

PARCEL A

DESCRIPTION FOR A 97.074 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of the 4th Quarter, Township 1, Range 15, Unites States Military Lands, also being 4.401 acre of a 30.00 acre tract, (Parcel Number 064-152898-00.004) as conveyed to AEP Ohio Transmission Company, Inc., in Instrument Number 201612200028458, also being part of a 108.249 acre tract (Parcel Number 063-140508-00.000) and all of a 43.295 acre tract (Parcel Number 064-152898-00.001) conveyed as part of a 296.544 acre tract to Red Chip Farms, Inc. in Instrument Number 200907100015352 and 200907100015353, also being 1.207 acres of a 1.5 acre tract (Parcel Number 063-140507-00.001) conveyed to Southwest Licking Community Water and Sewer District in Instrument Number 200504030006280 all references being to those of record in the Recorder's Office, Licking County, Ohio, said 97.074 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8" rebar capped "JHA 8283" found at the southeast corner of Lot 4, and the northeast corner of Lot 3, of the 3RD Quarter, also being the southeast corner of a 50 acre tract as conveyed to James P. Shaffer in Official Record Volume 759, Page 873;

Thence southerly along the easterly line of Lot 3 and the quarter section line between the 3rd and 4th quarters, **South 02° 48' 13" East, 230.06 feet**, to a 5/8" rebar capped "CENTRAL SURV. CO. LTD.," in concrete found at the southwest corner of 100.00 acre tract as conveyed to AEP Ohio Transmission Company, Inc., in Instrument Number 201612200028458;

Thence easterly along the southerly line of the said 100.00 acre tract, **South 86° 48' 40" East, 54.55 feet**, to an iron pin set, and being the **Point of Beginning** for the herein described 97.074 acre tract;

Thence easterly along the southerly line of the said 100.00 acre tract, **South 86° 48' 40" East**, passing a 5/8" rebar capped "CENTRAL SURV. CO. LTD.," in concrete found at 2769.29 feet, marking the northwest corner of the said 30.00 acre tract, a total distance of **3225.19 feet** to the westerly right-of-way line of Etna Parkway;

Thence southeasterly along the easterly line of the said 30.00 acre tract and the westerly right-of-way line of Etna Parkway, **South 44° 45' 34" East, 195.91 feet** to an iron pin set;

Thence westerly with what represents a new line through the said 30.00 acre tract the following two (2) courses and distances;

South 45° 14' 10" West, 227.69 feet to an iron pin set;

North 86° 48' 36" West, 672.36 feet to an iron pin set on the westerly line of the said 30.00 acre tract;

Thence northerly along the westerly line of the said 30.00 acre tract,

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Thence southerly along the westerly line of the said 30 acre tract the following two (2) courses and distances;

South 39° 50' 44" West, 15.87 feet to an iron pin set;

South 03° 11' 42" West, 1261.51 feet to a 5/8" rebar capped "CENTRAL SURV. CO. LTD.," in concrete found marking the northwest corner of the said 30.00 acre tract, and also on the northerly line of a 114 acre tract as conveyed to Ronald E. Kessell Et Al as recorded in Deed Volume 801, Page 559;

Thence westerly along the northerly line of the said 114 acre tract, the northerly line of a 38.33 acre tract as conveyed to Ronald E. Kessell Et Al as recorded in Deed Volume 660, Page 592, and the northerly line of a 13.33 acre tract as conveyed to Ronald E. Kessell Et Al as recorded in Deed Volume 660, Page 595, and the northerly line of 27.091 acre tract as conveyed to The Derolf Keystone Inheritance Trust as recorded in Instrument Number 201710030021157, **North 86° 48' 18" West, 2389.28 feet** to a 5/8" rebar found with cap "HYDE" marking the southeast corner of the said 1.5 acre tract;

Thence westerly along the southerly line of the said 1.5 acre tract and the northerly line of the said 27.

091 acre tract, **North 86° 55' 56" West, 156.05 feet**, to an iron pin set;

Thence northerly across said 108.249 acre tract, and across said 1.5 acre tract, **North 03° 31' 17" East, 1574.65 feet**, to the **Point of Beginning** and containing 97.074 acres, more or less, according to a survey made by Hull & Associates in April of 2021.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

Subject to all valid and existing easements, restrictions and conditions of record.

April 23, 2021

Jeremy L. Van Ostran, P.S.
Surveyor No. 8283

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Prior Deed Reference: Instrument Nos. _____, Recorder's Office,
Licking County, Ohio

Auditor's Parcel Number: 063-140508-00.000 (portion)
063-140508-00.001 (portion)
064-152898-00.001
064-152898-00.004 (portion)

and

PARCEL B

DESCRIPTION FOR A 83.117 ACRE TRACT

Situated in the State of Ohio, County of Licking, City of Pataskala, being a part of Lot 3 in the 3rd, Quarter, and a part of the 4th Quarter, Township 1, Range 15, Unites States Military Lands, and also being 58.859 acres of a 108.249 acre tract (Parcel Number 063-140508-00.000) conveyed to Red Chip Farms, Inc. in Instrument Number 200907100015352 and 200907100015353, also being 0.294 acres of a 1.5 acre tract (Parcel Number 063-140507-00.001) conveyed to Southwest Licking Community Water and Sewer District in Instrument Number 200504030006280, and being all of a 1.624 acre tract (parcel Number 063-140724-00.001) conveyed to Amanda Reeves in Instrument Number 200909140020157, and all of a 26.055 acre tract (Parcel Number 063-140724-00.000) conveyed to Howard O. Emswiler, Trustee of the Howard P. Emswiler and Rosemary A. Emswiler, Trustee of the Rosemay A. Emswiler Trust Dated December 27, 1978, as Amended, in Instrument Number 200903020004064, all references being to those of record in the Recorder's Office, Licking County, Ohio, said 83.117 acre tract being more particularly bounded and described as follows:

Commencing at a 5/8-inch rebar capped "JHA 8283" found at the northeast corner of said Lot 3 and the southeast corner of Lot 4, also being a northerly corner of said 108.249 acre tract, the southeasterly corner of a 50 acre tract conveyed to James P. Shaffer in Official Record Volume 759, Page 873, in the line between the 3rd and 4th Quarters, and in the westerly line of a 72.285 acre tract conveyed to AEP Ohio Transmission Company Inc. in Instrument Number 201612200028458;

Thence southerly along the east line of Lot 3, the line between the 3rd and 4th Quarters, the westerly line of said 72.285 acre AEP Ohio Transmission Company tract, and extending into said 108.249 acre tract along a new division line, **South 2° 48' 13" West, 229.60 feet** to a 5/8-inch rebar capped "CENTRAL SURV. CO. LTD.," in concrete found at the southwest corner of said 72.285 acre AEP Ohio Transmission Company tract, and being the **Point of Beginning** for the herein described 83.161 acre tract;

Thence easterly along the southerly line of the said 72.285 acre tract, **South 86° 48' 36" East, 54.55 feet** to an iron pin set;

Thence southerly across said 108.249 acre tract, and across said 1.5 acre tract, **South 03° 31' 17" West, 1574.65 feet**, to an iron pin set on the northerly line of a 27.091 acre tract as conveyed to The Derolf Keystone Inheritance Trust as recorded in Instrument Number 201710030021157;

Thence westerly along the northerly line of the said 27.091 acre tract, **North 86° 55' 56" West, 36.20 feet**, to a 5/8" rebar found with cap "HYDE" on the easterly line of the said 26.055 acre tract;

Thence southerly along the easterly line of the said 26.055 acre tract, **South 03° 02' 02" West, 465.97 feet**, to a 5/8" rebar found with cap "JHA" marking the northeast corner of a 38 acre tract as conveyed to Magoo Properties LLC, as recorded in Instrument Number 201401310001978, and also being the southeast corner of the said 26.055 acre tract;

Thence westerly along the northerly line of the said 38 acre tract, **North 86° 06' 07" West**, passing over an iron pin set at 1515.88 feet, a total distance of **1545.34 feet**, to the centerline of Mink Street (C.R. 41);

Thence northerly along the centerline of Mink Street (C.R. 41) the two (2) courses and distance;

North 01° 02' 16" West, 763.96 feet, to a point;

North 01° 04' 40" West, 1355.88 feet, to the southwest corner of a 1.5 acre tract as conveyed to The Board of Trustees of the west Licking Joint Fire District as recorded in Official Record Volume 89, Page 296;

These along the lines of the said 1.5 acre tract the following two (2) courses and distances;

South 86° 24' 21" East, passing a 5/8" rebar found with cap "JHA" at 29.93 feet, a total distance of **437.78 feet**, to a 5/8" rebar found;

North 00° 50' 21" West, 150.00 feet, to a 5/8" rebar found on the southerly line of a 50 acre tract as conveyed to James P. Shaffer as recorded in Official Record Volume 759, Page 873;

Thence easterly along the southerly line of the said 50 acre tract, **South 86° 24' 21" East, 958.76 feet**, to an iron pin set;

Thence across said 108.249 acre tract, along new division lines, the following three (3) courses and distances:

South 03° 37' 30" West, 170.57 feet, to an iron pin set;

South 70° 03' 26" East, 245.57 feet, to an iron pin set; and ...

South 78 37' 10" East, 72.99 feet, to an iron pin set on the easterly of Lot 3;

Thence northerly along the easterly line of Lot 3, **North 02° 48' 13" East, 19.54 feet**, to the **Point of Beginning** and containing **83.117 acres**, more or less, according to a survey made by Hull & Associates in April of 2021.

The bearings in the above description are based on the Ohio State Plane Coordinates System, South Zone, NAD83.

All iron pins set are 5/8-inch diameter rebar by 30-inch length with red identification caps marked "HULL, 8283".

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