

**EXHIBIT
ZONING DESCRIPTION
Containing 137.499 Acres**

Situated in the State of Ohio, County of Fairfield, Violet Township, Section 25, Township 16, Range 20, Refugee Lands, and being all of Fairfield County Parcel number 0360088700 as conveyed to Mason Family LTD (3/4 interest) and Marilyn J. Rostorfer (1/4 interest) of records in Official Record volume 687, page 475, and Official Record volume 1476, page 2142, and all of Fairfield County Parcel number 0360090010 as conveyed to Tollgate Road Ltd. of record in Official Record volume 1729, page 2137, all deed references refer to the records of the Recorder's Office Franklin County Ohio and described as follows:

BEGINNING at the northwesterly corner of the said Mason Family LTD parcel, at the southwesterly corner of Tollgate Estates subdivision of record in Plat Book volume 10, page 29, and on centerline of right-of-way of Toll Gate Road NW, the said point being the TRUE POINT OF BEGINNING of the parcel herein described.

Thence along the Grantor's northerly line and along the southerly line of the said Tollgate Estates subdivision the following courses:

South 86°20'50" East for a distance of 1062.88 feet to a point;

South 02°59'10" West for a distance of 294.36 feet to a point;

South 86°13'50" East for a distance of 1631.87 feet to a point at the northeasterly corner of the said Mason Family LTD parcel, at the southeasterly corner of the said Tollgate Estates subdivision, and on the westerly line of Executive Estates subdivision of record in Plat Book volume 10, page 59;

Thence along the easterly line of the said Mason Family LTD parcel and along the westerly line of the said Executive Estates subdivision, South 03°35'22" West for a distance of 1516.21 feet to a point at the southeasterly corner of the said Mason Family LTD parcel and at the northeasterly corner of a parcel conveyed to Basil6992 LLC by the instrument filed as Official Record volume 1755, page 2310;

Thence along the southerly line of the said Mason Family LTD parcel and along the northerly line of the said Basil6992 LLC parcel, North 86°01'10" West for a distance of 797.05 feet to a point at the northwesterly corner of the said Basil6992 LLC parcel and at the northeasterly corner of the said Tollgate Road Ltd. parcel;

Thence along the easterly line of the said Tollgate Road Ltd. parcel and along the westerly line of the said Basil6992 LLC parcel, South 03°57'38" West for a distance of 1350.01 feet to a point at the southeasterly corner of the said Tollgate Road Ltd. parcel, at the southwesterly corner of the said Basil6992 LLC parcel, and on the northerly line of a parcel conveyed to Lawrence Goldasich and Marilyn J. Goldasich by the instrument filed as Deed Book volume 547, page 688;

Thence along the southerly line of the said Tollgate Road Ltd. parcel and along the northerly line of the said Goldasich parcel, North 86°05'45" West for a distance of 1846.25 feet to a point at the southwesterly corner of the said Tollgate Road Ltd. parcel, at the northwesterly corner of a parcel conveyed to Robert S. Snedegar and Michelle M. Snedegar by the instrument filed as Official Record volume 1364, page 250, and on the easterly right-of-way line of the said Toll Gate Road NW;

Thence along the westerly line of the said Tollgate Road Ltd. parcel and along the said easterly right-of-way line, North 05°07'25" East for a distance of 81.19 feet to a point at the southwesterly corner of a parcel conveyed to Rebecca J. Howes by the instrument filed as Official Record volume 1523, page 3122;

Thence along a northerly line of the said Tollgate Road Ltd. parcel and along the southerly line of the said Howes parcel, South 86°15'27" East for a distance of 685.49 feet to a point at the southeasterly corner of the said Howes parcel;

Thence along the westerly line of the said Tollgate Road Ltd. parcel and along the easterly line of the said Howes parcel, North 03°38'54" East for a distance of 298.95 feet to a point at the northeasterly corner of the said Howes parcel;

Thence along a southerly line of the said Tollgate Road Ltd. parcel and along the northerly line of the said Howes parcel, North 86°15'27" West for a distance of 680.66 feet to a point at the northwesterly corner of the said Howes parcel and on the easterly right-of-way line of the said Toll Gate Road NW;

Thence along the westerly line of the said Tollgate Road Ltd. parcel and along the said easterly right-of-way line, North 03°37'37" East for a distance of 60.20 feet to a point at the southwesterly corner of a parcel conveyed to Harry W. Myers, Jr, and Keltah M. Myers by the instrument filed as Official Record volume 1317, page 512;

Thence along a northerly line of the said Tollgate Road Ltd. parcel and along the southerly line of the said Harry W. Myers, Jr, and Keltah M. Myers parcel, South 86°15'36" East for a distance of 750.97 feet to a point at the southeasterly corner of a parcel conveyed to Alicia A. Myers by the instrument filed as Official Record volume 1618, page 2876;

Thence along the westerly line of the said Tollgate Road Ltd. parcel and along the easterly line of the said Alicia A. Myers parcel, North 03°38'07" East for a distance of 909.00 feet to a point at the northwesterly corner of the said Tollgate Road Ltd. parcel, and at the northeasterly corner of the said Alicia A. Myers parcel, and on the southerly line of the said Mason Family LTD parcel;

Thence along the southerly line of the said Mason Family LTD parcel and along the northerly line of the said Alicia A. Myers parcel, North 86°11'10" West for a distance of 800.11 feet to a point at the northwesterly corner of the said Alicia A. Myers parcel and on the centerline of right-of-way of the said Toll Gate Road NW;

Thence along the westerly line of the said Mason Family LTD parcel and along the said centerline of right-of-way, North 03 degrees 26 minutes 14 seconds East for a distance of 1800.80 feet to the TRUE POINT OF BEGINNING, containing 137.499 acres, more or less.

This description was prepared from existing records for zoning purposes and is not intended for deed transfer purposes.

CESO, Inc.

Russell Koenig, PS, PE
Ohio Registered Professional Surveyor No. S-8358




Date

ZONING EXHIBIT

STATE OF OHIO, COUNTY OF FAIRFIELD, TOWNSHIP OF VIOLET
SECTION 25, TOWNSHIP 16, RANGE 20, REFUGEE LANDS

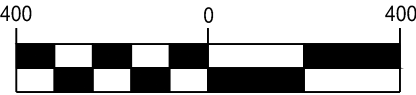
Line Table		
Line #	Direction	Length
L1	S86°20'50"E	1062.88'
L2	S02°59'10"W	294.36'
L3	S86°13'50"E	1631.87'
L4	S03°35'22"W	1516.21'
L5	N86°01'10"W	797.05'
L6	S03°57'38"W	1350.01'
L7	N86°05'45"W	1846.25'
L8	N05°07'25"E	81.19'
L9	S86°15'27"E	685.49'
L10	N03°38'54"E	298.95'
L11	N86°15'27"W	680.66'
L12	N03°37'37"E	60.20'
L13	S86°15'36"E	750.97'
L14	N03°38'07"E	909.00'
L15	N86°11'10"W	800.11'
L16	N03°26'14"E	1800.80'

EXISTING LEGEND

-  PROPERTY LINE
-  RIGHT-OF-WAY
-  ROADWAY CENTERLINE

THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION FROM THE FAIRFIELD COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY

RUSSELL KOENIG, OHIO PS NO 8358 DATE
koenig@cesoinc.com



GRAPHIC SCALE (IN FEET)

ZONING EXHIBIT	
TOLL GATE RD NW	
VIOLET TWP	FAIRFIELD, OHIO
SCALE: 1"=400'	DATE: 08/30/2019
DESIGN: N/A	JOB NO.: 757151
DRAWN: RAK	SHEET NO.: 1 OF 1
CHECKED: JAM	
 WWW.CESOINC.COM	

