

TRANSFERRED

Andrea L. Weaver, Union County Auditor

DATE

11/22/24

This conveyance has been examined and the Grantor complied with Section 319.202 of the Revised Code.

FEE \$ 20,000.00 EXEMPT

202411220009030

11/22/2024

Pages:17 F:\$154.00

1:33 PM

Karen J. Riffe

T20240006598

Union County Recorder DOC:DEED



202412200009929

12/20/2024

Pages:17 F:\$158.00

12:11 PM

Karen J. Riffe

T20240007237

Union County Recorder DOC:DEED

File No.: 2440708

LIMITED WARRANTY DEED

Stewart Title

202 2

Earl K. Fernandes, Bishop of the Roman Catholic Diocese of Columbus, the designated Grantor herein, for valuable consideration received, hereby grants with limited warranty covenants, to Glacier Pointe Development, Ltd., an Ohio limited liability company, the designated Grantee herein, whose tax mailing address is: 230 West Street, Suite 200, Columbus, OH 43215, all interest in the following described real estate:

See Exhibit "A" attached hereto and made a part hereof.

Property Address: 8560 McKittrick Road, Plain City, OH 43064

Parcel Number: 17-0023003.0000 Map Number: 136-00-00-038.000

Prior Instrument Reference: Official Record 507 Page 252 of the Union County, Ohio Records.

Instrument Number *20241122 000 9029*

Excepting from said limited warranty covenants, legal highways, taxes and assessments from the date of the closing, covenants, conditions, restrictions and easements of record, and all mineral rights and interests previously transferred or reserved of record.

The Grantor herein has read this Deed and hereby acknowledges the voluntary signing hereof.

This deed being rerecorded to correct legal description.

Executed this 24th day of October, 2024.

+ Earl K. Fernandes
Earl K. Fernandes, Bishop of the
Roman Catholic Diocese of Columbus

State of Ohio
County of Franklin

This foregoing instrument was acknowledged before me this 24th day of October, 2024 by Earl
K. Fernandes, Bishop of the Roman Catholic Diocese of Columbus, on behalf of the
company.



ANGEL FOX, Attorney at Law
Notary Public, State of Ohio
My Comm. has no expiration Date
Section 147.03 R.C.

[Signature]
Notary Public
My Commission Expires: No exp

This instrument was prepared by:

Joseph E. Budde, Esq.
259 West Schrock Road
Westerville, OH 43081

EXHIBIT A:

**DESCRIPTION OF A 248.650 ACRE TRACT
NORTH OF MITCHELL-DEWITT ROAD BETWEEN
U. S. ROUTE 33 AND MCKITRICK ROAD
JEROME TOWNSHIP, UNION COUNTY, OHIO**

Situate in the State of Ohio, County of Union, Township of Jerome, lying in Virginia Military Survey Number 6581, and being all of the remainder of that original 243.294 acre tract conveyed to The Borror Corporation by deed of record in Deed Book 308, Page 259 and all of the remaining 7.000 acres of that original 17.000 acre tract conveyed to Borror Realty Company by deed of record in Official Record 64, Page 173, both of which being changed to BRC Properties, Inc. by the Affidavit in Aid of Title of record in Deed Book 340, Page 419 and/or Official Record 147, Page 173, all of which being of record in the Recorder's Office, Union County, Ohio, and being more particularly described as follows:

Begin, for reference, at a bolt found at the centerline intersection of McKitrick Road (County Road 10) and Mitchell-Dewitt Road (County Road 9), said bolt also being in the line common to said Virginia Military Survey No. 6581 and Virginia Military Survey No. 7058;

Thence North 54°59'22" West, a distance of 244.35 feet, along the centerline of said Mitchell-Dewitt Road, to a PK nail found at the southeasterly corner of the remainder of said original 243.294 acre tract, said PK nail being at the Point of True Beginning;

Thence the following two (2) courses and distances along the centerline of said Mitchell-Dewitt Road, as shown on the centerline survey plat of U. S. Route 33, UNI-33-20.23, and the southerly line of the remainder of said original 243.294 acre tract:

1. North 54°59'22" West, a distance of 580.01 feet, to a monument found;
2. Along a spiral to the left having a total central angle of 42°42'00", degree of curvature of 8°00'00", a radius of 716.20 feet, a total length of a spiral of 200.00 feet, and consisting of three (3) chord bearings and chord distances being as follows:
 - a.) North 57°39'20" West, a chord distance of 199.83 feet, to a monument found;
 - b.) North 76°20'22" West, a chord distance of 330.74 feet, to a point;
 - c.) South 85°23'55" West, a chord distance of 172.06 feet, to a point in the easterly right-of-way line of U. S. route 33;

Thence North 40°34'03" West, a distance of 368.43 feet, along the easterly right-of-way line of said U. S. Route 33, to an iron pin found ("Dodson-Lindbloom" cap) at the common corner of the remainder of said original 243.294 acre tract and that 66.927 acre tract conveyed to David J. Scott by deed of record in Official Record 156, Page 422, and as conveyed to Carol R. Scott (Undivided one-half interest) by deed of record in Official Record 162, Page 273;

Thence North 04°35'20" East, a distance of 1239.53 feet, along the line common to the remainder of said original 243.294 acre tract, said 66.927 acre tract and that 66.928 acre tract conveyed to SCOTTKIDS, LLC by deed of record in Official Record 214, Page 39, to a ½-inch iron pin found at a common corner of the remainder of said original 243.294 acre tract and said 66.928 acre tract;

Thence North 86°27'55" West, a distance of 71.36 feet, along the line common to the remainder of said original 243.294 acre tract and said 66.928 acre tract, to an iron pin found ("Dodson-Lindbloom" cap) at a common corner of the remainder of said original 243.294 acre tract and said 66.928 acre tract;

Thence North 03°11'45" East, a distance of 2524.56 feet, along the line common to the remainder of said 243.294 acre tract, said 66.928 acre tract and that 66.928 acre tract conveyed to Mary Susan Scott and Phillip E. Scott, Trustees, by deed of record in Official Record 164, Page 292, to an iron pin found ("Dodson-Lindbloom" cap) at the common corner of the remainder of said original 243.294 acre tract and said 66.928 acre tract (O. R. 164, Pg. 292), said iron pin being in the line common to said Virginia Military Survey No. 6581 and Virginia Military Survey No. 6310;

Thence North 84°58'16" East, a distance of 2428.26 feet, along the northerly line of the remainder of said original 243.294 acre tract, to a 5/8-inch rebar found at the northeasterly corner of the remainder of said original 243.294 acre tract, said rebar also being in the westerly line of that 86.5972 acre tract conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District by deed of record in Official Record 200, Page 733;

Thence South 05°44'41" East, a distance of 4020.84 feet (passing an iron pin found (0.15 feet West of line) at a distance of 3074.11 feet), along the line common to the remainder of said original 243.294 acre tract, said 7.000 acre remainder and said 86.5972 acre tract, to a railroad spike found at the common corner of said 7.000 acre remainder and that 10.00 acre tract (Parcel Two) conveyed to Daniel Shriver Bunner and Judy L. Bunner by deed of record in Deed Book 298, Page 487, said railroad spike being in the centerline of said McKittrick Road;

Thence South 57°36'20" West, a distance of 261.87 feet, along the centerline of said McKittrick Road and the line common to said 7.000 acre remainder and the Virginia Military Survey Number 6581, to a railroad spike found at the common corner of said 7.000 acre remainder and that 5.00 acre tract conveyed to Donald Wilkins and Susan Wilkins by deed of record in Deed Book 304, Page 641;

Thence North 17°16'13" West, a distance of 876.24 feet, along the line common to said 7.000 acre remainder and said 5.00 acre tract, to an iron pin found in the southerly line of the remainder of said original 243.294 acre tract;

Thence South 57°36'20" West, a distance of 452.30 feet, along the line common to the remainder of said 243.294 acre tract, said 5.00 acre tract (D.B. 304, Pg. 641) and that 5.00 acre tract conveyed to Donald Wilkins and Susan Wilkins by deed of record in Deed Book 299, Page 204, to a 1/2-inch iron pin found at the common corner of the remainder of said original 243.294 acre tract and said 5.00 acre tract;

Thence South 05°44'52" East, a distance of 171.96 feet, along the line common to the remainder of said 243.294 acre tract and said 5.00 acre tract, to an iron pin set at the common corner of the remainder of said original 243.294 acre tract and that 2.021 acre tract conveyed to Don R. Wilkins and Susan K. Adams by deed of record in Deed Book 278, Page 526;

Thence South 36°29'06" West, a distance of 782.45 feet, along the line common to the remainder of said original 243.294 acre tract, said 2.021 acre tract and that 5.139 acre tract conveyed to Michael A. Cherry and Sheli Dyan Cherry by deed of record in Official Record 277, Page 411, to an iron pin set at the common corner of the remainder of said original 243.294 acre tract and that 3.00 acre tract conveyed to Renard M. Smith, trustee of the Renard M. Smith Revocable Living Trust by deed of record in Official Record 173, Page 54;

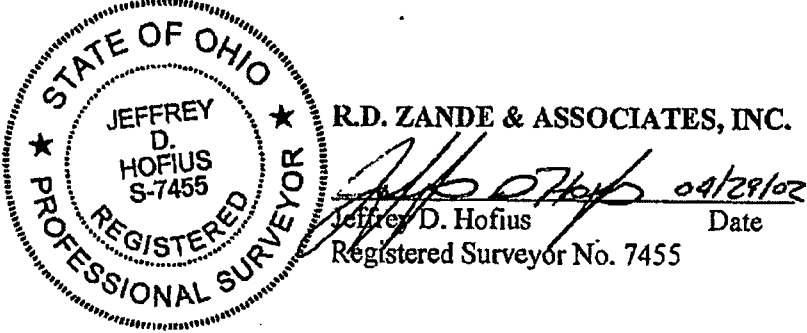
Thence the following three (3) courses and distances along the line common to the remainder of said original 243.294 acre tract and said 3.00 acre tract:

- 1. North 53°30'11" West, a distance of 275.00 feet, to an iron pin set;
- 2. South 36°29'06" West, a distance of 475.00 feet, to an iron pin set in the northerly right-of-way line of said Mitchell-Dewitt Road;
- 3. South 53°30'11" East, a distance of 275.00 feet, along the northerly right-of-way line of said Mitchell-Dewitt Road, to a ½-inch iron pin found in the westerly line of that 1.379 acre tract conveyed to Renard Smith by deed of record in Official Record 173, Page 54;

Thence South 34°59'00" West, a distance of 34.99 feet, along the line common to said 1.379 acre tract and the remainder of said original 243.294 acre tract, to the Point of True Beginning, and containing 248.650 acres, more or less, of which 241.663 acres being out the remainder of said original 243.294 acre tract and 6.987 acres being out of said 7.000 acre remainder, and subject to all easements, rights-of-way and restrictions of record.

All iron pins are ¾-inch iron pins, 30 inches in length, with a yellow cap bearing the name "R.D. Zande".

The bearings as given in the above description are based on the grid bearing of South 43°57'01" East for the centerline of U. S. Route 33 as established by a network of GPS observations performed in February, 2002.



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DESCRIPTION ACCEPTABLE
248.650 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 11-25-03
STEVE A. STOLTE
UNION COUNTY ENGINEER

EXCEPTING THEREFROM THE FOLLOWING
FIVE PARCELS:

*EXCEPTION 1:***LEGAL DESCRIPTION
50.223 ACRE TRACT**

Situated in the State of Ohio, County of Union, Township of Jerome, and being in Virginia Military Survey District 6581, also being part of the 248.650 acre tract as conveyed to James A. Griffin, Bishop of the Catholic Diocese of Columbus in Official Record 507, Page 252 and being further described as follows;

Commencing at 1/2" pipe found at a southwest corner of The Woods at Labrador as recorded in Plat Cabinet 5, Page 245-245A, the southeast corner of a 1.379 acre tract as conveyed to Renard M. Smith as Trustee of the Renard M. Smith Revocable Living Trust in Official Record 173, page 54, Description Two, being in the centerline of Mitchell Dewitt Road (C.R. 9 – varies), also being in the east line of Virginia Military Survey District 7058 and the west line of Virginia Military Survey District 7181;

Thence with the centerline of Mitchell-Dewitt Road (County Road 9) and the south line of said 1.379 acre tract, **N 55° 00' 04" W**, passing a 1" rebar found in a monument box at 50.29 feet, and passing the centerline of McKittrick Road (C.R. 10 – Varies) at 155.30 feet, **a total distance of 400.18 feet** to a magnall set at the southwest corner of said 1.379 acre tract and being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence continuing with the centerline of Mitchell-Dewitt Road (County Road 9), as shown on the centerline survey plat of U.S. Route 33, UNI-33-20.23, **N 55° 00' 04" W**, **580.00 feet** to a 1" rebar found in a monument box;

Thence continuing with the centerline of Mitchell-Dewitt Road (County Road 9) along a spiral curve to the left having a total central angle of 42°42'00", degree of curvature of 8°00'00", a radius of 716.20 feet, a total length of spiral of 200.00 feet, and consisting of three (3) chord bearings and chord distances being as follows;

1. **N 57° 40' 03" W, 199.82 feet** to a point, reference a 1" rebar found in a monument box, N 39° 30' 24" W, 0.44 feet;
2. **N 76° 21' 04" W, 330.74 feet** to a 1" rebar found in a monument box;
3. **S 85° 23' 24" W, 171.88 feet** to a magnall set in the easterly right-of-way line of U.S. Route 33;

Thence with the easterly right-of-way line of said U.S. Route 33, **N 39° 41' 23" W**, **92.18 feet** to an iron pin set at the intersection of the easterly right of way line of U.S. 33 and the northerly right of way line of Mitchell-Dewitt Road (County Road 9), being an angle point in the northerly right of way line of Mitchell-Dewitt Road (County Road 9);

Thence continuing with the easterly right-of-way line of said U.S. Route 33, **N 40° 48' 22" W, 275.00 feet** to the southeast corner of a 66.927 acre tract as conveyed to Craig D. Scott in Instrument Number 201809210007559, reference a 3/4" pipe capped Dodson-Lindbroom found N 37° 03' 00" W, 1.62 feet;

Thence with the east line of said 66.927 acre tract and the east line of a 66.928 acre tract as conveyed to Jerry L. Scott and Judith Ellen Scott, Trustees of the Jerry Lynn Scott Trust dated May 21, 1998 in Instrument Number 201609010007090, **N 04° 33'**

07° E, passing a 3/4" pipe capped Dodson-Lindbroom found at 835.61 feet and west 0.30 feet, a **total distance of 1206.26 feet** to an iron pin set;

Thence the following thirty-five (35) courses across said 248.650 acre tract:

1. **N 75° 16' 25" E, 149.37 feet** to an iron pin set;
2. Along curve to the right having a central angle of an angle of **01° 59' 36"**, a radius of **1025.00 feet**, an arc length of **35.66 feet**, and chord bearing and distance of **N 13° 43' 47" W, 35.66 feet** to an iron pin set;
3. **N 77° 16' 01" E, 50.00 feet** to an iron pin set;
4. Along curve to the left having a central angle of an angle of **93° 39' 35"**, a radius of **35.00 feet**, an arc length of **57.21 feet**, and chord bearing and distance of **S 59° 33' 46" E, 51.05 feet** to an iron pin set;
5. **N 73° 36' 26" E, 107.15 feet** to an iron pin set;
6. **S 16° 23' 34" E, 50.00 feet** to an iron pin set;
7. **S 73° 36' 26" W, 2.65 feet** to an iron pin set;
8. **S 20° 25' 24" E, 125.65 feet** to an iron pin set;
9. **S 89° 30' 23" E, 660.00 feet** to an iron pin set;
10. **N 87° 28' 42" E, 131.72 feet** to an iron pin set;
11. **N 02° 38' 13" W, 8.84 feet** to an iron pin set;
12. **N 87° 14' 00" E, 215.00 feet** to an iron pin set;
13. Along curve to the left having a central angle of an angle of **04° 49' 39"**, a radius of **2170.00 feet**, an arc length of **182.83 feet**, and chord bearing and distance of **N 05° 10' 49" W, 182.78 feet** to an iron pin set;
14. **N 82° 24' 22" E, 60.00 feet** to an iron pin set;
15. Along curve to the right having a central angle of **03° 54' 24"**, a radius of **2230.00 feet**, an arc length of **152.05 feet**, and chord bearing and distance of **S 05° 38' 26" E, 152.02 feet** to an iron pin set;
16. Along curve to the left having a central angle of an angle of **88° 28' 55"**, a radius of **35.00 feet**, an arc length of **54.05 feet**, and chord bearing and distance of **S 47° 55' 42" E, 48.84 feet** to an iron pin set;
17. **N 87° 49' 50" E, 26.65 feet** to an iron pin set;
18. Along curve to the right having a central angle of an angle of **03° 31' 06"**, a radius of **1125.00 feet**, an arc length of **69.08 feet**, and chord bearing and distance of **N 89° 35' 23" E, 69.07 feet** to an iron pin set;
19. **S 02° 07' 01" E, 50.10 feet** to an iron pin set;
20. **S 00° 18' 50" E, 98.42 feet** to an iron pin set;
21. **S 01° 46' 57" W, 74.26 feet** to an iron pin set;
22. **S 03° 35' 08" W, 74.26 feet** to an iron pin set;
23. **S 05° 23' 18" W, 74.26 feet** to an iron pin set;
24. **S 07° 11' 29" W, 74.26 feet** to an iron pin set;
25. **S 08° 59' 40" W, 74.26 feet** to an iron pin set;
26. **S 10° 47' 50" W, 74.26 feet** to an iron pin set;
27. **S 12° 36' 01" W, 74.26 feet** to an iron pin set;
28. **S 14° 24' 11" W, 74.26 feet** to an iron pin set;
29. **S 16° 12' 22" W, 74.26 feet** to an iron pin set;
30. **S 18° 00' 33" W, 74.26 feet** to an iron pin set;
31. **S 19° 48' 43" W, 74.26 feet** to an iron pin set;
32. **N 69° 17' 11" W, 130.00 feet** to an iron pin set;
33. Along curve to the right having a central angle of an angle of **14° 17' 07"**, a radius of **2230.00 feet**, an arc length of **556.00 feet**, and chord bearing and distance of **S 27° 51' 22" W, 554.56 feet** to an iron pin set;
34. **S 34° 59' 56" W, 171.58 feet** to an iron pin set;
35. **S 55° 00' 04" E, 225.10 feet** to an iron pin set in the west line of a 3.00 acre tract as conveyed to Renard M. Smith as Trustee of the Renard M. Smith Revocable Living Trust in Official Record 173, page 54, description one;

Thence with the west line of said 3.00 acre tract, **S 36° 30' 37" W, 100.00 feet** to an iron pin set at the southwest corner of said 3.00 acre tract in the northerly right of way line of Mitchell-Dewitt Road (C.R. 9);

Thence with the northerly right of way line of said Mitchell-Dewitt Road (County Road 9), the south line of said 3.00 acre tract, **S 53° 28' 05" E, 275.00 feet** to a 3/4" pipe found at the southeast corner of said 3.00 acre tract, also being in the west line of said 1.379 acre tract, reference a 1/2" pipe found S 53 18' 57" W, 0.35 feet;

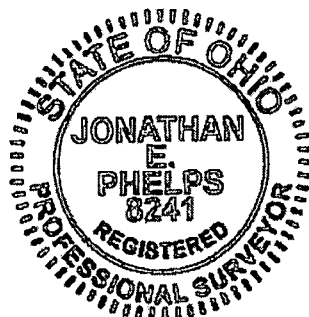
Thence with the west line of said 1.379 acre tract, **S 35° 02' 51" W, 35.00 feet** to the **TRUE POINT OF BEGINNING**, and containing **50.223 acres**, more or less.

The above description is based on existing records and an actual field survey performed in March and April, 2016. A drawing of the above description has been prepared and is made a part hereof. All references used in this description can be found at the Recorder's Office, Union County, Ohio.

All iron pins set are 3/4" diameter, 30" long iron pipes with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the centerline of U.S. 33 between two found concrete monuments with a bearing of S 43° 55' 58" E.

ADVANCED CIVIL DESIGN, INC.



Jonathan E. Phelps 12/13/18
Jonathan E. Phelps, P.S.
Reg. No. 8241

DESCRIPTION ACCEPTABLE

50.223 ACRE TRACT(S)
BY AMANDA C. [illegible]

EXCEPTION 2:

LEGAL DESCRIPTION
60.719 ACRES

Situated in the State of Ohio, County of Union, Township of Jerome, and being in Virginia Military Survey District 6581, also being part of the remainder of a 248.650 acre tract as conveyed to Frederick F. Campbell, Bishop of the Catholic Diocese of Columbus in Instrument Number 201812200009999 and being further described as follows;

Commencing at 1/2" pipe found at a southwest corner of The Woods at Labrador as recorded in Plat Cabinet 5, Page 245-245A, the southeast corner of a 1.379 acre tract as conveyed to Renard M. Smith as Trustee of the Renard M. Smith Revocable Living Trust in Official Record 173, page 54, Description Two, being in the centerline of Mitchell Dewitt Road (C.R. 9 – varies), also being in the east line of Virginia Military Survey District 7058 and the west line of Virginia Military Survey District 7181;

Thence with the centerline of Mitchell-Dewitt Road (County Road 9) and the south line of said 1.379 acre tract, **N 55° 00' 04" W**, passing a 1" rebar found in a monument box at 50.29 feet, and passing the centerline of McKittrick Road (C.R. 10 – Varies) at 155.30 feet, **a total distance of 400.18 feet** to a magnail at the southwest corner of said 1.379 acre tract and the southeast corner of a 50.223 acre tract as conveyed to CD 1, LTD in Instrument Number 201812200010000;

Thence continuing with the centerline of Mitchell-Dewitt Road (County Road 9), as shown on the centerline survey plat of U.S. Route 33, UNI-33-20.23 along the south line of said 50.223 acre tract, **N 55° 00' 04" W, 580.00 feet** to a 1" rebar found in a monument box;

Thence continuing with the centerline of Mitchell-Dewitt Road (County Road 9) with the south line of said 50.223 acre tract along a spiral curve to the left having a total central angle of 42°42'00", degree of curvature of 8°00'00", a radius of 716.20 feet, a total length of spiral of 200.00 feet, and consisting of three (3) chord bearings and chord distances being as follows;

1. **N 57° 40' 03" W, 199.82 feet** to a point, reference a 1" rebar found in a monument box, N 39° 30' 24" W, 0.44 feet;
2. **N 76° 21' 04" W, 330.74 feet** to a 1" rebar found in a monument box;
3. **S 85° 23' 24" W, 171.88 feet** to a magnail in the easterly right-of-way line of U.S. Route 33 and the southwest corner of said 50.223 acre tract;

Thence with the easterly right-of-way line of said U.S. Route 33 and the west line of said 50.223 acre tract, **N 39° 41' 23" W, 92.18 feet** to an iron pipe previously set at the intersection of the easterly right of way line of U.S. 33 and the northerly right of way line of Mitchell-Dewitt Road (County Road 9), being an angle point in the northerly right of way line of Mitchell-Dewitt Road (County Road 9) and also being an angle point in the west line of said 50.223 acre tract;

Thence continuing with the easterly right-of-way line of said U.S. Route 33 and the west line of said 50.223 acre tract, **N 40° 48' 22" W, 275.00 feet** to the southeast corner of a 66.927 acre tract as conveyed to Craig D. Scott, Trustee of the Craig D. Scott Revocable Living Trust, U/A August 27th, 2010 in Instrument Number 201902270001382 and being an angle point in the west line of said 50.223 acre tract,

reference a 3/4" pipe capped Dodson-Lindbroom found N 37° 03' 00" W, 1.62 feet;

Thence with the east line of said 66.927 acre tract and the east line of a 66.928 acre tract as conveyed to Jerry L. Scott and Judith Ellen Scott, Trustees of the Jerry Lynn Scott Trust dated May 21, 1998 in Instrument Number 201609010007090 and the west line of said 50.223 acre tract, **N 04° 33' 07" E**, passing a 3/4" pipe capped Dodson-Lindbroom found at 835.61 feet and west 0.30 feet, **a total distance of 1206.26 feet** to an iron pipe previously set at the northwest corner of said 50.223 acre tract and being in the east line of said 66.928 acre tract and also being the **TRUE POINT OF BEGINNING** for the land herein described as follows;

Thence with the east line of said 66.928 acre tract and the west line of the remainder of said 248.650 acre tract, **N 04° 33' 07" E, 34.45 feet** to a 1/2" pipe at an angle point in the east line of said 66.928 acre tract and an angle point in the west line of the remainder of said 248.650 acre tract;

Thence continuing with the east line of said 66.928 acre tract and the west line of the remainder of said 248.650 acre tract, **N 86° 23' 56" W, 71.36 feet** to a 3/4" pipe capped "Dodson-Lindbloom" at an angle point in the east line of said 66.928 acre tract and an angle point in the west line of the remainder of said 248.650 acre tract;

Thence continuing with the east line of said 66.928 acre tract and the west line of the remainder of said 248.650 acre tract, **N 03° 12' 52" E, 1479.51 feet** to an iron pin set;

Thence the following forty-five (45) courses across the remainder of said 248.650 acre tract:

1. **S 86° 47' 08" E, 188.00 feet** to an iron pin set;
2. **S 03° 12' 52" W, 11.02 feet** to an iron pin set;
3. **S 86° 47' 08" E, 138.06 feet** to an iron pin set;
4. **N 00° 29' 37" E, 40.28 feet** to an iron pin set;
5. **S 89° 30' 23" E, 595.35 feet** to an iron pin set;
6. **N 46° 46' 30" E, 239.57 feet** to an iron pin set;
7. **S 43° 13' 30" E, 57.31 feet** to an iron pin set;
8. **N 46° 46' 30" E, 130.00 feet** to an iron pin set;
9. **S 43° 13' 30" E, 71.16 feet** to an iron pin set;
10. **S 53° 15' 18" E, 169.22 feet** to an iron pin set;
11. **S 53° 53' 42" E, 60.00 feet** to an iron pin set;
12. Along a curve to the left having a central angle of **09° 18' 30"**, a radius of **970.00 feet**, an arc length of **157.59 feet** and a chord bearing and distance of **S 31° 27' 03" W, 157.42 feet** to an iron pin set;
13. **S 64° 18' 44" E, 169.94 feet** to an iron pin set;
14. **N 24° 39' 39" E, 76.69 feet** to an iron pin set;
15. **S 66° 40' 14" E, 167.47 feet** to an iron pin set;
16. **S 42° 32' 17" E, 141.75 feet** to an iron pin set;
17. **S 23° 42' 04" W, 145.42 feet** to an iron pin set;
18. **N 75° 40' 44" W, 333.28 feet** to an iron pin set;
19. **S 13° 07' 48" W, 55.09 feet** to an iron pin set;
20. **S 08° 34' 54" W, 66.67 feet** to an iron pin set;
21. **S 04° 01' 59" W, 66.67 feet** to an iron pin set;
22. **S 00° 30' 56" E, 66.67 feet** to an iron pin set;
23. **S 05° 03' 50" E, 66.67 feet** to an iron pin set;
24. **S 09° 36' 48" E, 67.47 feet** to an iron pin set;
25. **S 11° 26' 51" E, 450.00 feet** to an iron pin set;
26. **S 11° 22' 37" E, 75.94 feet** to an iron pin set;
27. **S 09° 59' 03" E, 78.49 feet** to an iron pin set;

28. **S 08° 04' 43" E, 78.49 feet** to an iron pin set;
29. **S 06° 10' 22" E, 50.63 feet** to an iron pin set;
30. **S 86° 59' 58" E, 98.39 feet** to an iron pin set;
31. **S 82° 46' 00" E, 87.30 feet** to an iron pin set;
32. **S 78° 46' 48" E, 87.30 feet** to an iron pin set;
33. **S 74° 47' 37" E, 87.30 feet** to an iron pin set;
34. **S 70° 48' 25" E, 87.30 feet** to an iron pin set;
35. **S 66° 49' 13" E, 87.30 feet** to an iron pin set;
36. **S 62° 50' 01" E, 87.30 feet** to an iron pin set;
37. **S 29° 09' 34" W, 180.00 feet** to an iron pin set;
38. Along a curve to the left having a central angle of **00° 46' 02"**, a radius of **1075.00 feet**, an arc length of **14.39 feet** and a chord bearing and distance of **N 61° 13' 26" W, 14.39 feet** to an iron pin set;
39. **S 28° 23' 33" W, 130.00 feet** to an iron pin set;
40. **N 63° 47' 27" W, 72.00 feet** to an iron pin set;
41. **N 68° 09' 26" W, 72.00 feet** to an iron pin set;
42. **N 72° 31' 25" W, 72.00 feet** to an iron pin set;
43. **N 76° 53' 25" W, 72.00 feet** to an iron pin set;
44. **N 81° 15' 24" W, 72.00 feet** to an iron pin set;
45. **N 85° 37' 23" W, 80.30 feet** to an iron pin set in the east line of said 50.223 acre tract and the west line of the remainder of said 248.650 acre tract;

Thence the following three (3) courses with the east line of said 50.223 acre tract and the west line of the remainder of said 248.650 acre tract:

1. **N 01° 46' 57" E, 31.28 feet** to an iron pipe previously set;
2. **N 00° 18' 50" W, 98.42 feet** to an iron pipe previously set;
3. **N 02° 07' 01" W, 50.10 feet** to an iron pipe previously set at the northeast corner of said 50.223 acre tract and being an angle point in the west line of the remainder of said 248.650 acre tract;

Thence the following eighteen (18) courses with the north line the remainder of said 50.223 acre tract and the west line of the remainder of said 248.650 acre tract:

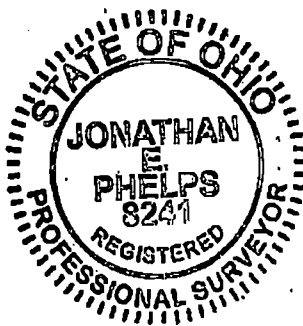
1. Along a curve to the left having a central angle of **03° 31' 06"**, a radius of **1125.00 feet**, an arc length of **69.08 feet** and a chord bearing and distance of **S 89° 35' 23" W, 69.07 feet** to an iron pipe previously set;
2. **S 87° 49' 50" W, 26.65 feet** to an iron pipe previously set;
3. Along a curve to the right having a central angle of **88° 28' 55"**, a radius of **35.00 feet**, an arc length of **54.05 feet** and a chord bearing and distance of **N 47° 55' 42" W, 48.84 feet** to an iron pipe previously set;
4. Along a curve to the left through an angle of **03° 54' 24"**, a radius of **2230.00 feet**, an arc length of **152.05 feet** and a chord bearing and distance of **N 05° 38' 26" W, 152.02 feet** to an iron pipe previously set;
5. **S 82° 24' 22" W, 60.00 feet** to an iron pipe previously set;
6. Along a curve to the right having a central angle of **04° 49' 39"**, a radius of **2170.00 feet**, an arc length of **182.83 feet** and a chord bearing and distance of **S 05° 10' 49" E, 182.78 feet** to an iron pipe previously set;
7. **S 87° 14' 00" W, 215.00 feet** to an iron pipe previously set;
8. **S 02° 38' 13" E, 8.84 feet** to an iron pipe previously set;
9. **S 87° 28' 42" W, 131.72 feet** to an iron pipe previously set;
10. **N 89° 30' 23" W, 660.00 feet** to an iron pipe previously set;
11. **N 20° 25' 24" W, 125.65 feet** to an iron pipe previously set;
12. **N 73° 36' 26" E, 2.65 feet** to an iron pipe previously set;
13. **N 16° 23' 34" W, 50.00 feet** to an iron pipe previously set;
14. **S 73° 36' 26" W, 107.15 feet** to an iron pipe previously set;
15. Along a curve to the right having a central angle of **93° 39' 35"**, a radius of **35.00 feet**, an arc length of **57.21 feet** and a chord bearing and distance of **N 59° 33' 46" W, 51.05 feet** to an iron pipe previously set;

16. **S 77° 16' 01" W, 50.00 feet** to an iron pipe previously set;
17. Along a curve to the left having a central angle of **01° 59' 36"**, a radius of **1025.00 feet**, an arc length of **35.66 feet** and a chord bearing and distance of **S 13° 43' 47" E, 35.66 feet** to an iron pipe previously set;
18. **S 75° 16' 25" W, 149.37 feet** to the **TRUE POINT OF BEGINNING**, containing **60.719 acres**, more or less.

The above description is based on existing records and an actual field survey performed in March and April, 2016. A drawing of the above description has been prepared and is made a part hereof. All references used in this description can be found at the Recorder's Office, Union County, Ohio.

All iron pins set are 3/4" diameter, 30" long iron pipes with plastic cap inscribed "Advanced 7661".

Bearings are based on the Ohio State Plane Coordinate System, North Zone, NAD83 (NSRS2007). Said bearings were derived from GPS observation that determine a portion of the centerline of U.S. 33 between two found concrete monuments with a bearing of S 43° 55' 58" E.



ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps 11/31/2020

Jonathan E. Phelps, P.S.
Reg. No. 8241

DESCRIPTION ACCEPTABLE
60.719 ACRE TRACT(S)
PLANNING COMMISSION APPROVAL
NOT REQUIRED
DATE 2-10-2020
JEFF STAUCH
UNION COUNTY ENGINEER

EXCEPTION 3:**20.394 ACRES**

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District 6581, being part of that 248.650 acre tract of land conveyed to Robert John Brennan, Bishop of the Catholic Diocese of Columbus by deed of record in Instrument Number 202002190001587 (all references are to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northeasterly corner of Lot GPOS of the subdivision entitled "Glacier Pointe Section 1 Phase 1", of record in Plat Book 6, Page 71, in the westerly line of that 3.00 acre tract conveyed to Chad E. Boyles by deed of record in Instrument Number 202012280014575;

Thence with the boundary of said subdivision the following courses and distances;

North 55° 00' 04" West, a distance of 225.10 feet to an iron pin set;

North 34° 59' 56" East, a distance of 171.58 feet to a point of curvature to the left;

With the arc of said curve, having a central angle of 14° 17' 07", a radius of 2230.00 feet, an arc length of 556.00 feet, a chord bearing of North 27° 51' 22" East and chord distance of 554.56 feet to an iron pin set;

South 69° 17' 11" East, a distance of 130.00 feet to an iron pin set;

North 19° 48' 43" East, a distance of 74.26 feet to a 5/8" iron pin with cap stamped "PS7799/PS7803" found;

North 18° 00' 33" East, a distance of 74.26 feet to an iron pin set;

North 16° 12' 22" East, a distance of 74.26 feet to an iron pin set;

North 14° 24' 11" East, a distance of 74.26 feet to an iron pin set;

North 12° 36' 01" East, a distance of 74.26 feet to a 5/8" iron pin with cap stamped "PS7799/PS7803" found;

North 10° 47' 50" East, a distance of 74.26 feet to an iron pin set;

North 08° 59' 40" East, a distance of 74.26 feet to an iron pin set;

North 07° 11' 29" East, a distance of 74.26 feet to an iron pin set;

North 05° 23' 18" East, a distance of 74.26 feet to an iron pin set;

North 03° 35' 08" East, a distance of 74.26 feet to an iron pin set; and

North 01° 46' 57" East, a distance of 42.98 feet to an iron pin set at the southwesterly corner of Lot 151 of the subdivision entitled "Glacier Pointe Section 2 Phase 1", of record in Plat Book 6, Page 97;

Thence with the boundary of said subdivision the following courses and distances;

South 85° 37' 23" East, a distance of 80.30 feet to an iron pin set;

South 81° 15' 24" East, a distance of 72.00 feet to an iron pin set;

South 76° 53' 25" East, a distance of 72.00 feet to an iron pin set;

South 72° 31' 25" East, a distance of 72.00 feet to an iron pin set;

South 68° 09' 26" East, a distance of 72.00 feet to an iron pin set;

South 63° 47' 27" East, a distance of 72.00 feet to an iron pin set;

North 28° 23' 33" East, a distance of 130.00 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of 61° 15' 23", a radius of 1075.00 feet, an arc length of 1149.31 feet, a chord bearing of South 30° 58' 46" East and chord distance of 1095.35 feet to an iron pin set at a point of reverse curvature;

With the arc of said curve, having a central angle of 16° 53' 59", a radius of 325.00 feet, an arc length of 95.86 feet, a chord bearing of South 08° 48' 03" East and chord distance of 95.51 feet to an iron pin set;

South 17° 15' 03" East, a distance of 59.26 feet to an iron pin set at a point of curvature to the right; and

With the arc of said curve, having a central angle of 34° 38' 53", a radius of 35.00 feet, an arc length of 21.17 feet, a chord bearing of South 00° 04' 23" West and chord distance of 20.84 feet to an iron pin set in the easterly line of that 12.023 acre tract conveyed to Abigail F. Crum and Andrew S. Crum by deed of record in Instrument Number 202110150013729;

Thence with the boundary of said 12.023 acre tract the following courses and distances;

North 17° 15' 03" West, a distance of 846.95 feet to a bent ¾" iron pin found;

South 57° 37' 30" West, a distance of 452.37 feet to a ½" iron pin found; and

South 05° 44' 21" East, a distance of 171.99 feet to a ¾" iron pin with cap found;

Thence South 36° 29' 39" West, partly with the northerly line of said 12.023 acre tract and partly with the northerly line that 5.139 acre tract conveyed to Daniel S. Bernstein and Christina M. Bernstein by deed of record in Instrument Number 201404090002283, distance of 782.47 feet to an iron pin set at the northeasterly corner of said 3.00 acre tract;

Thence North 53° 28' 40" West, with the northerly line of said 3.00 acre tract, a distance of 275.01 feet to an iron pin set;

Thence South 36° 30' 37" West, with the westerly line of said 3.00 acre tract, a distance of 374.61 feet to the POINT OF BEGINNING, containing 20.394 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the westerly line of Glacier Pointe Section 1 Phase 1, having a bearing of North 34° 59' 56" West and monumented as shown hereon, is designated as the "basis of bearings" for this description.

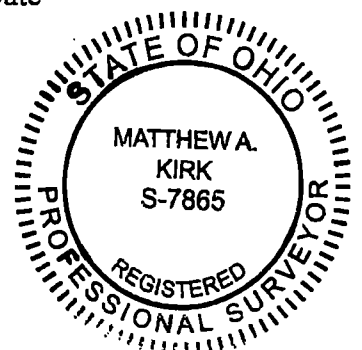
EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

| Dec 21

Matthew A. Kirk
Professional Surveyor No. 7865

Date



EXCEPTION 4:**17.267 ACRES**

Situated in the State of Ohio, County of Union, Township of Jerome, and in Virginia Military Survey District 6581, being part of that 248.650 acre tract of land conveyed to Robert John Brennan, Bishop of the Catholic Diocese of Columbus by deed of record in Instrument Number 202002190001587 (all references are to the records of the Recorder's Office, Union County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the northwesterly corner of Lot 105 of the subdivision entitled "Glacier Point Section 2 Phase 2", of record in Plat Book 6, Page 106, in the easterly line of that 66.928 acre tract conveyed to Phillip E. Scott and Mary Susan Scott, Trustees by deeds of record in Instrument Numbers 201409260006782 and 201409260006783;

Thence North 03° 12' 52" East, with said easterly line, a distance of 722.03 feet to an iron pin set;

Thence crossing said 248.650 acre tract the following courses and distances;

South 86° 47' 08" East, a distance of 39.95 feet to an iron pin set;

North 41° 36' 22" East, a distance of 113.30 feet to an iron pin set;

North 62° 19' 58" East, a distance of 113.36 feet to an iron pin set;

North 83° 03' 35" East, a distance of 113.30 feet to an iron pin set;

South 76° 12' 48" East, a distance of 113.36 feet to an iron pin set;

South 55° 29' 11" East, a distance of 113.30 feet to an iron pin set;

South 36° 46' 07" East, a distance of 114.10 feet to an iron pin set;

South 62° 00' 14" East, a distance of 333.39 feet to an iron pin set;

South 43° 13' 30" East, a distance of 430.06 feet to an iron pin set at the northwesterly corner of Lot 117 of said Section 2 Phase 2;

Thence with the boundary of said subdivision the following courses and distances;

South 46° 46' 30" West, a distance of 130.00 feet to an iron pin set;

North 43° 13' 30" West, a distance of 57.31 feet to an iron pin set;

South 46° 46' 30" West, a distance of 239.57 feet to an iron pin set;

North 89° 30' 23" West, a distance of 595.35 feet to an iron pin set;

South 00° 29' 37" West, a distance of 40.28 feet to an iron pin set;

North 86° 47' 08" West, a distance of 138.06 feet to an iron pin set;

North 03° 12' 52" East, a distance of 11.02 feet to an iron pin set; and

North 86° 47' 08" West, a distance of 188.00 feet to the POINT OF BEGINNING, containing 17.267 acres of land, more or less.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings shown herein are based on the Ohio State Plane Coordinate System, North Zone, NAD 83 (2011). The portion of the northerly line of Glacier Pointe Section 2 Phase 2, of record in Plat Book 6, page 106, having a bearing of North 89° 30' 23" West and monumented as shown hereon, is designated as the "basis of bearings" for this description.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

2 DEC 21

Matthew A. Kirk
Professional Surveyor No. 7865

Date

MAK:smh
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EXCEPTION FIVE:

Situated in the State of Ohio, County of Union and in the Township of Jerome, lying in Virginia Military Survey District 6581, and being the ROW parcel of 1.71 acres lying within the bounds of the Plat of Glacier Pointe Section 2 Phase 1, filed March 5, 2021 in Plat Book 6, Pages 97ABCD, Recorder's Office, Union County, Ohio.

LEAVING AFTER THE FIVE EXCEPTIONS 98.337 ACRES, more or less.

**NEW SURVEY AND DESCRIPTION
REQUIRED BEFORE NEXT TRANSFER**

98.337 Acres

DATE 11-7-2024 RK
JEFF STAUCH UNION CO. ENG.