



### Breagha Plana II, LLC - 70.069 acres



Delaware County Auditor  
George Kallas

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.delawareoh.us](mailto:delcogis@co.delawareoh.us).

Prepared by: Delaware County Auditor's GIS Office  
Printed: 2/11/2022



EXHIBIT "A" FOR D 99050169 C

Description of a 28.094 acre tract of land, north of Powell, Ohio, west of County Road No. 9, in Liberty Township, County of Delaware, State of Ohio.

Situated in the State of Ohio, County of Delaware, and Township of Liberty, being part of Lot 10, Section 1, Township 3, Range 19, United States Military Lands, containing 28.094 acres of land, more or less, being out of 49.164 acres of land as described to Mary T. Monoka et al from the Vella V. Arndt Estate in Delaware County, State of Ohio; said 28.094 acres being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the southerly line of said Lot 10 with the centerline of County Road No. 9 (Liberty Road), said spike being the northeasterly corner of C.B. & A.N. Marquette's land as recorded in Deed Book 227, Pages 606 and 607, Recorder's Office, Delaware County, Ohio, and being the true point of beginning;

thence N. 88 deg. 50' 05" W. along the southerly line of Lot 10, being the northerly line of Lot 19 of said C.B. & A.N. Marquette's land, a distance of 2107.89 feet to an iron pin;

thence N. 00 deg. 36' 17" E. along the easterly line of the Chesapeake and Ohio (C & O) Railroad's 2.00 acre tract as described in Deed Book 167, Page 222, a distance of 190.00 feet to an iron corner post;

thence N. 88 deg. 06' 43" W. along the northerly line of said C & O Railroad's 2.00 acre tract, a distance of 460.00 feet to an iron pin;

thence N. 00 deg. 12' 50" E. along the easterly line of C & O Railroad's land as recorded in Deed Book 199, Page 38, a distance of 311.50 feet to an iron pin;

thence S. 89 deg. 00' 00" E. a distance of 2570.40 feet to a railroad spike in the center of County Road No. 9 (Liberty Road);

thence S. 00 deg. 39' 53" W. with the centerline of County Road No. 9 (Liberty Road), a distance of 514.69 feet (passing over a railroad spike at 12.44 feet and 262.44 feet) to the true point of beginning and containing 28.094 acres of land, more or less.

Subject to all rights-of-way, easements and restrictions, if any, of previous record.

Description prepared by Vernon A. Rybaki, Registered Surveyor No. 4041.

DESCRIPTION ON FILE  
CLOSING COPY  
RECORDED IN DEED BOOK  
227, PAGES 606 & 607  
DELAWARE COUNTY, OHIO

APPROVED  
FOR TRANSFER  
CROSS EXAMINER  
REGISTERED SURVEYOR

Situated in the State of Ohio, County of Delaware, and Township of Liberty, being part of Lot 18, Section 1, Township 3, Range 19, United States Military Lands, containing 21.070 acres of land, more or less, being out of 49.164 acres of land as described to Mary T. Monska et al from the Vella V. Arndt Estate in Delaware County, State of Ohio; said 21.070 acres being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the northerly line of said Lot 18 with the centerline of County Road No. 9 (Liberty Road), said spike being the southeasterly corner of University Court Incorporated's Lands recorded in Deed Book 382, Page 542, Recorder's Office, Delaware County, Ohio, and being the true point of beginning; thence from said true point of beginning S. 00 deg. 39' 53" W. with the centerline of County Road No. 9 (Liberty Road), a distance of 356.88 feet to a railroad spike; thence N. 89 deg. 00' 00" W. a distance of 2570.40 feet to an iron pin; thence N. 00 deg. 12' 50" E. along the easterly line of Chesapeake and Ohio (C & O) Railroad's land as recorded in Deed Book 199, Page 38, a distance of 366.91 feet to an iron pin; thence S. 89 deg. 00' 00" E. along the southerly line of Lot 17, land owned by University Court Incorporated, a distance of 2573.21 feet to the true point of beginning and containing 21.070 acres of land, more or less.

DESCRIPTION OK FOR  
CLOSING ONLY  
RECORDING FEE PAID  
APR 11 1999  
DEL. CO. CLERK  
CO

APPROVED  
FOR TRANSFER  
CHRIS BAUSEMAN  
COUNTY CLERK  
7-13-99

Provisions contained in any deed or other instrument for the conveyance of a dwelling which restrict the sale, rental or use of the property because of race or color are invalid under federal law and are unenforceable.

**EXHIBIT A**

**Legal Description**

**Parcel I**

Situated in the Township of Liberty, County of Delaware and State of Ohio, and bounded and described as follows:

Being in Range 19, Township 3, Section 2, part of Lot 2, U.S. Military Lands. Beginning at a p.k. spike at the intersection of the centerline of Delaware County Road, No. 124 and the East line of Section 2, thence S. 2° 19' W. along the section line 1335.20 feet to an iron pipe, passing over an iron pipe at 30.00 feet; thence N. 87° 40' W. 25.00 feet to an iron pipe (found); thence N. 2° 19' E. 1335.20 feet to a R.R. Spike on the centerline of Delaware County Rd. No. 124 passing over an iron pipe (found) at 1305.20 feet; thence S. 87° 40' E. along the center line of said County Rd. 25.00 feet to the point of beginning, containing 0.766 acres, be the same more or less, but subject to all legal highways.

**Parcel II**

Situated in the Township of Liberty, County of Delaware and State of Ohio, and bounded and described as follows:

Being in Range 19, Township 3, Section 2, part of Lot 2, U.S. Military Lands. Beginning at an iron pipe (found) on the easterly right-of-way line of the Chesapeake and Ohio Railroad, said iron pipe being S. 2° 09' W. 1335.20 feet from the point of intersection with centerline of Delaware County Rd. No. 124 and the easterly right-of-way line of the C&O Railroad; thence S. 87° 40' E. 838.74 feet to an iron pipe on the East line of Section 2, passing over an iron pipe at 813.74 feet; thence S. 2° 19' W. along the easterly line of Section 2, 1177.79 feet to a post, passing over a stone at 421.64 feet; thence N. 87° 44' W. 824.37 feet to a steel post on the easterly right-of-way line of the C&O Railroad; thence along the easterly right-of-way line of said railroad with a 0° 30' curve to the right which the long chord bears N. 0° 50' 30" E. 503.08 feet, an arc distance of 504.11 feet to an iron bolt to the point of tangency; thence N. 2° 09' E. 677.35 feet to the point of beginning, containing 22.61 acres, be the same more or less, but subject to all legal highways.

DESCRIPTION APPROVED  
FOR TRANSFER  
Chris Bauserman  
Delaware County Engineer

**Parcel III**

Situated in the State of Ohio, County of Delaware and Township of Liberty. Being in Range 19, Township 3, Section 2, and part of Lot 2, U.S. Military Lands:

Beginning at a railroad spike set on the centerline of County Road No. 124, known as the G.I.H. and Columbus Road; said point of beginning bears North 87 degrees, 40' West 25.00 feet from the point of intersection of the centerline of County Road No. 124 and the section line between sections 2 and 1; thence South 2 degrees, 10' West parallel with the section line, 1335.20 feet to an iron pipe, passing over an iron pipe at 30.00 feet; thence North 87 degrees, 40' West 813.74 feet to an iron pipe

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set on the right-of-way line of the Chesapeake and Ohio Railroad; thence North 2 degrees 09' East along the said East right-of-way line, 1335.20 feet to a railroad spike set on the centerline of County Road No. 124, passing over an iron pipe at 1305.20 feet; thence South 87 degrees 40' East along the centerline of County Road No. 124, 817.53 feet to the point of beginning, containing 25.00 acres of land, be the same more or less, but subject to all legal highways.

**Parcel IV**

Situated in the State of Ohio, County of Delaware, City of Powell, located in Farm Lot 1, Section 2, Township 3 North, Range 19 West, United States Military Lands, and being part of a 40.636 acre tract conveyed to M/I Homes of Central Ohio LLC, as recorded in Official Record Volume 428, Page 1362, Delaware County Recorder's Office, and being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of centerline of Rutherford Road (T.R. 122) with the east line of the CSX Transportation, Inc., marking the southwest corner of said 40.636 acre tract;

thence North 10° 53' 41" West 748.16 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found;

thence North 08° 35' 08" West 1154.01 feet along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin set marking the PRINCIPAL PLACE OF BEGINNING of the herein described tract;

thence continuing North 08° 35' 08" West 387.06 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found;

thence North 04° 13' 20" West 782.01 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found;

thence North 35° 19' 13" East 36.89 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found;

thence North 23° 58' 01" East 95.92 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found;

thence North 02° 03' 16" East 195.96 feet, along the westerly line of said 40.636 acre tract and east line of the CSX Transportation, Inc., to an iron pin found marking the northwest corner of said 40.636 acre tract and southwest corner of a 22.61 acre tract (Parcel II) conveyed to G. Frederick Smith Chemical Company, as recorded in Deed Book 420, Page 32;

thence South 86° 24' 15" East 708.91 feet, along the north line of said 40.636 acre tract and south line of said 22.61 acre tract, to an iron pin found in the east line of Farm Lot 1 and west line of a 25.248 acre tract (Parcel III) conveyed to G. Frederick Smith Chemical Company, recorded in Deed Book 420, Page 32, marking the northeast corner of said 40.636 acre tract and southeast corner of said 22.61 acre tract;

thence South 04° 15' 04" West 973.92 feet, along the east line of said 40.636 acre tract and Farm Lot 1 and west line of said 25.248 acre tract and a 51.3172 acre tract conveyed to Board of Trustees

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Liberty Township, as recorded in Official Record 32, Page 1888, to an iron pin found marking the southwest corner of said 51.3172 acre tract and the northwest corner of a 21.070 acre tract conveyed to Board of Education of the Olentangy Local School District, as recorded in Deed Book 667, Page 663;

thence South 02° 31' 40" West 780.39 feet, along the east line of said 40.636 acre tract and Farm Lot 1 and west lines of said 21.070 acre tract and a 28.094 acre tract conveyed to Board of Education of the Olentangy Local School District, as recorded in Deed Book 667, Page 278, to an iron pin set (passing an iron pin found at 668.33 feet);

thence along the arc of a curve 638.84 feet turning to the right (delta angle=43° 20' 15", radius=864.43 feet), with a chord bearing and distance of North 60° 00' 16" West 638.36 feet, across said 40.636 acre tract, to the principal place of beginning, containing an area of 25.248 acres.

**LESS AND EXCEPTING FROM PARCELS I AND III ABOVE:**

Situated in the State of Ohio, County of Delaware, Township of Liberty, being a part of Farm Lot 2 in Section 2, Township 3 North, Range 19 West, United States Military Lands and being a part of record 13.820 acre and 25.00 acre parcels conveyed to G. Frederick Smith Chemical Company as recorded in Book 420, page 32 in the records of Delaware County, being a parcel of land lying on the right and left sides of the centerline of Right of Way and Construction of DEL-CR124-4.11 (Home Road) and bounded and described as follows:

Beginning at the intersection of the centerline of County Road 124 (Home Road) and the east line of said Farm Lot 2, said point located 22.83 feet left of station 240+13.09 of proposed County Road 124 and being the TRUE POINT OF BEGINNING for the parcel herein described;

- 1) thence South 03 degrees 36 minutes 05 -seconds West along the east line of said Farm Lot 2 a distance of 122.74 feet to an iron pin set, located 99.18 feet right of station 239+99.55 of proposed County Road 124;
- 2) thence South 85 degrees 10 minutes 23 seconds West a distance of 715.67 feet to an iron pin set, located 150.00 feet right of station 233+00.00 of proposed County Road 124;
- 3) thence North 86 degrees 22 minutes 05 seconds West a distance of 134.55 feet to an iron pin set on the east line of the CSX Railroad at a point located 150.00 feet right of station 231+65.45 of proposed County Road 124;
- 4) thence North 03 degrees 28 minutes 47 seconds East along the east line of the CSX Railroad a distance of 228.00 feet to the centerline of existing County Road 124, said point located 77.99 feet left of station 231+64.84 of proposed County Road 124;
- 5) thence South 86 degrees 21 minutes 56 seconds East along the centerline of existing County Road 124 a distance of 832.39 feet to a point located 23.93 feet left of station 240+02.63 of proposed County Road 124;
- 6) thence South 86 degrees 38 minutes 27 seconds East along the centerline of existing County Road 124 a distance of 10.58 feet to the point of beginning and enclosing an area of 3.555 acres, more or less.

Of the above described tract, 3.484 acres is located in Auditor's Permanent Parcel Number 319-240-01-004-000 which includes 0.563 acres in the present road occupied and 0.071 acres is

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located in Auditor's Permanent Parcel Number 319-240-01-005-000 which includes 0.017 acres in the present road occupied

Monuments referred to as iron pins set are ¼ inch diameter x 30 inch long iron bars with a 1-1/2 inch diameter aluminum cap marked "R/W LS #7819".

Bearings used in this description are based on the Ohio Lambert Projection North Zone Plane Coordinate System as established by the National Geodetic Survey, North American Datum of 1983 (1995 adjustment) from GPS observations made by American Consulting, Inc.

Stations referred to herein are from the centerline of survey of proposed County Road 124 as found on Delaware County Engineer's Office Right of Way Plan DEL-CR124-4.11.

Grantor, for itself and its heirs, executors, administrators, successors and assigns, reserves all existing rights of ingress and egress to and from any residual area.

The description was prepared and reviewed on July 17, 2006 by Charles P. Unterreiner, P.S. 7819 from a survey made by American Consulting, Inc. in 2003.

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