

TRANSFERRED
ANDREA L. WEAVER, UNION COUNTY AUDITOR

FEB 18 2020

This conveyance has been examined and the Grantor
complied with Section 319.202 of the Revised Code.
FEE \$ 146.52 EXEMPT DB

LIMITED WARRANTY DEED

3028

KNOW ALL WHO COME BY THESE PRESENTS that Robert J. Brennan, Bishop of the Roman Catholic Diocese of Columbus ("Grantor"), as successor to Bishop Frederick F. Campbell, hereby grants with limited warranty covenants to GLACIER POINTE DEVELOPMENT, LTD., an Ohio limited liability company ("Grantee"), whose tax mailing address is 230 West Street - Suite 200, Columbus, Ohio 43215, the real property situated in the Township of Jerome, County of Union, State of Ohio, being more fully described as follows:

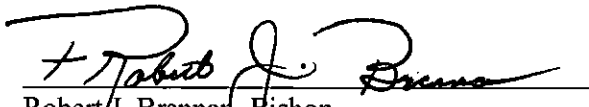
See Exhibit A attached hereto and incorporated as if fully set forth herein.

The conveyance of this real estate is subject to: (a) liens and encumbrances created or assumed by Grantees; (b) zoning and building laws, ordinances and regulations; (c) legal streets and highways; (d) easements, conditions and restrictions of record; (e) all mineral rights and interests previously transferred; and (f) real estate taxes and assessments now a lien but not yet due and payable.

Tax Parcel Number: Split from 17.0023003.0000
Map Number: 136-00-00-038.000
Address: 8560 McKittrick Road, Plain City, Ohio 43064
Prior Instrument Reference: 201812200009999
VMS 6581

Stewart Title Agency
of Columbus Box
612266 um

IN WITNESS WHEREOF, the undersigned Grantor has executed this Limited Warranty Deed this 14 day of February, 2020.

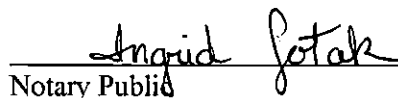

Robert J. Brennan, Bishop
of the Roman Catholic Diocese of Columbus

STATE OF OHIO
COUNTY OF FRANKLIN, SS:

The foregoing instrument was acknowledged before me this 14 day of February, 2020, by Robert J. Brennan, Bishop of the Roman Catholic Diocese of Columbus.



Ingrid Sotak
Notary Public, State of Ohio
My Commission Expires 6/23/2021


Notary Public

Prepared by: KEPHART FISHER LLC, 207 N. FOURTH STREET, Columbus, Ohio 43215

Exhibit A

Legal Description

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:

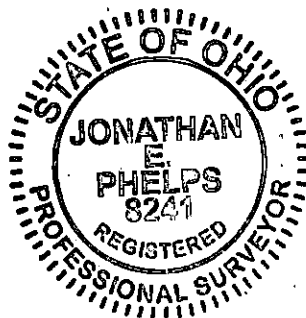
1. Along a curve to the left having a central angle of **03° 31' 06"**, a radius of **1125.00 feet**, an arc length of **69.08 feet** and a chord bearing and distance of **S 89° 35' 23" W, 69.07 feet** to an iron pipe previously set;
2. **S 87° 49' 50" W, 26.65 feet** to an iron pipe previously set;
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 1/31/2020

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

Z:\16-0005-394\survey\60.719Ac_desc.doc