

OFFICE OF THE DELAWARE COUNTY ENGINEER

To: The Court of Common Pleas of Delaware County, Ohio

**STATEMENT OF (ACCEPTABILITY) (NONACCEPTABILITY) OF LEGAL
DESCRIPTION FOR TRANSFER PURPOSES**

I hereby certify that the description of the premises hereinafter set forth and listed in the Delaware County Engineer's Office as standing in the name(s) of 171 Green Meadows LLC, an Ohio limited liability company is (acceptable)(non-acceptable) to this office for the purposes of transfer.

Situated in the State of Ohio, County of Delaware and Township of Orange:

Being in Lot N. 6, Quarter Township 3, Section 3, Range 18, United States Military Lands, containing 0.958 acre of land, more or less, said 0.958 acre tract being part of that 2.101 acre tract of land designated as Lot 410 of Green Meadows Business Center as the same is numbered and delineated on the recorded plat of record in Plat Book 14, Pages 59 and 60 and as described in the deed to Paolo Cugini and Marilenn Cugini, undivided one-half interest, and Cesidio Capoccia and Maria Capoccia, undivided one-half interest, in Deed Book 562, Page 211, both being of record in the Recorder's Office, Delaware County, Ohio, said 0.958 acre tract of land being more particularly described as follows:

Beginning, for reference, at the intersection of original centerline of U.S. Route 23 and Green Meadows Drive South, thence N 84 degrees 48' 48" E, with the centerline of said Green Meadows Drive South, a distance of 594.12 feet to a point; thence S 5 degrees 11' 12" E, at a right angle to said centerline, a distance of 30.00 feet to a point in the southerly right-of-way line of said Green Meadows Drive South at a point of curvature, at the northeasterly corner of Lot 412 and the northwesterly corner of Lot 411 of said Green Meadows Business Center, the same being a northwesterly corner of that 0.876 acre tract of land described in deed to Cape/Buehnen Real Estate Partnership, of record in Deed Book 573, Page 200, both being of record in the Recorder's Office, Delaware County, Ohio; thence with the northerly line of Lot 411 of said Green Meadows Business Center, with the northerly line of said 0.876 acre tract, with the northerly line of that 0.802 acre of land described in deed to Holt Menke & Heller Ltd., of record in Deed Book 448, Page 719, Recorder's Office, Delaware County, Ohio, with the northerly line of said Lot 410, the same being with the arc of a curve to the left having a radius of 1835.00 feet, central angle of 13 degrees 55' 21", and a chord that bears N 77 degrees 51' 08" E, a chord distance of 444.80 feet to a 3/4 inch (I.D.) iron pipe set at the True Point of Beginning;

Thence from said True Point of Beginning, with the northwesterly right-of-way line of said Lot 410, the same being with the arc of a curve to the left, having a radius of 1835.00 feet, a central angle of 3 degrees 02' 40" and a chord that bears N 69 degrees 22' 07" E, a chord distance of 97.49 feet to a 3/4 inch (I.D.) iron pipe found at the northeasterly corner of said Lot 410, the same being a northwesterly corner of Lot 409 of said Green Meadows Business Center and the northwesterly corner of that 3.308 acre of land described in Exhibit A in the deed to William R. Hamilton III, of record in Deed Book 449, Page 813, Recorder's Office, Delaware County Ohio.

Thence S 22 degrees 09' 14" E, with the easterly line of said 2.101 acre tract and with a westerly line of said Lot 409 and said 3.308 acre tract, a distance of 381.77 feet to a 3/4 inch (I.D.) iron pipe found at the southeasterly corner of said Lot 410, the same also being at the southwesterly corner of said Lot 409 and said 3.308 acre tract, said pipe being in a northerly line of that 47 acre tract of land described in deed to Clarence E. Elwell, Bishop of the Roman Catholic Diocese of Columbus, of record in Deed Book 343, Page 306, Recorder's Office, Delaware County, Ohio;

Thence N 88 degrees 38' 38" W, with the southerly line of said Lot 410 and with the northerly line of said 47 acre tract, a distance of 139.02 feet to a 3/4 inch (I.D.) iron pipe set;

Thence crossing said Lot 410 the following five (5) courses and distances:

- 1) N 21 degrees 52' 30" W, a distance of 156.05 feet to a 3/4 inch (I.D.) iron pipe set;
- 2) Thence N 2 degrees 56' 58" E, a distance of 27.82 feet to a 3/4 inch (I.D.) iron pipe set;
- 3) Thence N 15 degrees 17' 46" W, a distance of 30.96 feet to a 3/4 inch (I.D.) iron pipe set;
- 4) Thence N 12 degrees 00' 00" W, a distance of 61.57 feet to a 3/4 inch (I.D.) iron pipe set;
- 5) Thence N 19 degrees 06' 33" W, a distance of 56.40 feet to the True Point of Beginning and containing 0.958 acre of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

We hereby state that the foregoing description was prepared from information obtained from an actual field survey conducted by Bauer, Davidson & Merchant, Inc.

The bearings referred to in the hereinabove description are based on the bearing N 84 degrees 48' 48" E, for the centerline of Green Meadows Drive South, as shown on the recorded plat of Green Meadows Business Center, of record in Plat Book 14, Pages 59 and 60, Recorder's Office, Delaware County, Ohio.

For Informational Purposes Only:
PPN: 318-342-03-011-001

Dated: March 8, 2024

 3-8-24

Delaware County Engineer

By: Rob Lectka, Map Dept.