



171 Charring Cross Dr.  
Westerville, OH 43081  
Phone: (614) 891-4970  
Fax: (614) 891-4984

0.098 ACRE  
PARCEL DESCRIPTION

Situated in the State of Ohio, County of Delaware, Village of Powell, being a part of Farm Lot 33, Quarter Township 4, Township 3 North, Range 19 West, United States Military Lands, and being a 0.098 acre parcel out of the existing and original right-of-way of Grace Drive, said right-of-way being fifty (50) feet in width, and as delineated and shown on the plat of “Huffman Subdivision” in Plat Book 14, Page 88, with all record references cited herein being of the Delaware County Recorder’s Office, Delaware, Ohio, and said 0.098 acre parcel being more particularly bounded and described as follows:

Beginning at a three-quarter (3/4) inch iron pin with cap found at the northeasterly corner of said Grace Drive as originally dedicated on said plat of “Huffman Subdivision”, and said pin being at the southeasterly corner of Lot 528 and on the westerly line of Lot 529 as said lots are delineated and shown on the plat of “Huffman Subdivision No. 2” in Plat Book 18, Page 141 and “Huffman Subdivision No. 3” in Plat Book 19, Page 92, and said pin also being at the southeasterly corner of “the east 380.90 feet by 153 feet of Lot 528” as conveyed as Parcel II to DJCF Holdings, LLC in Deed Book 1246, Pages 1857-1860, and the northerly corner of the 0.022 acre Parcel XXE10 as conveyed to Louis V. Huffman and Doris E. Huffman in Deed Volume 39, Page 68;

Thence S 44° 13’12” W, crossing a portion of said existing and original right-of-way of Grace Drive along the westerly line of said 0.022 acre Parcel XXE10, a distance of 62.85 feet to a three-quarter (3/4) inch iron pin with cap stamped “Hockaden” found on the original southerly line of said Grace Drive at the southwesterly corner of said 0.022 acre parcel, and on the northerly line of the 0.053 acre Parcel XXE9 as conveyed to said Louis V. Huffman and Doris E. Huffman in Deed Volume 39, Page 68;

Thence N 83° 10’19” W, along said original southerly line of Grace Drive and said northerly line of the 0.053 acre Parcel XXE9, a distance of 15.39 feet to a PK nail found in a concrete sidewalk on the proposed right-of-way line of Grace Drive at the northwesterly corner of said 0.053 acre Parcel XXE9;

Thence leaving said original southerly line of Grace Drive, and crossing a portion of said existing and original right-of-way of Grace Drive along the proposed right-of-way line of Grace Drive with a curve to the left having a radius of 275.00 feet, a central angle of 35° 05’42”, an arc length of 168.44, a chord bearing of N 65° 35’41” W and a chord distance of 165.82 feet to a PK nail found in a concrete sidewalk on the original northerly line of Grace Drive and the southerly line of said DJCF Holdings, LLC Parcel II;

Thence S 83° 08’00” E, along said original northerly line of Grace Drive and said southerly line of the DJCF Holdings, LLC Parcel II, a distance of 211.64 feet to the true point of beginning of the parcel herein described, containing 0.098 acre, more or less, and subject to all legal conditions, covenants, easements, restrictions and rights-of-way of previous record.


PAGE 2 – 0.098 ACRE PARCEL DESCRIPTION

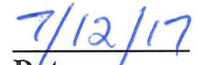
The basis of bearings for this description is the original northerly right-of-way line of Grace Drive, being S 83° 08'00" E, as delineated and recorded on the plat of "Huffman Subdivision" in Plat Book 14, Page 88, Delaware County Recorder's Office, Delaware, Ohio .

This description was prepared in July of 2017 by Dwight A. Tillis, Ohio Registered Professional Surveyor Number 7807, of P & L Systems, Inc., and is based upon record information and an actual field survey of the property conducted by P & L Systems. Inc. in May and July of 2017.



P & L Systems, Inc.

  
Dwight A. Tillis

  
Date

# P & L SYSTEMS, INC.







SURVEYORS & ENGINEERS

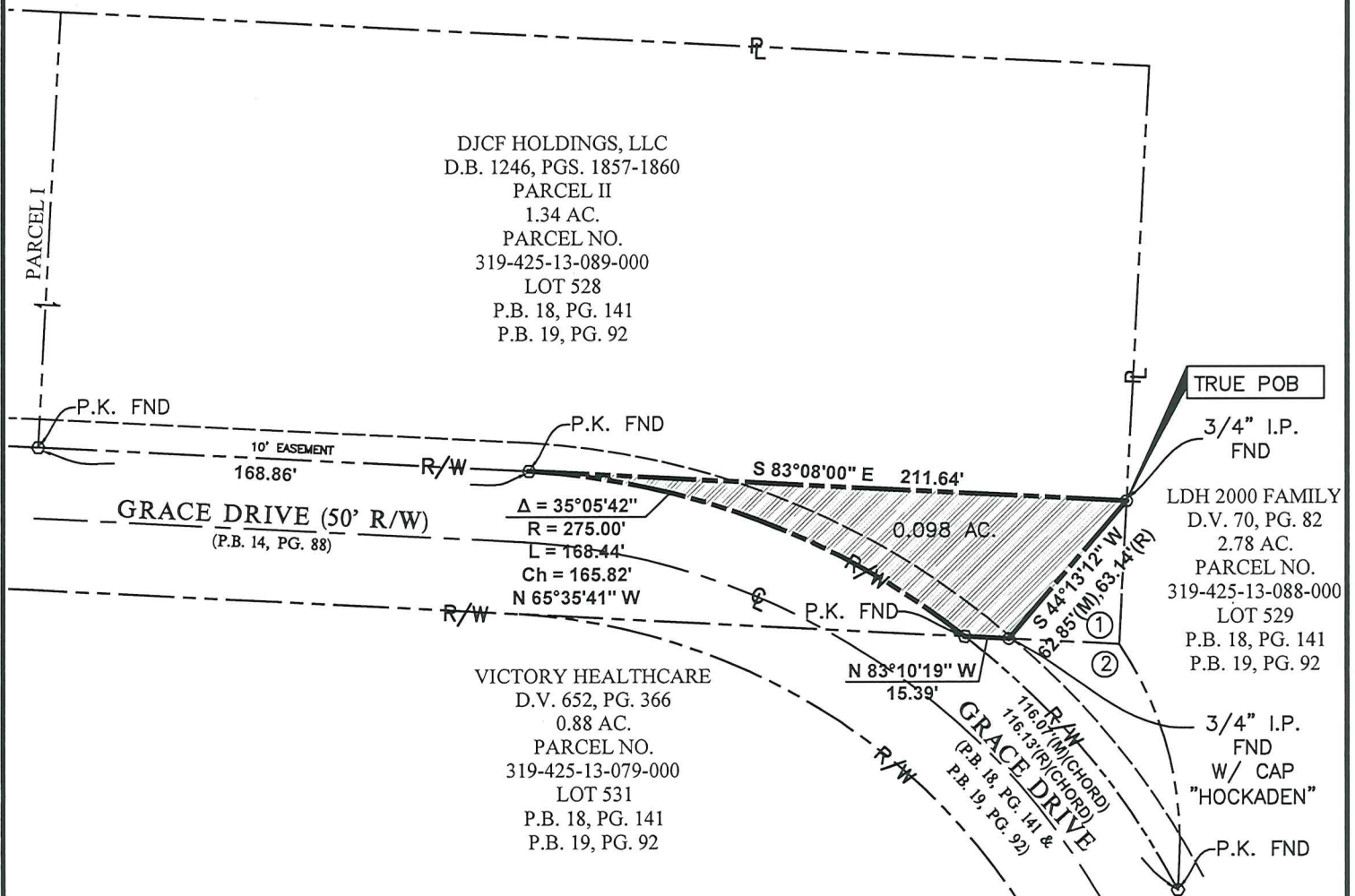
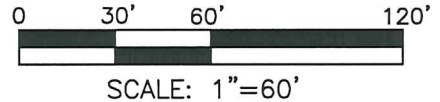
171 CHARRING CROSS DRIVE  
WESTERVILLE, OHIO 43081

## PLAT OF SURVEY 0.098 ACRE PARCEL

SITUATED IN THE STATE OF OHIO, COUNTY OF DELAWARE, VILLAGE OF POWELL, BEING A PART OF FARM LOT 33, QUARTER TOWNSHIP 4, TOWNSHIP 3 NORTH, RANGE 19 WEST, UNITED STATES MILITARY LANDS, AND BEING A 0.098 ACRE PARCEL OUT OF THE EXISTING AND ORIGINAL RIGHT-OF-WAY OF GRACE DRIVE, SAID RIGHT-OF-WAY BEING FIFTY (50) FEET IN WIDTH, AS DELINEATED AND SHOWN ON THE PLAT OF "HUFFMAN SUBDIVISION" IN PLAT BOOK 14, PAGE 88, WITH ALL RECORD REFERENCES CITED HEREON BEING OF THE DELAWARE COUNTY RECORDERS OFFICE, DELAWARE, OHIO.

### LEGEND

	SUBJECT PARCEL		IRON PIN/ IRON REBAR FOUND (AS NOTED)
	PROPERTY LINE		PK NAIL FOUND
	RIGHT-OF-WAY LINE	(R)	RECORD
	CENTERLINE	(M)	MEASURED



- ① LOUIS V. HUFFMAN AND DORIS E. HUFFMAN  
D.V. 39, PG. 68  
PARCEL XXE10  
0.022 AC.
- ② LOUIS V. HUFFMAN AND DORIS E. HUFFMAN  
D.V. 39, PG. 68  
PARCEL XXE9  
0.053 AC.

### BASIS OF BEARINGS

THE BASIS OF BEARINGS FOR THIS PLAT IS THE ORIGINAL NORTHERLY RIGHT-OF-WAY LINE OF GRACE DRIVE, BEING S 83°08'00" E, AS DELINEATED AND RECORDED ON THE PLAT OF "HUFFMAN SUBDIVISION" IN PLAT BOOK 14, PAGE 88, DELAWARE COUNTY RECORDER'S OFFICE, DELAWARE, OHIO.

### CERTIFICATION :

I, THE UNDERSIGNED, HEREBY CERTIFY THAT P & L SYSTEMS, INC. SURVEYED THE PREMISES SHOWN HEREON, PREPARED THIS PLAT AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

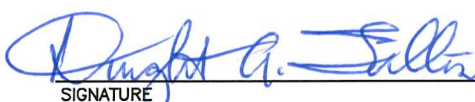
REFERENCES  
COUNTY DEED RECORDS  
COUNTY PLAT RECORDS  
COUNTY TAX/GIS MAPS



**P & L Systems, Inc.**

Surveyors • Engineers  
Planners

171 Charring Cross Dr.  
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SIGNATURE

DATE

7/12/17