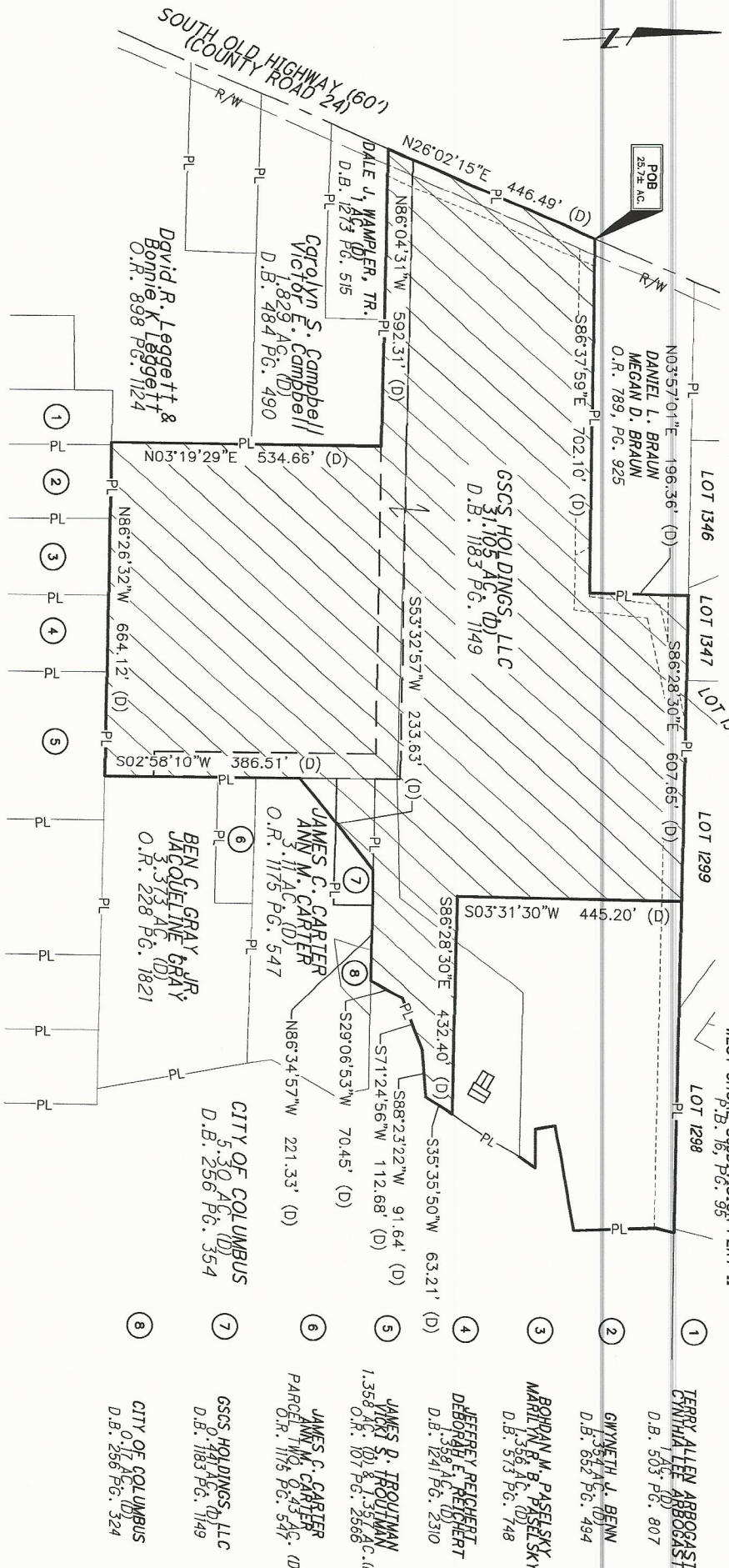
Notary: 


ASHLEA B O'BRYANT
NOTARY PUBLIC
STATE OF OHIO
Comm. Expires
JANUARY 02, 2024

ZONING EXHIBIT

25.66± Acre Tract

Located in State of Ohio, County of Delaware, Township of Genoa,
 Lot 4, Quarter Township 1, Township 3, Range 17, United States Military District



NOTE:
 THE INFORMATION PROVIDED ON THE EXHIBIT WAS OBTAINED FROM
 THE DELAWARE COUNTY DIAS / GIS DEPARTMENT.

E. P. FERRIS
 ASSOCIATES
 INC.
 860 KING AVENUE
 COLUMBUS, OHIO 43212
 (614) 298-2922
 WWW.EPFERRIS.COM

Scale: 1" = 200'
 0 100 200 400
 DRAWN BY CK CHK BY MLS DATE 05-30-19
 1168.002

ZONING DESCRIPTION

25.66 +/- ACRES

Situate in the State of Ohio, County of Delaware, Township of Genoa, being in Lot 4, Quarter Township 1, Township 3, Range 17, United States Military District, being part of a 31.105 acre tract conveyed to GSCS Holdings, LLC in Deed Book 1183, Page 1149, being of record in the Recorder's Office, Delaware County, Ohio and being more particularly bounded and described as follows:

BEGINNING at a mag nail set in the centerline of South Old 3C Highway (County Road 24), being the southwesterly corner of a 2.994 acre tract conveyed to Daniel L. Braun and Megan D. Braun of record in Official Record 789, Page 925, also being a northwesterly corner of said 31.105 acre tract;

Thence along the southerly line of said 2.994 acre tract and northerly line of said 31.105 acre tract, South 86°37'58" East, passing a 1" iron pipe found at 32.5 feet, a total distance of 702.1 feet to a 1-1/2" iron pipe found;

Thence along the easterly line of said 2.994 acre tract and a westerly line of said 31.105 acre tract, North 03°57'01" East, 196.4 feet to a 3/4" iron pipe found, being the northwesterly corner of said 2.994 acre tract, and being on the southerly line of Lot 1347 of the West Shore Subdivision Plat III as delineated in Plat Book 18, Page 30;

Thence along the southerly line of Lot 1347, Lot 1349, Lot 1299 of said West Shore Subdivision Plat III and the northerly line of said 31.105 acre tract, South 86°28'30" East, passing a 3/4" iron pipe found, a 3/4" iron pipe found capped "5674" (1.09 feet northerly), a total distance of 607.7 feet to an iron pin found;

Thence across said 31.105 acre tract, the following two (2) courses:

South 03°31'30" West, 445.2 feet to a point;

South 86°28'30" East, 432.40 feet to a point on the westerly line of a 5.30 tract conveyed to City of Columbus in Deed Book 256, Page 354 and the easterly line of said 31.105 acre tract;

Thence along the southeasterly line of said 31.105 acre tract and the westerly line of said 5.30 acre tract, the following four (4) courses:

South 35°35'50" West, 63.2 feet to a concrete monument stamped "City of Columbus" found;

South 88°23'22" West, 91.6 feet to a concrete monument stamped "City of Columbus" found;

South 71°24'56" West, 112.7 feet to a concrete monument stamped "City of Columbus" found;

South 29°06'53" West, 70.5 feet to a concrete monument stamped "City of Columbus" found on the northerly line of a 0.17 acre tract conveyed to City of Columbus in Deed Book 256, Page 324;

Thence along the southerly line of said 31.105 acre tract and the northerly lines of said 0.17 acre tract, a 3.11 acre tract conveyed to James C. Carter and Ann M. Carter referred to as 'Parcel One' in Official Record 1175 Page 547, North 86°34'57" West, passing a concrete monument stamped "City of Columbus" found at 63.1 feet, passing a 1" iron pin at 150.9 feet, being the northeasterly corner of a 0.441 acre tract conveyed to GSCS Holdings LLC in Deed Book 1183, Page 1149, a total distance of 221.3 feet to a point on the northerly line of said 0.441 acre tract;

Thence across said 0.441 acre tract and said 3.11 acre tract, South 53°32'57" West, 233.6 feet to a point, being on the westerly line of said 3.11 acre tract and the easterly line of said 31.105 acre tract;

Thence along an easterly line of said 31.105 acre tract and the westerly lines of said 3.11 acre tract, a 0.43 acre tract referred to as 'Parcel 2' conveyed to James C. Carter and Ann M. Carter in Official Record 1175, Page 547, and a 3.73 acre tract conveyed to Ben C. Gray, Jr. and Jacqueline Gray in Official Record 49, Page 1466 and Official Record 228, Page 1821, South 02°58'10" West, passing a 1" iron pipe found at 87.2 feet, a total distance of 386.51 feet to a 5/8" iron pipe found at the southeasterly corner of said 3.73 acre tract and on the northerly line of a 1.358 acre tract and 1.357 acre tract conveyed to James D. Troutman and Vicki S. Troutman in Official Record 107, Page 2566;

Thence along the southerly line of said 31.105 acre tract and the northerly line of said Troutman tracts, a 1.358 acre tract conveyed to Jeffrey Reichert and Deborah E. Reichert in Deed Book 1241, Page 2310, a 1.356 acre tract conveyed to Deed Book 573, Page 748, and a 1.354 acre tract conveyed to Gwyneth J. Benn in Deed Book 652, Page 494, North 86°26'32" West, passing a 3/4" iron pipe found at 214.1 feet, a 5/8" iron rebar found capped "Stults Assoc." at 364.2 feet, and a 514.1 feet to a 1/2" iron pipe found, a total distance of 664.1 feet to a fence post found, being on the easterly line of a 1 acre tract conveyed to Terry Allan Arbogast and Cynthia Lee Arbogast in Deed Book 503, Page 807;

Thence along a westerly line of said 31.105 acre tract and the easterly lines of said Arbogast tract, a tract conveyed to David R. Leggett and Bonnie K. Leggett referred to as 'Second Parcel' in Official Record 898, Page 1124, and a 1.829 acre tract conveyed to Carolyn S. Campbell and Victor E. Campbell in Deed Book 484, Page 490, North 03°19'29" East, passing a 5/8" iron rebar (1.09' westerly) at 276.7 feet, a total distance of 534.7 feet to a 5/8" iron rebar found, being the northeasterly corner of said Campbell tract;

Thence along a southerly line of said 31.105 acre tract and the northerly lines of said Campbell tract and a 1 acre tract conveyed to Dale J. Wampler, Trustee in Deed Book 1273, Page 515, North 86°04'31" West, passing a 1/2" iron pipe found at 253.7 feet, and an iron pin found at 559.9 feet, a total distance of 592.3 feet to a mag nail found in the centerline of South Old 3C Highway (County Road 24);

Thence along the westerly line of said 31.105 acre tract and said centerline, North 26°02'15" East, 446.5 feet to a mag nail found, being the **POINT OF BEGINNING, containing 25.66 acres, more or less.**

The total acreage of the combined boundary described herein contains a net acreage of 25.7 acres, 14.59 acres out of Parcel Number 31713001002000 and 11.07 acres out of Parcel Number 31713001002002.

This description is based on records and is intended for zoning purposes only and is not to be used for transfer of property.