

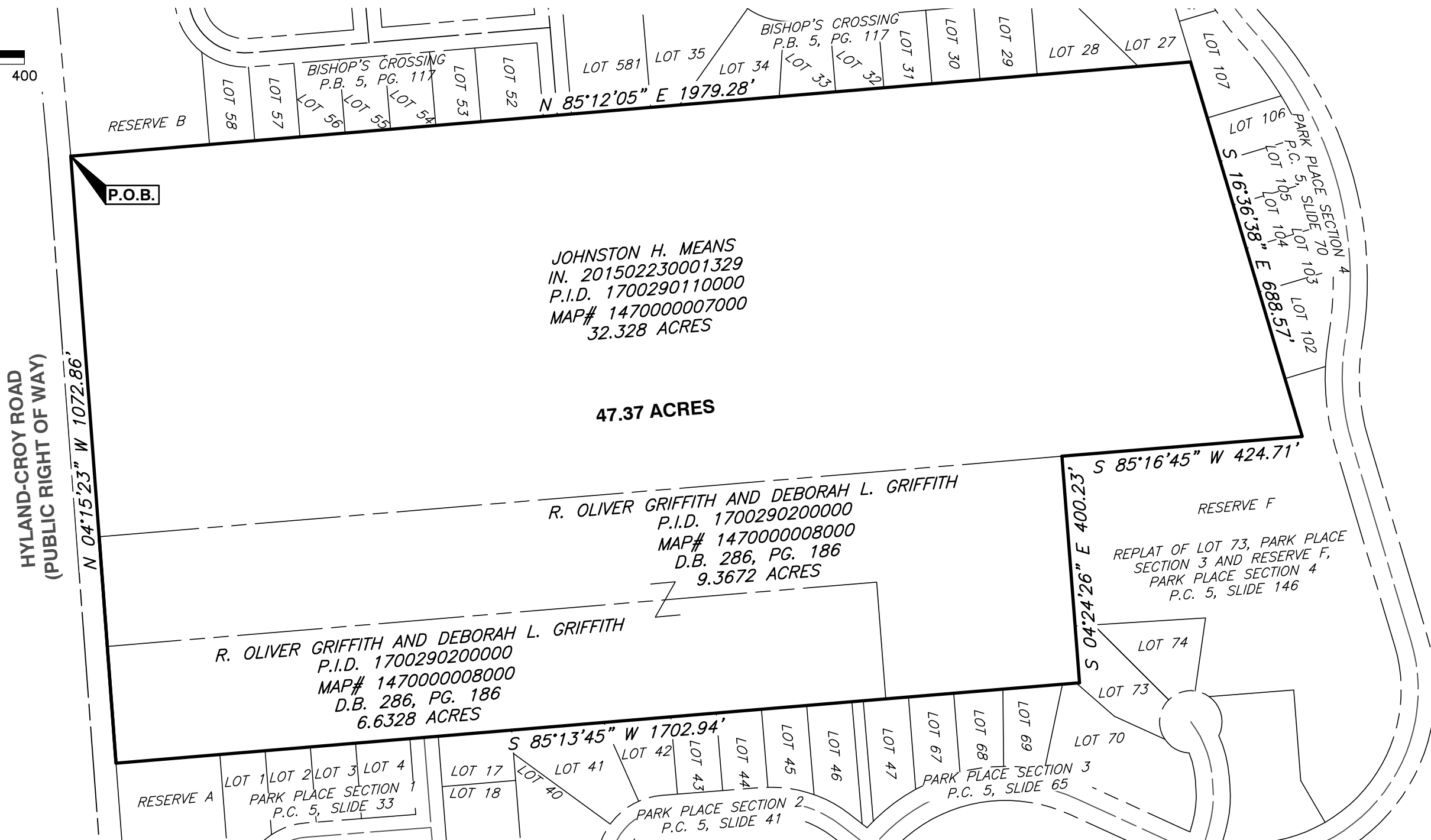
NORTH

SCALE IN FEET



ZONING EXHIBIT

STATE OF OHIO, COUNTY OF UNION, TOWNSHIP OF JEROME
VIRGINIA MILITARY SURVEY NO. 3452



Civil & Environmental Consultants, Inc.

250 Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085

614-540-6633 · 888-598-6808

www.cecinc.com

AUTUMN ROSE ZONING EXHIBIT
TOWNSHIP OF JEROME
UNION COUNTY, OHIO
MEAN-GRIFFITH PARCELS

PULTE HOMES

DRAWN BY:	ALB	CHECKED BY:	JWC	APPROVED BY:	MAS	FIGURE NO.:
DATE:	SEPTEMBER 2016	DWG SCALE:	1"=200'	PROJECT NO:	150-620	

1

**DESCRIPTION OF 47.37 ACRE TRACT
UNION COUNTY, OHIO**

Situated in the State of Ohio, County of Union, Township of Jerome, Virginia Military Survey No. 3452, and being part of a 32.328 acre tract as deeded to J.H. Means in Deed Book 278, Page 714, part of a 9.3672 acre tract and part of a 6.6328 acre tract as deeded to R. Oliver Griffith & Deborah L. Griffith in Deed Book 286, Page 186, all being of record in the Recorder's Office, Union County, Ohio and being more particularly described as follows:

BEGINNING at a point common to said 32.328 acre tract and the easterly right-of-way line of Hyland-Croy Road;

Thence, North 85°12'05" East, with the common line said 32.328 acres and of Bishop's Crossing Subdivision, of record in Plat Book 5, Page 117, a distance of 1979.28 feet to the common corner of said 32.328 acre tract and of Lot 27 in said Bishop's Crossing Subdivision and the westerly line of Lot 107 in Park Place Section 4, of record in Plat Cabinet 5, Page 70-72;

Thence, South 16°36'38" East, with the common line of said 32.328 acres and Park Place Section 4, a distance of 688.57 feet to a the southeast corner of said 32.328 acre tract and also being a point on a northerly line of Reserve "F", Replat of Lot 73, Park Place Section 3 and Reserve F, Park Place Section 4, of record in Plat Cabinet 5, Page 146;

Thence, South 85°16'45" West, with the common line of said 32.328 acres and said Replat of Lot 73, Park Place Section 3 and Reserve F, Park Place Section 4, a distance of 424.71 feet to a point on the southerly line of said 32.328 acres and being the northeast corner of said 9.3672 acre tract;

Thence, South 4°24'26" East, with common line of said 9.3672 acres and said Park Place Section 4, a distance of 400.23 feet to the southeast corner of said 9.3672 acres and also being a point common with the westerly line Lot 73 in Park Place Section 3, of record in Plat Cabinet 5, Page 65;

Thence, South 85°13'45" West, with the common line of said 9.3672 acres and of said 6.6328 acres and said Park Place Section 3, and of Park Place Section 2 of record in Plat Cabinet 5, Page 41, and of Park Place Section 1, of record in Plat Cabinet 5, Page 33-35, a distance of 1702.94 feet to a point common easterly right-of-way line of Hyland-Croy;

Thence, North 4°15'23" West, along the easterly right-of-way line of Hyland-Croy, a distance of 1072.86 feet, to the **POINT OF TRUE BEGINNING**, containing 47.37 acres, more or less.

Basis of Bearing is based on observations, measurements, and calculations of the location of the boundary evidence, referenced to a grid meridian of North 4°15'23" West for the centerline of Hyland-Croy Road, as determined by static observations and post processed by an NGS OPUS solution.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.