

**DESCRIPTION OF 0.151 ACRES**

Situated in the State of Ohio, County of Delaware, City of Powell, located in Section 4, Township 3, Range 19, US Military Lands, being a part of Case Avenue (40 feet wide), as platted in Neil G. Case Addition to the Village of Powell, of record in Plat Book 3, Page 95, all records described herein are on file at the Office of the Recorder for Delaware County, Ohio, and being further bounded and described as follows:

**BEGINNING** at an iron pin set at the intersection of the existing south right-of-way line for said Case Avenue and the existing east right-of-way line for the Hocking Valley Railroad, said iron pin being at the northwest corner of the remainder of Outlot 2 of the City of Powell, originally platted in the Plat of Powell, as recorded in Plat Book 2, Page 68, said Outlot 2 being described in a deed to McClurg Properties, LLC, of record Volume 1565, Page 1653;

Thence **North 19 degrees 24 minutes 54 seconds West**, along the existing west right-of-way line for said Case Avenue, and along the existing east Hocking Valley Railroad right-of-way line, a distance of **43.18 feet** to the northwest corner of said Case Avenue, being the southwest corner of Lot 57 of said Neil G. Case Addition to the Village of Powell, and being the southwest corner of that 2.275 acre tract described in a deed to Daniel McClurg, of record in Volume 1516, Page 1944, (reference a 5/8" iron pin being North 40 degrees 15 minutes 40 seconds West at a distance of 0.25 feet);

Thence **South 87 degrees 16 minutes 45 seconds East**, along the existing north right-of-way line for said Case Avenue, along the south line of Lots 57, 58, 59, and 60 of said Neil G. Case Addition to the Village of Powell, and along the south line of said 2.275 acre tract, a distance of **171.67 feet** to an iron pin set;

Thence **South 00 degrees 19 minutes 24 seconds West**, across said Case Avenue, a distance of **40.04 feet** to an iron pin set at the intersection of the existing west right-of-way line for Depot Street (40 feet wide), as platted in Case Addition, of record in Plat Book 3, Page 99, and the existing south right-of-way line for said Case Avenue, being on the north line of said Outlot 2.

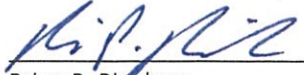
Thence **North 87 degrees 16 minutes 45 seconds West**, along the existing south right-of-way line for said Case Avenue, along the north line of said Outlot 2, a distance of **157.07 feet** to the **POINT OF BEGINNING** for this description;

The above description contains a total area of **0.151 acres**, all of which lies within the existing right-of-way for Case Avenue.

Bearings described herein are based on the bearing of North 19 degrees 24 minutes 54 seconds West for the east Hocking Valley Railroad right-of-way line, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

The above description was prepared on June 11, 2018 under the direct supervision of Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed by American Structurepoint, Inc. and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



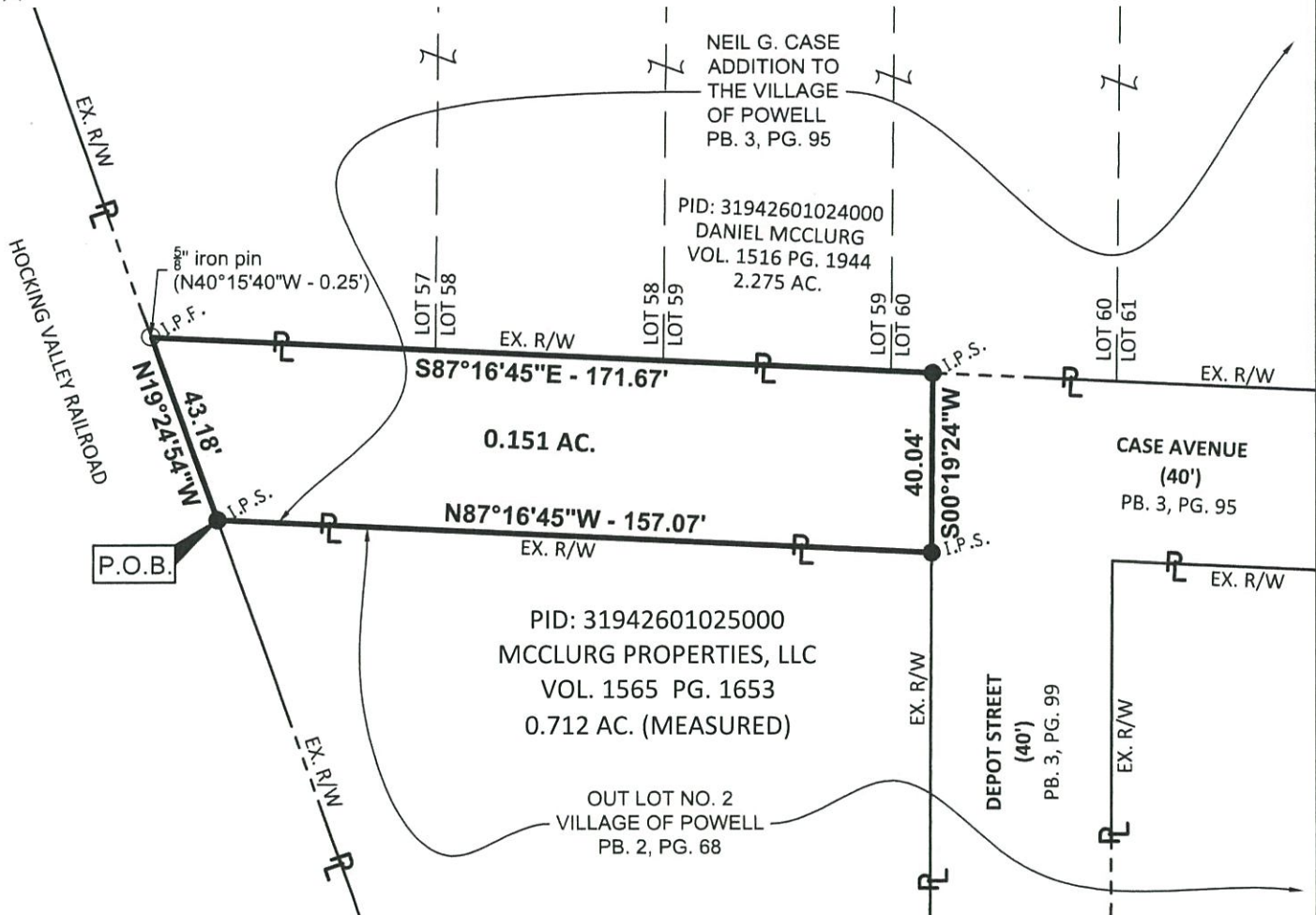
6/12/2018  
Date

State of Ohio, County of Delaware,  
City of Powell, Section 4,  
Township 3, Range 19,  
US Military Lands

LEGEND

- I.P.F. Iron Pin Found
- I.P.S. Iron Pin Set

0 20' 40'  
SCALE: 1"=40'



Basis for Bearings:

Bearings described hereon are based on the bearing of North 19 degrees 24 minutes 54 seconds West for the east Hocking Valley Railroad right-of-way line, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

This exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, based on an actual survey of the premises, and is true and correct to the best of my knowledge and belief.



Brian P. Bingham

Date

Registered Professional Surveyor No. 8438

SHYFT  
COLLECTIVE



AMERICAN  
STRUCTUREPOINT  
INC

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Columbus, Ohio 43231  
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0.151 ACRE EXHIBIT  
FOR  
NOCTERRA BREWING  
POWELL, DELAWARE COUNTY, OHIO

DATE:	06/11/2018
DRAWN BY:	JBY
CHECKED BY:	BPB
JOB NUMBER:	2018.00248

1 of 1



#### DESCRIPTION OF 0.034 ACRES

Situated in the State of Ohio, County of Delaware, City of Powell, located in Section 4, Township 3, Range 19, US Military Lands, and being a part of Scioto Street (40 feet wide) of the City of Powell, originally platted in Plat of Powell, of record in Plat Book 2, Page 68, all records described herein are on file at the Office of the Recorder for Delaware County, Ohio, and being further bounded and described as follows:

**BEGINNING** at an iron pin set at the intersection of the existing north right-of-way line for said Scioto Street and the existing east right-of-way line for the Hocking Valley Railroad, said iron pin being at the southwest corner of the remainder of Outlot 2 of the City of Powell, of record in said Plat Book 2, Page 68, said Outlot 2 being described in a deed to McClurg Properties, LLC, of record in Volume 1565, Page 1653;

Thence **South 87 degrees 16 minutes 45 seconds East**, along the existing north right-of-way line for said Scioto Street, and along the south line of said Outlot 2, a distance of **43.70 feet** to an iron pin set at the intersection of the existing north right-of-way line for said Scioto Street and the existing west right-of-way line for Depot Street (40 feet wide), as platted in said Plat Book 2, Page 68, being the southeast corner of the remainder of said Outlot 2;

Thence **South 00 degrees 19 minutes 24 seconds West**, across said Scioto Street, a distance of **31.02 feet** to an iron pin set;

Thence **South 19 degrees 24 minutes 54 seconds East**, continuing across said Scioto Street, a distance of **9.73 feet** to an iron pin set at the intersection of the existing west right-of-way line for said Depot Street and the existing south right-of-way line for said Scioto Street, being a northeast of the Hocking Valley Railroad right-of-way;

Thence **North 87 degrees 16 minutes 45 seconds West**, along the existing south right-of-way line for Scioto Street, and along a north line of said Hocking Valley Railroad right-of-way, a distance of **32.39 feet** to an iron pin set on at the southwest corner of the existing right-of-way for said Scioto Street, being a northeast corner of said Hocking Valley Railroad right-of-way;

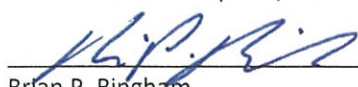
Thence **North 19 degrees 24 minutes 54 seconds West**, along the existing west right-of-way line for Scioto Street, and along an east line of said Hocking Valley Railroad right-of-way, a distance of **41.38 feet** to the **POINT OF BEGINNING** for this description.

The above description contains a total area of **0.034 acres**, all of which lies within the existing right-of-way for Scioto Street.

Bearings described herein are based on the bearing of North 19 degrees 24 minutes 54 seconds West for the east Hocking Valley Railroad right-of-way line, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

The above description was prepared on June 11, 2018 under the direct supervision of Brian P. Bingham, Registered Professional Surveyor Number 8438, is based on an actual field survey of the premises performed by American Structurepoint, Inc. and is true and correct to the best of my knowledge and belief.

American Structurepoint, Inc.

  
Brian P. Bingham  
Registered Professional Surveyor No. 8438



6/12/2018  
Date

State of Ohio, County of Delaware,  
City of Powell, Section 4,  
Township 3, Range 19,  
US Military Lands

LEGEND

● I.P.S. Iron Pin Set

0 10' 20'

SCALE: 1"=20'

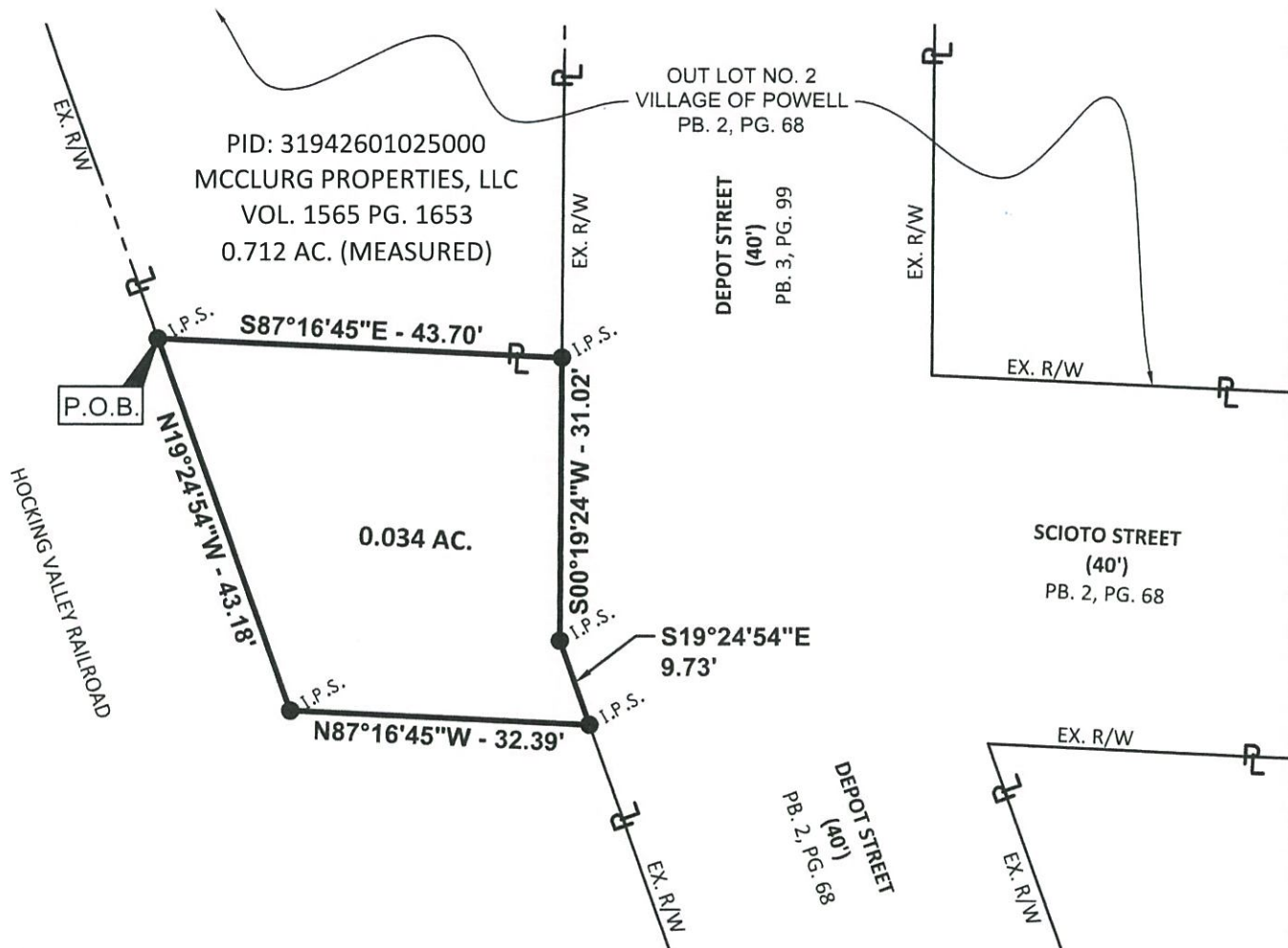
PID: 31942601025000  
MCCLURG PROPERTIES, LLC  
VOL. 1565 PG. 1653  
0.712 AC. (MEASURED)

OUT LOT NO. 2  
VILLAGE OF POWELL  
PB. 2, PG. 68

DEPOT STREET  
(40')  
PB. 3, PG. 99

SCIOTO STREET  
(40')  
PB. 2, PG. 68

DEPOT STREET  
(40')  
PB. 2, PG. 68



Basis for Bearings:

Bearings described hereon are based on the bearing of North 19 degrees 24 minutes 54 seconds West for the east Hocking Valley Railroad right-of-way line, as measured from Grid North, referenced to the Ohio State Plane Coordinate System (North Zone) and the North American Datum of 1983 (2011 adjustment), as established utilizing a GPS survey tied to the ODOT VRS Network.

This exhibit was prepared by Brian P. Bingham, Registered Professional Surveyor No. 8438, based on an actual survey of the premises, and is true and correct to the best of my knowledge and belief.



*Brian P. Bingham* 6/12/2018  
Brian P. Bingham Date  
Registered Professional Surveyor No. 8438

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0.034 ACRE EXHIBIT  
FOR  
**NOCTERRA BREWING**  
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