

Boundary Description – Big Walnut and Worthington Rd.

Situated in the State of Ohio, County of Delaware, Township of Genoa, being part of Farm Lot 13, Quarter Township 2, Township 3, Range 17 of the United States Military District and being all of a 4.83 acre tract described in a deed to R. Michael Emrich in Deed Volume 0623 page 066 (Auditor Parcel No. 31723004001000), all of Lot 1191 of Tuthill Sub'd. as described in a deed to R. Michael Emrich in Deed Volume 1041 page 1848 (Auditor Parcel No. 31723004094000), all of a 3.22 acre tract as described in a deed to R. Michael Emrich in Deed Volume 0396 page 0079 (Auditor Parcel No. 31723004093000) and all of a 9.51 acre tract as described in a deed to The Greater Ohio District of the Wesleyan Church in Deed Volume 0361 page 1385 (Auditor Parcel No. 31723004003000), all records on file in the Recorder's Office, Delaware County, Ohio, and being more fully described as follows:

Commencing at the intersection of Big Walnut Road, Twp. Rd. 109, and Worthington Road, C.R. 13, being the northeasterly corner of Tuthill Sub'd. as shown in Plat Book 11 page 101;

Thence South 84° 41' 32" West, following the centerline of Big Walnut Road and the northerly line of said Tuthill Sub'd., for a distance of 420.47 feet to the northwesterly corner of said Tuthill and the northeasterly corner of said 4.83 acre tract and being the **True Place of Beginning** of the parcel herein described;

Thence South 31° 53' 59" West, following the westerly line of said Tuthill and the easterly line of said 4.83 acre tract, passing a ¾" iron pipe found at 37.65 feet, for a total distance of 510.84 feet to 1" iron pipe found with an EMH&T identifying cap at the northwesterly corner of said Lot 1191;

Thence North 89° 08' 37" East, following the northerly line of said Lot 1191 and the southerly line of Lot 1193 of said Tuthill, for a distance of 361.43 feet to a ¾" iron pipe found at the northeasterly corner of said Lot 1191 and being on the westerly right of way of Worthington Road;

Thence South 31° 59' 34" West, following the westerly right of way of Worthington Road and the easterly line of said Lot 1191, for a distance of 123.49 feet to an angle point along said right of way;

Thence South 31° 56' 59" West, continuing along the westerly right of way of Worthington Road and the easterly line of said Lot 1191, for a distance of 19.33 feet to an iron pin set with a 'MS CONS. INC.' identifying cap at the southeasterly corner of said Lot 1191 and being on the northerly line of said 3.22 acre tract;

Thence North 89° 09' 56" East, following the northerly line of said 3.22 acre tract and the southerly line of said Tuthill, for a distance of 35.68 feet to a Survey Mag Nail set at the northeasterly corner of said 3.22 acre tract, the southeasterly corner of said Tuthill and being on the centerline of Worthington Road;

Thence South 31° 56' 59" West, following the centerline of Worthington Road and the easterly line of said 3.22 acre tract, for a distance of 296.97 feet to a Survey Mag Nail set at the southeasterly corner of said 3.22 acre tract and the northeasterly corner of a 2.261 acre tract as described in a deed to Roderick D. Budd in Deed Book 492 page 83;

Thence South 88° 58' 56" West, following the southerly line of said 3.22 acre tract, , then the southerly line of said 9.51 acre tract and the northerly line of said 2.261 acre tract, then the northerly line of Highland Lakes North Section 4 as shown in Plat Cabinet 1 Slide 763, passing a 5/8" iron pin found at 35.75 feet and a 1" iron pipe found with a Hoy PS 7313 identifying cap at 1,009.83 feet, for a total distance of 1,185.78 feet to a 1" iron pipe found with a RDZ identifying cap at the southwesterly corner of said 9.51 acre tract, the northwesterly corner of said Highland Lakes North and the southeasterly corner of The Manor at Willow Bend as shown in Official Record 682 page 1406;

Thence North 02° 46' 52" East, following the westerly line of said 9.51 acre tract and the easterly line of said Manor at Willow Bend, passing a 1" iron pipe found at 31.22 feet, a 1" iron pipe found with a Hoy PS 7313 identifying cap at 344.03 feet and a 1" iron pipe found with a Hoy PS 7313 identifying cap at 577.74 feet, for a total distance of 708.86 feet to a Survey Mag Nail set at the northwesterly corner of said 9.51 acre tract, the northeasterly corner of said Manor at Willow Bend and being on the centerline of Big Walnut Road;

Thence North 85° 05' 43" East, following the centerline of Big Walnut Road and the northerly line of said 9.51 acre tract, for a distance of 401.96 feet to a Survey Mag Nail found at the northeasterly corner of said 9.51 acre tract and the northwesterly corner of a 2.08 acre tract as described in a deed to Richard F. Alt and Martha S. Alt in Deed Volume 0189 page 1376;

Thence South 03° 34' 44" West, following the westerly line of said 2.08 acre tract and a line common with said 9.51 acre tract, passing a ¾" iron pipe found with a PS 6579 identifying cap at 30.35, for a total distance of 284.06 feet to a 5/8" iron pin found at the southwesterly corner of said 2.08 acre tract and a corner common with said 9.51 acre tract;

Thence North 89° 07' 02" East, following the southerly line of said 2.08 acre tract and a line common with said 9.51 acre tract, for a distance of 290.56 feet to a 1" iron pipe found with an EMH&T identifying cap at the southeasterly corner of said 2.08 acre tract, a corner common with said 9.51 acre tract and being on the westerly line of said 4.83 acre tract;

Thence North 03° 34' 40" East, following the westerly line of said 4.83 acre tract and the easterly line of said 2.08 acre tract, passing a 1" iron pipe found at 276.34 feet, for a distance of 306.75 feet to a Survey Mag Nail found with an EMH&T identifying shiner at the northwesterly corner of said 4.83 acre tract, the northeasterly corner of said 2.08 acre tract and being on the centerline of Big Walnut Road;

Thence North 84° 41' 32" East, following the centerline of Big Walnut Road and the northerly line of said 4.83 acre tract, for a distance of 566.90 feet to the **True Place of Beginning** and containing 18.6794

acres of land, more or less, of which 0.2046 acres lays within the Present Road Occupied by Worthington Road and 0.6609 acre s lays within the Present Road Occupied by Big Walnut Road.

'North' for this survey and description is based on the westerly line of Tuthill Sub'd. between an iron pipe found at the southwesterly corner of Tuthill and an iron pipe found on the westerly line of Tuthill with the intersection of the southerly right of way of Big Walnut Rd. as being North  $31^{\circ} 53' 59''$  East and is referenced to the Ohio State Plane Coordinate System, North Zone and the North American Datum of 1983(2011).

The above description was prepared under the direction and supervision by Chad S. Snow, Registered Professional Surveyor No. 8559 and is based on an actual field survey performed on August 22, 2017.



08/24/17



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NO.	DATE	DESCRIPTION	BY