

BERLIN TOWNSHIP ZONING OFFICE
3271 CHESHIRE ROAD
DELAWARE, OHIO 43015
740.548.5217 – PHONE
740.548.7458 – FAX

DATE FILED: _____
HEARING DATE: _____
FEE \$ _____
RECEIPT # _____

APPLICATION FOR DEVELOPMENT PLAN AMENDMENT

DATE: 1/11/2011 BZC # _____, AMENDMENT # _____

SUBDIVISION NAME: Evans Farm

SUBDIVISION PHASE: - all phases

LOCATION: Berlin Twp. Peachblow Rd. west of S. Old State Rd. from south Twp. line, extending north of

PARCEL # See attached pages

RANGE: 18 TWP: 4 SECTION: 3

ACREAGE: ± 304.9 ac. ZONING DISTRICT PRD

OWNER/DEVELOPER: Evans Farm Land Development Co.

ADDRESS: PO Box 278 Lewis Center, OH 43035

EMAIL: teyerman@gmail.com

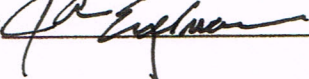
PHONE: 614-420-5547 FAX: _____

DESCRIPTION OF AMENDMENT:

Remove references to "lot classifications".

Zoning Inspector

Applicant's Name: Evans Farm Land Dev. Co.

Applicant's Signature: 

INCOMPLETE APPLICATIONS WILL NOT BE PROCESSED

EVANS · F A R M ·

January 11, 2022

Mr. David Loveless, Zoning Inspector
c/o Berlin Township Trustees & Berlin Township Zoning Commission
Berlin Township
3271 Cheshire Road
Delaware, Ohio 43015

Subject: Evans Farm PRD Amendment – “Lot Classification” Removal

David,

Please find, accompanying this letter, the Application for Development Plan Amendment for the approved Evans Farm Planned Residential District (PRD), all PRD areas. Included in this submittal are the following items:

- The original application, signed.
- A \$600 application fee (check)
- Real estate tax mailing address list and mailing labels. Previously submitted to Cathy Rippel, as requested.
- Legal description of properties.
- Approved Development Plan.
- Lot numbers and addresses – not assigned to date by the Delaware County Map Room.
- Topographic map of the area, as prepared by the Delaware County Auditor GIS.
- Setback and frontage dimensions included in the approved Evans Farm PRD Development Text.
- Architectural design criteria included in the approved Evans Farm PRD Development Text.
- Landscape Plan and design criteria included in the approved Evans Farm PRD Development Text.
- Nearby schools and parks locations included in the approved Evans Farm PRD Development Text.
- The Evans Farm Land Development Company is able to post bond and/or a letter of credit for all public infrastructure as defined and previously included in the approved Evans Farm PRD application.
- The development time schedule and timetable is included in the approved Evans Farm PRD Development Text.
- All infrastructure letters are included in the approved Evans Farm PRD Development Text.
- An electronic copy of this submittal, recorded on an accompanying flash drive.
- Fifteen (15) copies of the amendments.
- Signage (3 signs) will be provided upon receipt of the dates of the public hearings.

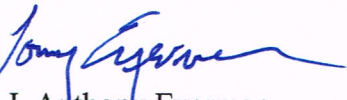
This "Lot Classification" amendment for the PRD areas of the approved Evans Farm is requested for several purposes. Among these are:

1. To allow flexibility to respond to market conditions. With the current approved lot classification system, the Evans Farm community is restricted by the limitations in the quantity of lot classes, which are defined by lot widths. Removing the quantity restrictions by removing the quantities of each lot width would promote the necessary flexibility to respond to the evolving market conditions.
2. Evans Farm Land Development Co. and Orange Township have learned, in the first few platted and developed phases of Evans Farm, located in Orange Township, that accounting for each lot width is very challenging. This task and the lot width interpretations were substantial, and the gains for the efforts were minimal, to the level, that the Orange Township Trustees and Zoning Office requested that the Lot Classifications be amended and removed. This resulted in the Zoning Resolution being amended/ approved by the Township in November, 2021. Orange Township zoning officials have offered to share with Berlin Township, their challenges, the reasons for their request and their satisfaction with the Lot Classification amendment/ removal.
3. In amending the Lot Classification text in the zoning resolution, this would not change or amend the approved lot quantities, nor the minimum approved open space acreage. Further this Lot Classification amendment would not affect any other portion of the approved zoning resolution.

We respectfully request Berlin Township's consideration for and approval of this Lot Classification amendment to the Evans Farm Planned Residential District.

Respectfully submitted,

EVANS FARM LAND DEVELOPMENT COMPANY



J. Anthony Eyerman

January 11, 2022

Evans Farm PRD Zoning Resolution Berlin Township Amendment

The following items (each individual Section/ Paragraph shaded) are the Evans Farm Zoning Resolution amendments proposed for the removal of the “Lot Classification(s)” references in all PRD areas of the approved Evans Farm zoning resolution/ Development Plan and Development Text.

Article 11 Planned Residential District – All Areas

Section 11.08, Paragraph J.) The permitted density shall not be exceeded. Livestock and poultry, typically found on a local farm are permitted in this PRD.

- **Remove:** Approved Evans Farm PRD Text allows:

The Single-Family Lot quantities for all Areas are as follows:

<u>Lot Classification</u>	<u>Area A, B & D Lot Qty.</u>	<u>Area C Lot Qty.</u>
40' Lots	184	
45' Lots	143	
50' Lots	77	
55' Lots	204	
60' Lots	96	
65' Lots	196	
70' Lots	187	
80' Lots	153	342
90' Lots	50	
100' Lots	50	
<u>Estate Lots</u>	<u>4</u>	
Total Single-Family Lots	1,240	342

Total Single-Family Lots: 1,582

- **Insert:** *Proposed amendment to the approved Evans Farm PRD for Single-Family Lot quantities:*

Total Single-Family Lots: 1,582

Section 11.08, Paragraph Q.) Setbacks, front, side and rear: as defined in the underlying zoning district.

- **Remove:** See below for the Setbacks for this PRD. Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm (Areas A, B, & D) are established to create a New Urbanism, Berlin Township Town Center. See Illustration 1.

PRD	Town Center
<u>Setbacks</u>	<u>Areas A, B, & D</u>

(all setbacks distances are min.)

Front: 40' to 89' width lot:	10'
90' width or greater:	15'
All SF Lots:	n/a
All SF Lots fronting South Old State Rd, Shanahan Rd, Piatt Rd and Peachblow Rd	130' from CL

Side: 40'to 79' width lot:	6'
80' width or greater	10'
All SF Lots:	n/a

Rear: To Residence w/o alley	35'
To Garage w/ alley	28'
To Garage w/o alley	15'

~~For Areas A, B, & D, see Section 11.08 S), Lot Classification, Illustration 2, for the illustration of all lot setbacks and standards for each lot size. Section 11.08 D) 2) k)~~

- ***Insert:*** See below for the Setbacks for this PRD. Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm is established to create a New Urbanism, Berlin Township Town Center.

PRD	Town Center
<u>Setbacks</u>	<u>Areas A, B, & D</u>

(all setbacks distances are min.)

Front: 40' to 89' width lot:	10'
90' width or greater:	15'

*All SF Lots fronting
South Old State Rd,
Shanahan Rd, Piatt
Rd and Peachblow Rd 130' from CL*

*Side: 40'to 79' width lot: 6'
80' width or greater 10'*

*Rear: To Residence w/o alley 35'
To Garage w/ alley 28'
To Garage w/o alley 15'*

Section 11.08, R.) Minimum lot size: as defined in the underlying zoning district.

- **Remove:** Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm (Areas A, B, & D) are established to create a New Urbanism, Berlin Township Town Center.

Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm shall not be governed, nor restricted by the underlying zoning district. See Illustration 1.

Areas A, B & D: The minimum lot width in this PRD is 40' wide. The minimum lot depth in this PRD is 125' deep. See Section 11.08 D) 2) k) Divergences for Lot Sizes.

- **Insert:** *Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm is established to create a New Urbanism, Berlin Township Town Center.*

Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm shall not be governed, nor restricted by the underlying zoning district.

The minimum lot width in this PRD is 40' wide. The minimum lot depth in this PRD is 125' deep.

Section 11.08, S.) Minimum lot width: as defined in the underlying zoning district.

- **Remove:** Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm (Areas A, B, & D) are established to create a New Urbanism, Berlin Township Town Center.

As the Berlin Township Town Center, Evans Farm shall not be governed, nor restricted by the underlying zoning district.

Areas A, B, & D:

<u>Lot Width Classification</u>	<u>Range of Lot Widths Acceptable (l.f.)</u>
40' Lot	40' (min.) to 44'
45' Lot	45' (min.) to 49'
50' Lot	50' (min.) to 54'
55' Lot	55' (min.) to 59'
60' Lot	60' (min.) to 64'
65' Lot	65' (min.) to 69'
70' Lot	70' (min.) to 79'
80' Lot	80' (min.) to 89'
90' Lot	90' (min.) to 99'
100' Lot	100' (min.) and greater
Estate Lots	100' (min.) and greater

See the following pages for Lot Classification, Illustration 1, for the illustration of all lot setbacks and standards for each lot size. See Section 11.08 D) 2) k) Divergences for Lot Widths.

- **Insert:** *Setbacks, lot sizes, lot widths, lot depths, and all development standards shall be as defined in this PRD. As the Berlin Township Town Center, Evans Farm is established to create a New Urbanism, Berlin Township Town Center.*

As the Berlin Township Town Center, Evans Farm shall not be governed, nor restricted by the underlying zoning district.

Section 11.08, Z.) Building Dimensions: (Floor space requirements): Each detached single family dwelling hereafter erected in this district shall have a living area not less than one-thousand (1000) square feet or eight-hundred (800) square feet of ground floor living area, if the residence is multi-story. All such living areas shall be exclusive of basements, porches, or garages.

- **Remove:** All Areas: All Areas will comply with this Section.

All Areas: Minimum total floor areas (square footage) for each detached residential unit per Lot Width are as follows:

<u>Lot Classification</u>	<u>Total Residence Floor Area Square Footage (min.).</u>
40' Lot	1,600 s.f
45' Lot	1,650 s.f.
50' Lot	1,650 s.f.
55' Lot	1,700 s.f
60' Lot	1,750 s.f.
65' Lot	1,800 s.f.
70' Lot	1,850 s.f.
80' Lot	2,000 s.f.
90' Lot	2,100 s.f.
100' Lot	2,200 s.f.

All attached single-family structures constructed within this district shall contain the following minimum living area:

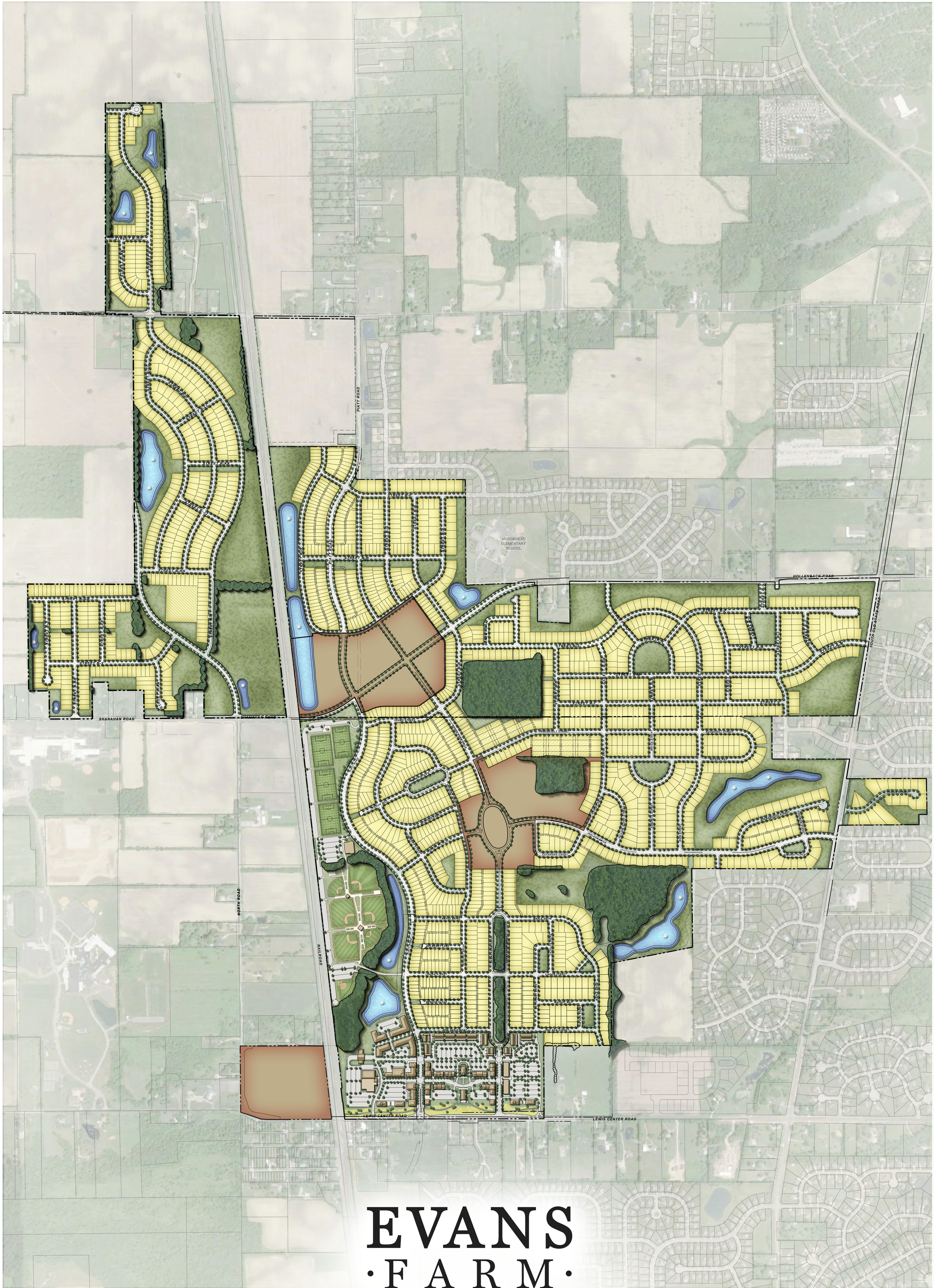
Not Applicable in this PRD. There are no attached single family structures included in this PRD.

- **Insert:** *The minimum total floor areas (square footage) for each detached residential unit is 1,600 s.f.*

Section 11.09 Paragraph D, Subparagraph 2k) Specific statements of divergence from the development standards in Articles 24 (General Standards) 25 (Signs) and/or 26 (Landscaping) or existing County Subdivision regulations or standards and the justification therefore, unless a variation from these development standards is specifically approved, the same shall be in compliance. Since the Final Development Plan is an exact rendition of what is intended to be built, all standards for setback, landscaping parking and lot size are per plan.

- **Remove:** Section 11.08 S) Lot Width – see Section 11.08 S) for the Lot Width classifications. Lot widths range in size. The diversity of lot sizes and accommodations for various ages in the community require the lots ranges.
- **Insert:** *Section 11.08 S) Lot Width –Lot widths range in size. The diversity of lot sizes and accommodations for various ages in the community require the range of lot widths and lot sizes.*

END OF EVANS FARM PRD ZONING AMENDMENT



EVANS · F A R M ·

CONCEPTUAL DEVELOPMENT PLAN
June 9, 2020

ORIGINAL

Evans Farm Zoning Amendment

Preliminary and Final Development Plan

Evans Farm Parcel Numbers:

41833001010000	PRD
41833001006000	PRD
41834001053000	PRD
41834001054000	PRD
41833001104000	PRD
41833001101001	PRD
41833001098000	PRD
41834001055000	PRD
41834001056000	PRD
41834001057000	PRD & PCD

Piatt Parcel Numbers:

41834001061000	PRD
41834001062000	PRD
41843303001002	PRD
41843303001000	PRD & PCD

CNB Bank Successor Trustee Parcel Numbers:

41833001103000	PRD
----------------	-----

Preliminary Development Plan

Paykoff Properties Parcel Numbers:

41834001013000
41834001012000
41834001009000
41834001004000
41834001008000
41834001002000
41834001003000
41843001005000
41843001006000
41843001007000
41834001006000
41834001010000
41834001011000
41834001019000
41831001095000



Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 08/25/16

RPC# 12-16 ZON

Township: Berlin

Request by: Evans Farm Land Development Co., LLC

To rezone: 607.12

Located: north side of Lewis Center Road

From: FR-1

To: PRD & PCD

To allow: mixed use community

Zoning Commission Decision Date: Feb 7, 17

Board of Trustees Decision Date: 2-27-17

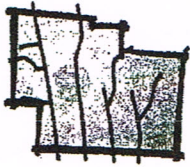
Effective Date: 3/29/17
After the period of referendum has passed

Decision: (circle one) APPROVED DISAPPROVED *with modifications attached*

Please Note: If changes were made during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures: *Donald W. Bullard*
Stan F. Bullock
C. H. H. H. H.

FOR OFFICE USE ONLY



Decision on Rezoning Application Delaware County, Ohio

The Regional Planning Commission recently reviewed the rezoning application identified below. It is vital that the township complete the following information after the Trustee Hearing(s) so that the zoning maps maintained by the RPC are as accurate as possible.

RPC Meeting Date: 08/25/16

RPC# 13-16 ZON

Township: Berlin

Request by: Pat Paykoff, c/o Evans Farm Land Development Co., LLC

To rezone: 314.21

Located: north side of Lewis Center Road

From: FR-1

To: PCD & PCD

To allow: mixed use community

Zoning Commission Decision Date: Feb 7, 17

Board of Trustees Decision Date: 2-27-17

Effective Date: 3/29/17
After the period of referendum has passed

Decision: (circle one) **APPROVED** DISAPPROVED *with modifications attached*

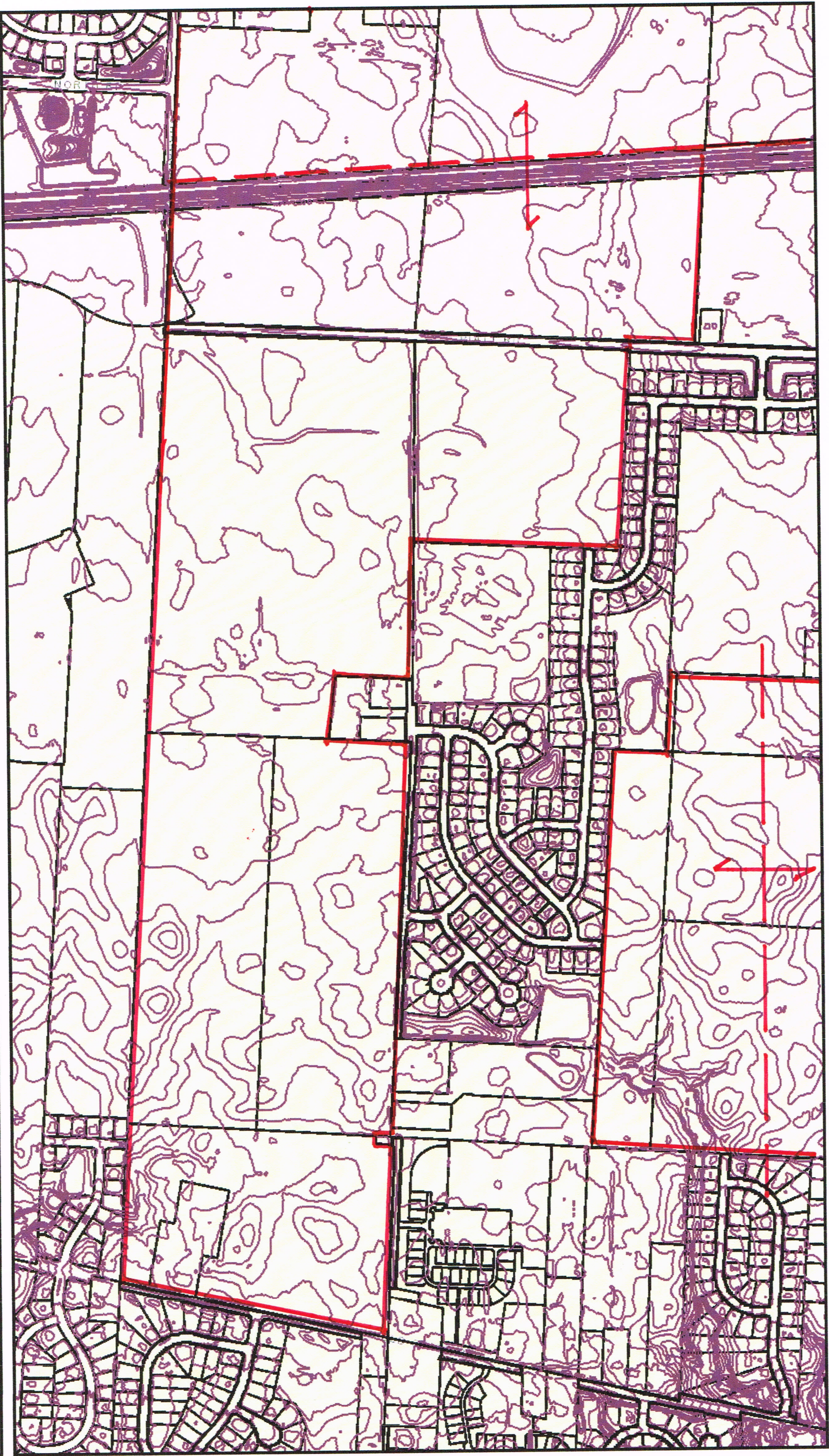
Please Note: If changes were made/ during the rezoning process to the Development Plan for a Planned District Zoning or if the rezoning application was changed during the township process, please submit an updated copy of the Development Plan to the RPC office for our files.

Township Trustee Signatures: *Ronald Billed*

Steve Shultz
Chris Houser

FOR OFFICE USE ONLY

*Chet took
to RPC
3/1/17*

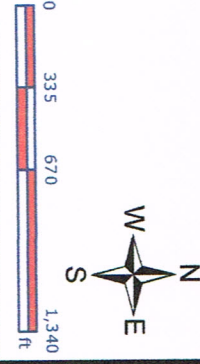


Evans Farm Topographic Map - SE

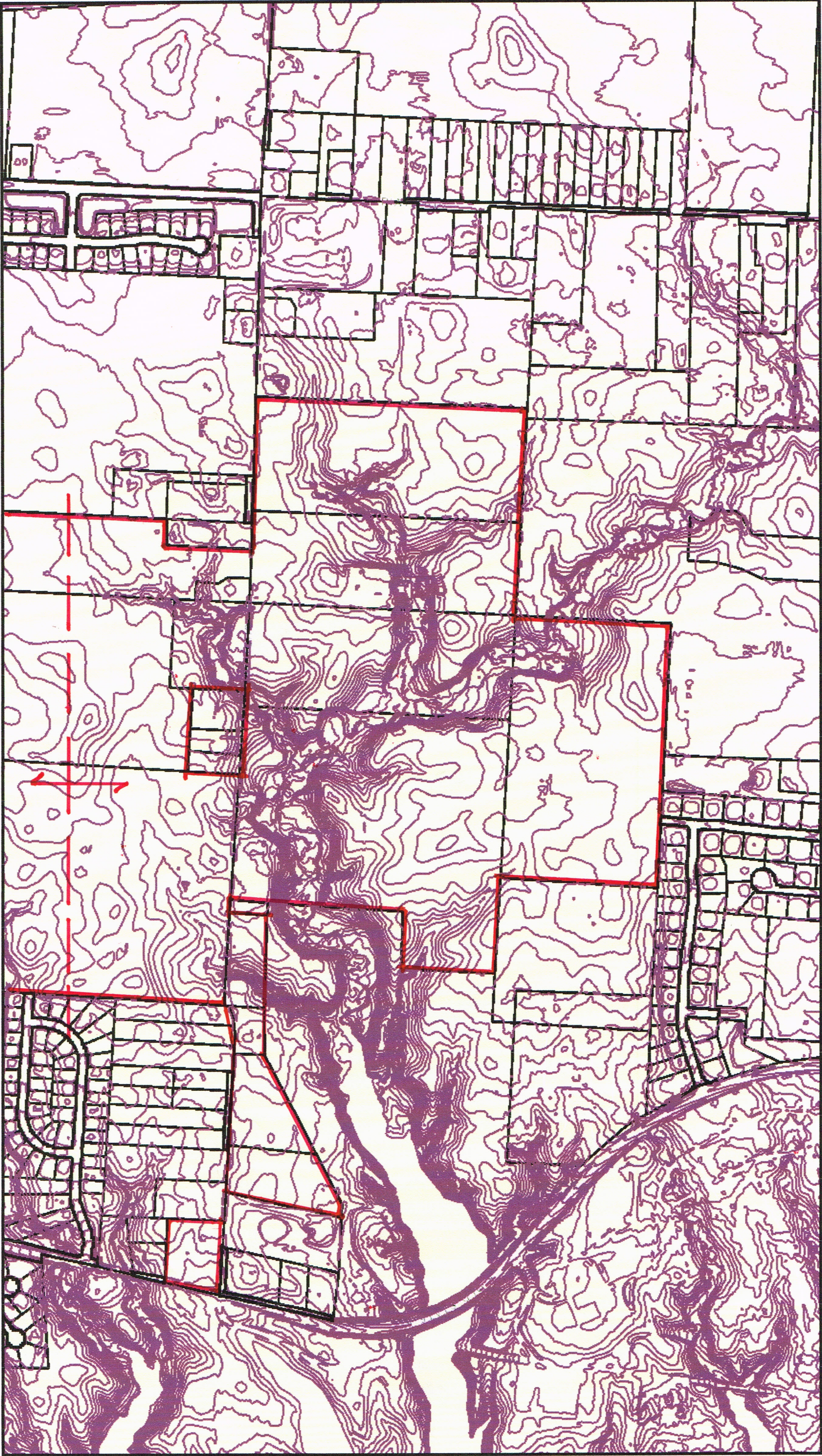


Delaware County Auditor
George Kaitisa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us. Prepared by: Delaware County Auditor's GIS Office



Printed on 1/9/2022

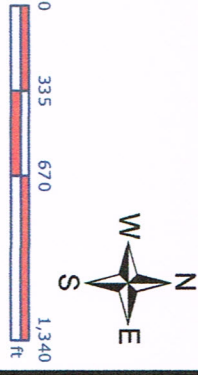


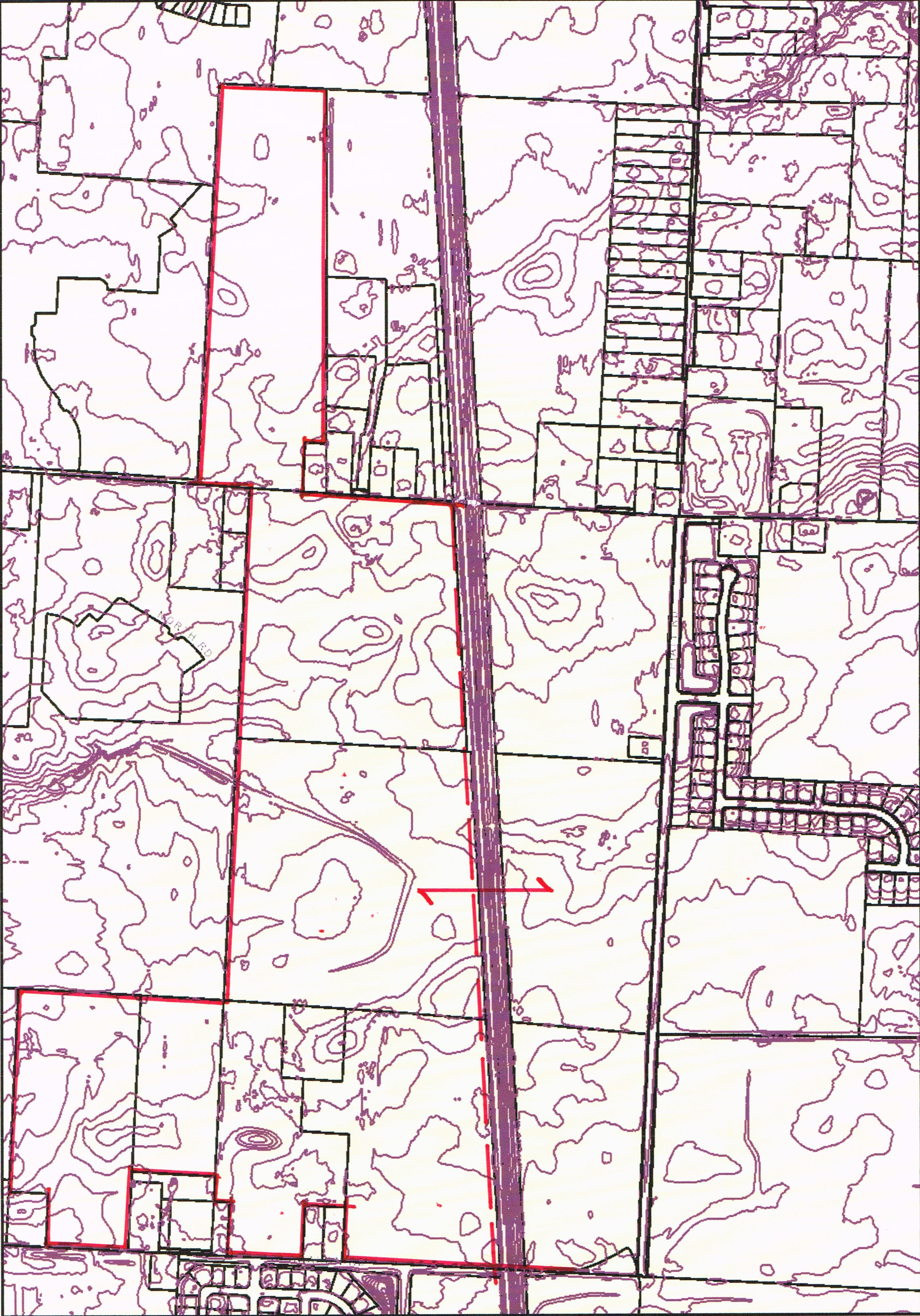
Delaware County Auditor
George Kaitisa

Evans Farm Topographic Map -NE

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County. Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel. Flood Plain Information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201). Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us. Prepared by: Delaware County Auditor's GIS Office

Printed on 1/9/2022





Evans Farm Topographic Map - W



Delaware County Auditor
George Kaltsa

Information contained within this map may be used to generally locate, identify and inventory land parcels within Delaware County.
Delaware County cannot warrant or guarantee the information contained herein, including, but not limited to its accuracy or completeness. The map parcel lines shown are approximate and this information cannot be constructed or used as a "legal description" of a parcel.
Flood Plain information is obtained from FEMA and is administered by the Delaware County Building Department (740-833-2201).
Please report any errors or omissions to the Delaware County Auditor's office at delcogis@co.delaware.oh.us.

Prepared by: Delaware County Auditor's GIS Office

Printed on 1/9/2022



0 337.5 675 1,350
ft

ZONING DISTRICT MAP

Berlin Township Delaware County, Ohio

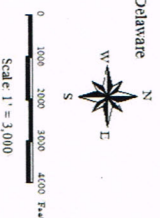
This is the official zoning district map of Berlin Township, Delaware County, Ohio, duly adopted by the trustees of Berlin Township in Resolution on

Official map as amended December 1, 2014

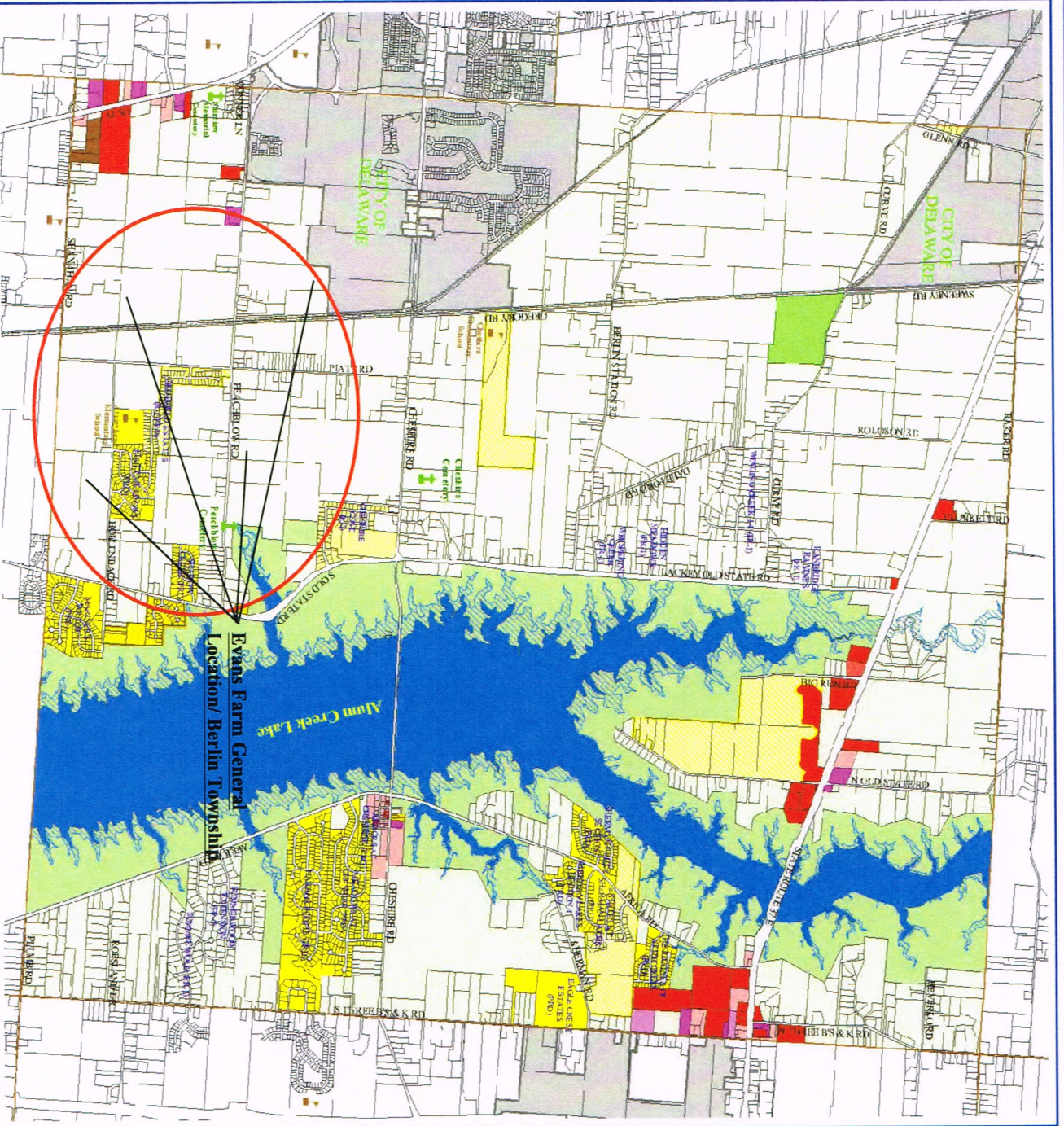
Board of Township Trustees

Zoning Inspector
Berlin Township, Delaware County, Ohio

- Cemeteries
- Existing Schools
- Township Boundary
- Incorporated Area
- Railroad
- Road Right of Way
- Property Lines
- Incorporated Area
- Berlin Township Zoning
- Farm Residential District (FR-1)
- Low Density Residential District (R-2)
- R-2 with PRD Overlay (R-2/PRD)
- Multi-Type Residential District (R-3)
- R-3 with PRD Overlay (R-3/PRD)
- Multi-Type Residential District (R-4)
- R-4 with PRD Overlay (R-4/PRD)
- Planned Residential District (PRD)
- Neighborhood Commercial District (NCTD)
- Transitional Planned Unit Development (TPUD)
- Planned Age-Restricted Residential District (PARRD)
- Planned Office District (POD)
- Planned Commercial and Office District (PCD)
- Old Chesire Planned Unit Development District (CCPUD)
- CCPUID Overlay Applied
- Industrial District (ID)
- Planned Industrial District (PID)
- Agricultural/Conservation District (A-1)
- Floodplain Regulatory District (FPRD)
- US Land
- City of Delaware
- River



Prepared by: Delaware County Regional Planning Commission (740-433-2260)
<http://www.dcrpc.org>
 Original Data Provided by: The Delaware County Auditor's Office (DALEB Project)
 Date: 12/1/2014
 Zoning Information from the Berlin Township (740-548-2517)
 Printed: 1/20/2015



American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
614.901.2235

**Property "A" (East of the Railroad) and Property "B" – 300.376 Acre Zoning Description
Located East of the CSX and Norfolk Southern Railways**

Situated in the State of Ohio, County of Delaware, Township Berlin, being a part of Farm Lots 15, 16, 17 and 18 of Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:

COMMENCING FOR REFERENCE at the intersection of the centerline of Shanahan Road and the east railroad right-of-way line for CSX Transportation, being on the north line of Orange Township and the south line of Berlin Township;

Thence North 02 degrees 45 minutes 21 seconds West, along said east railroad right-of-way line, a distance of 785.03 feet to the TRUE POINT OF BEGINNING for this zoning description;

Thence North 02 degrees 45 minutes 21 seconds West, continuing along said east railroad right-of-way line, a distance of 2,576.21 feet to a point on the north line of said Farm Lot 18;

Thence South 86 degrees 20 minutes 32 seconds East, along the north line of said Farm Lot 18, a distance of 1,100.41 feet to a point on the centerline of Piatt Road, being the west line of Oldfield Estates (Plat Cab. 3, slide 445);

Thence South 03 degrees 30 minutes 55 seconds West, along the centerline of Piatt Road, along the west line of said Oldfield Estates, a distance of 408.87 feet to the southwest corner of said Oldfield Estates;

Thence South 86 degrees 15 minutes 35 seconds East, along a south line of said Oldfield Estates, a distance of 1,317.61 feet to a southwest corner of said Oldfield Estates;

Thence South 03 degrees 25 minutes 53 seconds West, along a west line of said Oldfield Estates, a distance of 1,298.31 feet to a point on the centerline of Hollenback Road;

Thence South 88 degrees 37 minutes 26 seconds East, along the centerline of Hollenback Road, a distance of 876.98 feet to the northwest corner of McDonald Subdivision (Plat Cab. 1, slide 511);

Thence South 03 degrees 04 minutes 29 seconds West, along the west line of said McDonald Subdivision, a distance of 479.42 feet to the southwest corner of said McDonald Subdivision;

Thence South 83 degrees 47 minutes 20 seconds East, along the south line of said McDonald Subdivision, a distance of 396.65 feet to the southeast corner of said McDonald Subdivision;

Thence North 03 degrees 15 minutes 35 seconds East, along the east line of said McDonald Subdivision, a distance of 512.92 feet to a point on the centerline of said Hollenback Road, being the northeast corner of said McDonald Subdivision;

Thence South 86 degrees 09 minutes 44 seconds East, along the centerline of said Hollenback Road, a distance of 2,515.81 feet to a point in the east line of said Section 3 and the west line of said Section 4, being on the west line of a 0.115 acre tract described in a deed to DEL-CO Water Company, Inc., of record in Official Record Volume 736, Page 102;

Thence South 03 degrees 11 minutes 19 seconds West, along the east line of said Section 3 and the west line of said Section 4, and along the west line of said DEL-CO tract, a distance of 71.65 feet to the southwest corner of said DEL-CO tract;

Thence South 87 degrees 00 minutes 07 seconds East, along the south line of said DEL-CO tract, a distance of 50.00 feet to the southeast corner of said DEL-CO tract;

Thence North 03 degrees 11 minutes 19 seconds East, a distance of 100.08 feet to a point on the centerline of said Hollenback Road, being the northeast corner of said DEL-CO tract;

Thence South 87 degrees 00 minutes 07 seconds East, along the centerline of said Hollenback Road, a distance of 1,249.20 feet to the center of South Old State Road;

Thence South 12 degrees 59 minutes 30 seconds West, along the centerline of said South Old State Road, a distance of 1,717.14 feet to the northeast corner of Avonlea Subdivision, of record in Plat Cabinet 3, Slide 625, being on the south line of said Berlin Township and the north line of Orange Township;

Thence North 86 degrees 33 minutes 53 seconds West, along the north line of said Avonlea Subdivision, along the south line of said Berlin Township and the north line of said Orange Township, a distance of 1,044.93 feet to the northwest corner of said Avonlea Subdivision;

Thence North 86 degrees 38 minutes 06 seconds West, along the south line of said Berlin Township, along the north line of said Orange Township, a distance of 2,479.65 feet to a point;

Thence North 86 degrees 26 minutes 59 seconds West, along the south line of said Berlin Township and the north line of said Orange Township, a distance of 2,457.98 feet to a point;

Thence along the arc of a non-tangent curve to the left, said curve having a radius of 618.49 feet, a central angle of 13 degrees 59 minutes 01 second, and an arc length of 150.95 feet to a point, said curve being subtended by a long chord having a bearing of North 05 degrees 04 minutes 02 seconds East, and a length of 150.57 feet;

Thence South 85 degrees 58 minutes 00 seconds East, a distance of 35.18 feet to a point;

Thence South 86 degrees 28 minutes 20 seconds East, a distance of 647.79 feet to a point of curvature;

Thence along the arc of a curve to the left, said curve having a radius of 69.20 feet, a central angle of 38 degrees 26 minutes 48 seconds, and an arc length of 46.44 feet to a point of tangency, said curve being subtended by a long chord having a bearing of North 75 degrees 10 minutes 55 seconds East, and a length of 45.57 feet;

Thence North 55 degrees 57 minutes 31 seconds East, a distance of 35.77 feet to a point;

Thence along the arc of a non-tangent curve to the right, said curve having a radius of 913.34 feet, a central angle of 06 degrees 55 minutes 15 seconds, and an arc length of 110.32 feet to a point, said curve being subtended by a long chord having a bearing of North 61 degrees 26 minutes 22 seconds East, and a length of 110.25 feet;

Thence along the arc of a non-tangent curve to the left, said curve having a radius of 1,852.34 feet, a central angle of 01 degree 28 minutes 14 seconds, and an arc length of 47.54 feet to a point, said curve being subtended by a long chord having a bearing of North 57 degrees 11 minute 22 seconds East, and a length of 47.54 feet;

Thence along the arc of a non-tangent curve to the left, said curve having a radius of 77.50 feet, a central angle of 48 degrees 52 minutes 05 seconds, and an arc length of 66.10 feet to a point, said curve being subtended by a long chord having a bearing of North 28 degrees 01 minute 06 seconds East, and a length of 64.12 feet;

Thence North 03 degrees 34 minutes 53 seconds East, a distance of 406.64 feet to a point;

Thence along the arc of a non-tangent curve to the left, said curve having a radius of 627.42 feet, a central angle of 39 degrees 19 minutes 20 seconds, and an arc length of 430.60 feet to a point, said curve being subtended by a long chord having a bearing of North 16 degrees 04 minutes 24 seconds West, and a length of 422.20 feet;

Thence North 31 degrees 42 minutes 20 seconds West, a distance of 80.33 feet to a point;

Thence North 32 degrees 26 minutes 34 seconds West, a distance of 360.60 feet to a point;

Thence South 57 degrees 33 minutes 26 seconds West, a distance of 517.50 feet to a point;

Thence along the arc of a curve to the right, said curve having a radius of 1,222.25 feet, a central angle of 14 degrees 37 minutes 40 seconds, and an arc length of 312.05 feet to a point of tangency, said curve being subtended by a long chord having a bearing of South 67 degrees 08 minutes 36 seconds West, and a length of 311.20 feet;

Thence South 74 degrees 27 minutes 26 seconds West, a distance of 827.48 feet to the TRUE POINT OF BEGINNING for this zoning description.

The above zoning description contains a total area 300.376 acres within Berlin Township.

This description was prepared from an actual field survey of the premises and record documents on file with Delaware County, Ohio, and is intended to be used for zoning purposes only.

American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
614.901.2235

Property "A" (west of the Railroad) and Property "D" - 263.486 Acre Zoning Description
Located west of the CSX and Norfolk Southern Railways, north of Shanahan Road

Situated in the State of Ohio, County of Delaware, Township of Berlin, being a part of Farm Lots 17, 18, 19, 20, 21, 28, 29 and 32 of Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:

BEGINNING at the intersection of the centerline of Shanahan Road and the west railroad right-of-way line for Norfolk Southern Railway Company, being on the south line of Berlin Township and the north line of Orange Township;

Thence North 86 degrees 26 minutes 59 seconds West, along the centerline of Shanahan Road, a distance of 609.12 feet to an angle point in said centerline, being at the intersection with the centerline of North Road;

Thence North 86 degrees 35 minutes 46 seconds West, continuing along the centerline of Shanahan Road, a distance of 401.90 feet to a point;

Thence North 03 degrees 29 minutes 32 seconds East, a distance of 348.48 feet to a point;

Thence North 86 degrees 35 minutes 46 seconds West, a distance of 255.00 feet to a point;

Thence South 03 degrees 29 minutes 32 seconds West, a distance of 348.48 feet to a point on the centerline of Shanahan Road;

Thence North 86 degrees 35 minutes 46 seconds West, a distance of 477.18 feet to a point;

Thence North 03 degrees 00 minutes 04 seconds East, a distance of 348.48 feet to a point;

Thence North 86 degrees 35 minutes 46 seconds West, a distance of 100.00 feet to a point on the west line of Farm Lot 17 and the east line of Farm Lot 32;

Thence North 03 degrees 00 minutes 04 seconds East, along the west line of Farm Lot 17 and the east line of Farm Lot 32, a distance of 161.91 feet to a point;

Thence North 86 degrees 08 minutes 11 seconds West, a distance of 535.86 feet to a point;

Thence South 03 degrees 01 minute 01 second West, a distance of 515.66 feet to a point on the centerline of Shanahan Road;

Thence North 86 degrees 41 minutes 59 seconds West, along the centerline of Shanahan Road, a distance of 537.92 feet to a point;

Thence North 03 degrees 01 minute 01 second East, a distance of 348.48 feet to a point;

Thence North 86 degrees 41 minutes 59 seconds West, a distance of 250.00 feet to a point;

Thence North 03 degrees 01 minute 01 second East, a distance of 1,314.01 feet to a point on the north line of Farm Lot 32 and the south line of Farm Lot 31;

Thence South 86 degrees 08 minutes 57 seconds East, along the north line of Farm Lot 32 and the south line of Farm Lot 31, a distance of 1,323.54 feet to the common corner between Farm Lots 17, 18, 31 and 32;

Thence North 03 degrees 11 minutes 54 seconds East, along the west line of Farm Lots 17 and 18, along the east line of Farm Lots 31 and 30, a distance of 3,322.16 feet to a point on the centerline of Peachblow Road, being the common corner between Farm Lots 19, 20, 29 and 30;

Thence North 85 degrees 44 minutes 25 seconds West, along the centerline of Peachblow Road, a distance of 334.28 feet to a point;

Thence North 03 degrees 36 minutes 48 seconds East, a distance of 2,595.21 feet to a point;

Thence South 85 degrees 57 minutes 57 seconds East, a distance of 683.02 feet to a point;

Thence South 00 degrees 19 minutes 57 seconds West, a distance of 2,283.39 feet to a point;

Thence North 85 degrees 44 minutes 25 seconds West, a distance of 150.29 feet to a point;

Thence South 00 degrees 19 minutes 57 seconds West, a distance of 320.46 feet to a point on the centerline of Peachblow Road;

Thence South 85 degrees 44 minutes 25 seconds East, along the centerline of Peachblow Road, a distance of 964.61 feet to a point on the west railroad right-of-way line for said Norfolk Southern Railway Company;

Thence South 02 degrees 45 minutes 21 seconds East, along said east railroad right-of-way line, a distance of 1,620.96 feet to a point on the south line of Farm Lot 19 and the north line of Farm Lot 18;

Thence South 86 degrees 20 minutes 32 seconds East, continuing along said east railroad right-of-way line, along the south line of Farm Lot 19 and the north line of Farm Lot 18, a distance of 20.13 feet to a point;

Thence South 02 degrees 45 minutes 21 seconds East, continuing along said east railroad right-of-way line, a distance of 3,361.54 feet to the TRUE POINT OF BEGINNING for this zoning description

The above zoning description contains a total of 263.486 acres within Berlin Township.

This description was prepared from an actual field survey of the premises and record documents on file with Delaware County, Ohio, and is intended to be used for zoning purposes only.

American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
614.901.2235

Property "C" (North of Peachblow Road) – 28.125 Acre Zoning Description

Situated in the State of Ohio, County of Delaware, Township Berlin, being a part of Farm Lot 13 of Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:
COMMENCING FOR REFERENCE at the northeast corner of said Farm Lot 13, being the southeast corner of Farm Lot 12, being the northwest corner of Farm Lot 4 and being the southwest corner of Farm Lot 5;

Thence North 86 degrees 26 minutes 32 seconds West, along the north line of said Farm Lot 13 and the south line of said Farm Lot 12, a distance of 591.14 feet to the TRUE POINT OF BEGINNING for this zoning description;

Thence South 03 degrees 02 minutes 12 seconds West, a distance of 1,675.50 feet to a point, said point being on the centerline of Peachblow Road;

Thence North 88 degrees 04 minutes 54 seconds West, along the centerline of said Peachblow Road, a distance of 221.13 feet to a point;

Thence North 87 degrees 54 minutes 44 seconds West, continuing along the centerline of said Peachblow Road, a distance of 505.62 feet to a point;

Thence North 03 degrees 01 minute 07 seconds East, a distance of 1,694.82 feet to a point, said point being on the north line of said Farm Lot 13 and the south line of said Farm Lot 12;

Thence South 86 degrees 26 minutes 30 seconds East, a distance of 727.21 feet to the TRUE POINT OF BEGINNING for this zoning description.

The above zoning description contains a total area 28.125 acres within Berlin Township.

This description was prepared from GIS data and record documents on file with Delaware County, Ohio, does not represent an actual field survey of the premises, and is intended to be used for zoning purposes only.

American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
614.901.2235

Property "C" (North of Peachblow Road) – 93.811 Acre Zoning Description

Situated in the State of Ohio, County of Delaware, Township Berlin, being a part of Farm Lots 4 and 5 of Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:

COMMENCING FOR REFERENCE at the northeast corner of said Farm Lot 4, being the southeast corner of said Farm Lot 5, and being on the east line of said Section 3;

Thence North 86 degrees 24 minutes 27 seconds West, along the north line of said Farm Lot 4 and the south line of said Farm Lot 5, a distance of 306.73 feet to the TRUE POINT OF BEGINNING for this zoning description;

Thence South 03 degrees 22 minutes 33 seconds West, a distance of 585.89 feet to a point;

Thence North 87 degrees 57 minutes 44 seconds West, a distance of 363.86 feet to a point;

Thence South 04 degrees 05 minutes 26 seconds West, a distance of 845.49 feet to a point;

Thence North 85 degrees 19 minutes 08 seconds West, a distance of 1,240.97 feet to a point;

Thence North 03 degrees 32 minutes 11 seconds East, a distance of 671.70 feet to a point;

Thence North 87 degrees 08 minutes 18 seconds West, a distance of 606.16 feet to a point;

Thence North 03 degrees 12 minutes 57 seconds East, a distance of 755.34 feet to a point, being on the north line of said Farm Lot 4 and the south line of said Farm Lot 5;

Thence North 86 degrees 47 minutes 03 seconds West, a distance 53.72 feet to a point, being the northwest corner of said Farm Lot 4, the southwest corner of said Farm Lot 5, the northeast corner of Farm Lot 13 and the southeast corner of Farm Lot 12;

Thence North 03 degrees 22 minutes 24 seconds East, a distance of 970.80 feet to a point;

Thence South 86 degrees 46 minutes 54 seconds East, a distance of 1,678.26 feet to a point;

Thence South 04 degrees 09 minutes 26 seconds West, a distance of 982.65 feet to a point, being on the south line of said Farm Lot 5 and the north line of said Farm Lot 4;

Thence South 86 degrees 21 minutes 54 seconds East, a distance of 610.23 feet to the TRUE POINT OF BEGINNING for this zoning description.

The above zoning description contains a total area 93.811 acres within Berlin Township.

This description was prepared from GIS data and record documents on file with Delaware County, Ohio, does not represent an actual field survey of the premises, and is intended to be used for zoning purposes only.

American Structurepoint, Inc.
2550 Corporate Exchange Drive, Suite 300
Columbus, Ohio 43231
614.901.2235

Property "C" (South of Peachblow Road) – 119.018 Acre Zoning Description

Situated in the State of Ohio, County of Delaware, Township Berlin, being a part of Farm Lots 2, 3, 14 and 15 of Section 3, Township 4, Range 18, United States Military Lands, and being further described as follows:

BEGINNING at the northeast corner of said Farm Lot 3, being the southeast corner of Farm Lot 4, being on the east line of said Section 3, and being on the easterly projection of the centerline of Peachblow Road;

Thence South 04 degrees 04 minutes 30 seconds West, a distance of 1,445.81 feet to a point, being the southwest corner of the Shadow Creek subdivision, of record in Plat Cabinet 1, Slide 755;

Thence South 03 degrees 25 minutes 16 seconds West, a distance of 613.27 feet to a point;

Thence North 86 degrees 08 minutes 53 seconds West, a distance of 2,546.13 feet to a point, being the northwest corner of the Piatt Meadows Section 2 Phase 3 subdivision, of record in Plat Cabinet 2, Slide 523, being on the east line of the Oldfield Estates subdivision, of record in Plat Cabinet 3, Slide 445;

Thence North 03 degrees 20 minutes 59 seconds East, a distance of 328.77 feet to a point, being the northeast corner of said Oldfield Estates subdivision;

Thence North 86 degrees 31 minutes 02 seconds West, a distance of 505.01 feet to a point;

Thence North 03 degrees 22 minutes 14 seconds East, a distance of 706.97 feet to a point;

Thence South 87 degrees 35 minutes 10 seconds East, a distance of 504.91 feet to a point;

Thence North 03 degrees 30 minutes 20 seconds East, a distance of 546.59 feet to a point;

Thence South 86 degrees 29 minutes 40 seconds East, a distance of 562.73 feet to a point;

Thence North 03 degrees 10 minutes 10 seconds East, a distance of 146.96 feet to a point;

Thence South 85 degrees 59 minutes 29 seconds East, a distance of 527.29 feet to a point;

Thence North 04 degrees 10 minutes 34 seconds East, a distance of 321.92 feet to a point on the centerline of said Peachblow Road;

Thence South 85 degrees 47 minutes 46 seconds East, along the centerline of said Peachblow Road, a distance of 1,189.71 feet to a point;

Thence South 86 degrees 55 minutes 58 seconds East, continuing along the centerline of said Peachblow Road and its easterly projection, a distance of 279.80 feet to the POINT OF BEGINNING for this zoning description.

The above zoning description contains a total area 119.018 acres within Berlin Township.

This description was prepared from GIS data and record documents on file with Delaware County, Ohio, does not represent an actual field survey of the premises, and is intended to be used for zoning purposes only.