ORDINANCE NO. 26-11

AN ORDINANCE APPROVING A REQUEST BY CORRIDOR COMPANY FOR APPROVAL OF A ZONING MAP AMENDMENT FROM A-1 (AGRICULTURAL) TO MX-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) ON 200.59 ACRES OF PROPERTY AS DESCRIBED IN "EXHIBIT A".

WHEREAS, the Planning Commission at its meeting on March 4, 2026 recommended approval of a request by Corridor Company for approval of a Zoning Map Amendment from A-1 (Agricultural) to MX-PUD (Residential Planned Unit Development) on 200.59 acres of property as described in "Exhibit A".

NOW THEREFORE, BE IT ORDAINED by the Council of the City of Delaware, State of Ohio:

SECTION 1. A request by Corridor Company for approval of a Zoning Map Amendment from A-1 (Agricultural) to MX-PUD (Residential Planned Unit Development) on 200.59 acres of property as described in "Exhibit A", is hereby confirmed, approved, and accepted with the following conditions:

1. The concept plan dated "01/21/26" illustrates the general layout of the development within this PUD except as further modified by the following conditions.
2. All development plans shall require compliance with these conditions and the requirements of Section 1114.15 of the Zoning Code.
3. Uses permitted in this Mixed-Use Planned Unit Development shall be as follows:

	Sub-Area A	**Sub-Area B**	**Sub-Area C**	**Sub-Area D**	**Sub-Area E**	**Sub-Area F**
One- or Two-Family Dwelling	P	P	P	P		
Three- or Four-Family Dwelling		P		P	P	P
Cluster single-family Dwelling		P		P	P	P
Multi-Family Complex					P	P
Nursing Home					C	C
Residential Care Facility					C	C
Public or Private School					P	P
Place of Religious Assembly					C	C
Day Care, Child or Adult		C		C	C	C

4. Roads and Traffic:
    a. Access points shall generally conform to the access points shown on the concept plan dated "01/21/26". The City Engineer shall determine the final design and location of all access points at the development plan stage.
    b. The applicant is required to complete a Traffic Impact Study (TIS). The TIS is required to be submitted prior to submission of a development plan and must be accepted by the City Engineer prior to submitting a subdivision plat application. The applicant shall be responsible for any improvements and/or financial obligations of the TIS per the City Engineer.
5. Density and Layout:
    a. The gross density of Sub-Areas A, C, and D combined shall not exceed 4.8 dwelling units per acre.
    b. The gross density of Sub-Areas B and E combined shall not exceed 8 dwelling units per acre.
    c. The gross density of Sub-Area F shall not exceed 20 dwelling units per acre.
    d. A maximum of 319 dwelling units can be constructed prior to the establishment of additional sanitary sewer infrastructure.
6. Buffers, Landscaping, and Open Space:
    a. The existing treed area on the west side of the site shall be preserved, with the exception of trees which must be removed to accommodate for the extension of Connaught Place and for future leisure path extension as approved at the Development Plan stage. Final tree preservation details shall be established at the development plan stage for that subarea.
    b. All buffers and landscaping shall be established at the development plan stage.
7. Pedestrian Access
    a. The applicant shall provide an east-west connection through the PUD, with the final location to be approved by the Parks and Recreation Director at the Development Plan stage.
8. A sign plan for the PUD shall be required to be submitted prior to the approval of any sign permits for this PUD.

SECTION 2. That the Zoning Map referenced in §1110.02 of the Planning and Zoning Code be amended to rezone 200.59 acres of land described further in Exhibit A, from A-1 (Agriculture District) to MX-PUD (Residential Planned Unit Development)

SECTION 3. This Council finds and determines that all formal actions of this Council and any of its committees concerning and relating to the passage of this Ordinance were taken in an open meeting of this Council, and that all deliberations of this Council and any of its committees that resulted in those formal actions were in meetings open to the public, all in compliance with the law including Section 121.22 of the Ohio Revised Code.

VOTE ON RULE SUSPENSION: YEAS____ NAYS_____ ABSTAIN_____

PASSED: April 13, 2026 YEAS 7 NAYS 0 ABSTAIN 0

ATTEST: _____
CITY CLERK

_____
MAYOR

Legal Descriptions of Property Proposed for Zoning

EXHIBIT A

Proposed Annexation

Containing 175.79 +/- Acres
From Delaware Township to the City of Delaware
The petition is filed as expedited II annexation proceeding
under sections 709.021 and 709.023 of the Ohio Revised Code

Situated in the Township of Delaware, County of Delaware, State of Ohio, Section 3, Township 5, Range 19, Part of Farm Lots 25 and 26, United States Military Lands, being all of a 32.813 acre original tract of land, and all of a 155.60 acre original tract of land as conveyed to Paul F. Price, Trustee of The Paul F. Price Intervivos Trust U/A, of record in Official Record 647, Page 506, re-recorded in Official Record Volume 648, Page 355, all of a 29.33 acre tract of land as conveyed to Phyllis H. Price, Trustee of The Phyllis H. Price Intervivos Trust U/A, of record in Official Record 647, Page 510 and being all of a 1.179 acre tract of land as conveyed to City of Delaware, of record in Official Record 1569, Page 2590, all document references are to the records the Recorder's Office of Delaware County, Ohio, and being more particularly described as follows:

BEGINNING at the northwesterly corner of a plat entitled "Lantern Chase Phase 2 Section 6 Part 2", of record in Plat Cabinet 4, Slide 67, also in the north line of said Section 3;

Thence South 85°26'16" East, with the northerly line of said 29.33 acre tract and said 155.60 acre tract, being the northerly line of Section 3 and Farm Lot 25 and 26, a distance of 2582.75 feet to a common corner between Farm Lots 8, 14, and 25, and in the City of Delaware Corporation Line, of record in Plat Book 10, Page 19 and Ordinance Number 73-11, being the northwesterly corner of a 10.625 acre tract conveyed to Paul F. Price, Trustee of The Paul F. Price Intervivos Trust U/A of record in Official Record 647, Page 506;

Thence with said existing corporation line, the following courses:

South 5°08'03" West, with the westerly line of said 10.625 acre tract, and with the westerly line of a 14.932 acre tract of land as conveyed to Paul F. Price, Trustee of The Paul F. Price Intervivos Trust U/A, of record in Official Record 647, Page 506, re-recorded in Official Record Volume 648, Page 355, a distance of 1671.99 feet to the northwesterly corner of a 14.401 acre tract of land as conveyed to Lucy Ridge, LLC, of record in Official Record 2077, Page 2754;

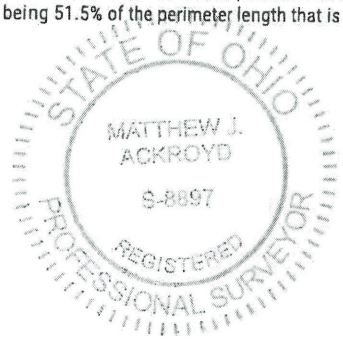
South 5°04'04" West, with the westerly line of said 14.401 acre tract, a distance of 1303.90 feet to the southeasterly corner of said 1.179 acre tract, being a point in the northerly right of way line of said Merrick Boulevard (Variable width right of way) as shown in (Plat Cabinet 3, Slide 471);

North 85°10'05" West, with the northerly right of way line of said Merrick Boulevard, a distance of 2574.93 feet to the southwesterly corner of said 1.179 acre tract;

North 4°57'20" East, with the westerly line of said 1.179 acre tract, with the easterly line of a plat entitled "Lantern Chase Phase 2 Section 5 Part 1", of record in Plat Cabinet 3, Slide 125, with the easterly line of a plat entitled "Lantern Chase Section 5 Part 2", of record in Plat Cabinet 3, Slide 248, with the easterly line of a plat entitled "Lantern Chase Phase 2 Section 6 Part 1", of record in Plat Cabinet 4, Slide 52, with the easterly line of a plat entitled "Lantern Chase Phase 2 Section 6 Part 3", of record in Plat Cabinet 4, Slide 58, and with the easterly line of a plat entitled "Lantern Chase Phase 2 Section 6 Part 2", of record in Plat Cabinet 4, Slide 67-67A, a distance of 2963.72 feet to the **POINT OF BEGINNING** containing **175.79 +/-** acres, more or less, 175.8+/- acres lies within Delaware Township.

This annexation description is a general description of the location of the property to be annexed and is not a boundary survey as defined in the O.A.C. Chapter 4733-37. The above description is for annexation purposes only and not intended to be used for the transfer of real property. This Annexation does not create any unincorporated islands.

The above annexation contains 8514.54 +/- lineal feet that is contiguous with the Existing Corporation Line of the City of Delaware, with a total perimeter of 19318.21 +/- lineal feet to be annexed to the City of Delaware, that being 51.5% of the perimeter length that is contiguous to the Existing Corporation Line of the City of Delaware.



CESO Inc.

8/11/25

Matthew J. Ackroyd, PS
Registered Surveyor No. 8897

Delaware County Engineer:
Map Department
I hereby certify the within to be a true copy of the original on file in the Map Department.

Chris E. Bauserman, P.E., P.S.,
County Engineer

Supervisor — Date

Rob Lectka — 8/12/25

Situated in the County of Delaware in the State of Ohio and in the Townships of Troy and Delaware, and in the City of Delaware and bounded and described as follows:

FIRST PARCEL: First Tract: In Troy Township, Delaware County, Ohio, and in Range 19, Twp. 6, Qtr. Twp. 3, Sec. 25: Beginning at the northeast corner of said Section 25; thence South with the Section line 50 poles to a stake at the northeast corner of lands formerly owned by Milton Warren, now (October, 1947) owned by Wallace and Mary McAllister; thence West with said McAllisters' line to the northwest corner of said McAllisters' tract; thence South with the west line of said Warren's (now McAllister's) to the northeast corner of lands formerly owned by Eben Williams, now owned by Robert Williams; thence West with Williams' land to the east line of lands owned by John Coonfare; thence North with said Coonfare's land to the northeast corner of lands owned by John Coonfare on said Section line; thence East with said Section line to the place of beginning, containing 76 acres and 120 perches, be the same, more or less.

Second Tract: In Troy Township, Delaware County, Ohio, and known as and being the west half of the northwest quarter and a part of the west half of the east half of said northwest quarter of Section 25, Quarter Township 3, Township 6, Range 19, USM Lands: Beginning at the northwest corner of said Section 25 on the township line between Troy and Radnor Townships; thence S. 89° 44' E. along said Section line 98.38 rods to the northwest corner of a 25 acre- tract formerly owned by Peter Coonfare; thence S. 0° 33' W. along the west line of said Coonfare's tract 122.5 rods to the north line of a 10-acre tract formerly owned by E. Williams; thence West along the north line of said 10-acre tract 8.38 rods to the northwest corner of said 10-acre tract; thence S. 0° 33' W. along the west line of said 10-acre tract 40 rods to the south line of said northwest quarter of Section 25; thence N. 89° 44' W. along the south line of said northwest quarter of said Section 25 a distance of 90 rods to the southwest corner of said northwest quarter of Section 25; thence N. 0° 33' E. along the west line of said Section and Township line a distance of 162.5 rods to the place of beginning, containing 100.44 acres of land more or less.

EXCEPTING from the foregoing described premises the following described lands: In Troy Township, Delaware County, Ohio, and being 25 acres of land off the north part of the west half of the northwest quarter, and a part of the west half of the east half of the northwest quarter of Section 25, Quarter Twp. 3, Twp., 6, Range 19, USM Lands: Beginning at the northwest corner of said Section on the Township line between Troy and Radnor Townships; thence S. 89° 44' E. along said Section line 98.38 rods to the northwest corner of a 25-acre tract formerly owned by Peter Coonfare; thence S. 0° 33' W. along the west line of said Coonfare's tract 40.66 rods to a point in said west line; thence N. 89° 44' W. on a line parallel with the north line of said Section 98.38 rods to the west line of said Section; N. 0° 33' E. along the west line of said Section and Township line 40.66 rods to the place of beginning, containing 25 acres of land, and being 25 acres off the north part of a 100-acre tract conveyed by Stephen E. Coonfare, et al. to John D. Anderson, et al., of record in Vol. 148, page 37, Delaware County, Ohio Deed Records.

APPROVED TRANSFER FOR ESTATE ONLY Delaware County Engineer

ALSO EXCEPTING the following: In Troy Township, Delaware County, Ohio, and being in Range 19, Twp. 6, Sec. 26, part of the west part of the northwest 1/4 section, U. S. Military Lands: Beginning at a P. K. spike set on the west line of Section 25, also the center line of Township Road No. 8, said point of beginning bears S. 0° 33' W. 912.55 feet from the northwest corner of said Section 25; thence S. 89° 27' E. 307 feet to an iron pipe, passing over an iron pipe at 20 feet; thence S. 0° 33' W. 120.00 feet to an iron pipe; thence N. 89° 27' W. 307 feet to the west line of Section 25, and the centerline of Township Road No. 8, passing over an iron pipe at 287 feet; thence N. 0° 33' E. along the west section line 120 feet to the point of beginning, containing 0.845 acres of land, subject to all legal highways and easements of record and being the same premises of record in Vol. 306, page 578, Deed Records, Delaware County, Ohio.

The above described real estate, less the two exceptions therefrom, being the same premises conveyed to Fred D. Price and John C. Price by deed of record in Vol. 221, page 599, Deed Records, Delaware County, Ohio.

SECOND PARCEL: First Tract: In Troy Township, Delaware County, Ohio, formerly known as the Max Franks farm, being a part of the west half of Lot 8, Sec. 2, Twp. 5, Range 19, USM

Lands: Bounded as follows: Beginning at a stone on a post by two white oaks on the Section line of the division corner of said Lot 8; thence N. 0° 45' E. along the division line 102-3/4 rods to a stone on a post in the center of the County Road; thence along the center of said Road, N. 77-1/2° W. 74 rods 14 links to a stone on a post at the northeast corner of a tract of land sold to William Chamberlain; thence S. 0° 45' along his east line 117 rods 12-3/4 links to a post on the Section line by hickory and elm; thence S. 89° E. along said Section line 72 rods and 15-3/4 links to the place of beginning, containing, 50 acres, more or less.

Second Tract: Also in Troy Township, Delaware County, Ohio, and in Range 19, Twp. 5, Sec. 2, middle part of south part of Lot 8 in said Section 2: Commencing on the Township line between Delaware and Troy Townships in said County at the southeast corner of a tract of land formerly owned by Asabel Welch, since by W. G. Norris; thence North on the east line of said Norris land 100 rods to the center of the County Road; thence East along said road 80 rods; thence S. 100 rods to the Township line; thence West on the Township line 80 rods more or less to the place of beginning, containing 50 acres, more or less.

For previous instrument of transfer as to the aforesaid two 50-acre tracts see Vol. 270, page 30, Deed Records, Delaware County, Ohio, and Vol. 371, page 279, Deed Records, Delaware County, Ohio.

THIRD PARCEL: First Tract: In Delaware Township, Delaware County, Ohio: Being the north part of Farm Lot 25, Range 19, Twp. 5, Sec. 3, USM Lands, and bounded and described as follows: Beginning at the northwest corner of said Lot in the north line of said Section; thence East along the north line of said lot and section 100 poles, more or less, to the northeast corner thereof; thence South along the east line of said Lot 249 poles, more or less, to the northeast corner of that part of said lot conveyed by James W. Mooney to S. H. and E. J. Hickinbotham, May 31, 1902, the deed for which is recorded in Vol. 117, page 601, Deed Records of said County; thence west along the north line of said Hickinbotham land, 100.32 poles to the west line of said Lot; thence north along said west line 249 poles, more or less, to the place of beginning, containing 155. 60 acres of land, more or less.

APPROVED TRANSFER FOR ESTATE ONLY Delaware County Engineer

EXCEPTING therefrom the following: Situated in Delaware Township, Delaware County, Ohio, and being part of Farm Lot 25, Sec. 3, Twp. 5, Range 19, USM Lands: Beginning at an iron pipe set at the northwest corner of Farm Lot 15, being on the east line of Farm Lot 25; thence S. 05° 49' 02" W. on the east line of Farm Lot 25, also being the west line of Farm Lot 15 a distance of 180.73 feet to an iron pipe set on the northeast corner of an original 152.50 acre tract owned by Locust Curve, Inc., as evidenced in Deed Book 302, page 285, Delaware County Recorder's Office; thence N. 83° 07' 00" W. along the north line of said 152.50 acre tract a distance of 1653.45 feet to an iron pipe set nt the northwest corner of said 152.50 acre tract, being on the west line of Farm Lot 25 (see unrecorded plat by H. O. Core, dated 1910, in Delaware County Engineer's Office, property line agreement setting lot line); thence N. 06° 56' 07" E. along the west line of Farm Lot 25 a distance of 1256.05 feet to an iron pipe set; thence N. 07° 09' 31" E. along the west line of Farm Lot 25 a distance of 8.63 feet to an iron pipe set; thence S. 83° 07' 00" E. a distance of 659.62 feet to an iron pipe set on the east line of Farm Lot 25, also being the west line of Farm Lot 14; thence S. 07° 15' 58" W. along the said common lot line (passing a stone found at 695.00 feet) a total distance of 1083.98 feet to the place of beginning, containing 48.076 acres, more or less and being the same premises conveyed by the grantors and grantees herein to Delvest Properties, a partnership, and Troy Farms, a partnership, by instrument of record in Vol. 369, page 269, Deed Records, Delaware County, Ohio.

Second Tract: In City of Delaware, Delaware County, Ohio, and being the northwest part of Farm Lot 14, Sec. 3, Twp. 5, Range 19, USM Lands bounded and described as follows: Beginning at a stone at the new corner of the northwest corner of said Lot 14; thence South along said west line of said Lot about 60 rods to a post; thence East parallel with the north line of said Lot 11.37 chains to the center of the Troy Pike and passing over a cut stone monument in the west edge of the grade of said pike at 11.215 chains; thence along the center of said Pike N. 29-3/4° W. 8.50 chains, N. 21° 2.50 chains; thence N. 3-1/2° E. 5.27 chains; thence N. 3-1/2° W. 25 feet to a stone on a post, brickbats and broken tile in the north line of said Lot and center of said Pike; thence West about 5.23 chains to the place of beginning, containing 10 acres and 100 rods of land, more or less.

The aforesaid two tracts of this parcel being the same premises of record in Vol. 270, page 30, Deed Records, Delaware County, Ohio.

FOURTH PARCEL: In Delaware Township, Delaware County, Ohio, and being part of Farm Lot 26, Sec. 3, Twp. 5, Range 19, USM Lands: Commencing at northeast corner of Lot 26 on Township line common to Delaware Township and Troy Township; thence S. 07° 09' 31", W. (passing a corner stone found at 0.90 feet) a total distance of 1396.55 feet to a corner stone found (see H. O. Core's unrecorded plat dated 1910 in Delaware County Engineer's Office) said corner stone marking the true place of beginning of the tract herein to be described; thence S. 07° 09' 31" W. along the east line of Farm Lot 26 a distance of 1571.37 feet to an iron pipe set; thence N. 83° 07' 00" W. a distance of 908.64 feet to an iron pipe set on the west line of Farm Lot 26; thence N. 07° 00' 21" E' along the west line of Farm Lot 26 a distance of 1567.48 feet to a stone found on the northwest corner of a 125.4 acre tract described in Deed Book 157, page 553, Delaware County Recorder's Office; thence S. 83° 21' 35" E. along the north line of said 125.4 acre tract a distance of 912.85 feet to the true place of beginning, containing 32.813 acres. For previous instrument of transfer, see Vol. 369, page,266, Deed Records, Delaware County, Ohio.

FIFTH PARCEL: In City of Delaware, Delaware County, Ohio, and being part of Farm Lot 14, Sec. 3, Twp. 5, Range 19, USM Lands. Commencing at a stone found on the Township line common to Troy Township and Delaware Township in the Centerline of Troy Road - County Road 7; thence along the centerline of said road the following three courses and distances: Course #1 - S. 05° 34' 10" E. 374.04 feet to a railroad spike set; Course #2 - S. 17° 46' 50" E. a distance of 163.72 feet to a railroad spike set; Course #3 S. 28° 06' 50" E. a distance of 563.00 feet to a railroad spike set at the true place of, beginning of the tract herein to be described; thence continuing along the centerline of Troy Road (County Road 7) S. 28° 06' 50" E. a distance of 753.00 feet to a railroad spike set; thence S. 31° 30' 50" E. a distance of 31.98 feet to a railroad spike set; thence N. 85° 31' 23" W. , leaving Troy Road (passing an iron pipe set at 37.04 feet) a total distance of 1205.39 feet to an iron pipe set on the west line of Farm Lot 14, also being the east line of Farm Lot 25; thence N. 07° 16' 58" E. along said common lot line a distance of 677.19 feet to a P. K. nail set in a concrete corner post; thence S. 84° 17' 30" E. along the south line of a 10.63 acre tract, described in Deed Book 270, page 31, (passing an iron pipe set at 723.03 feet) a total distance of 748.03 feet to the true place of beginning containing 14.932 acres, more or less.

For previous instrument of transfer see Vol. 369, page 263, Deed Records, Delaware County, Ohio.

APPROVED TRANSFER FOR ESTATE ONLY Delaware County Engineer

STEVEN A. FOX, P.S.
2298 Bethlehem Rd. W. Prospect, Ohio 43342 PH. 614-494-2028

Description of 10.000 Acres
Parcel No. 6

Being Part of the Northwest Quarter of Section 25, Quarter Township 3, Township 6 North, Range 19 West, and being the same 10 acre tract of land, now or formerly owned by Penry Farms, Inc., Deed Vol. 406, pages 297-302, Troy Township, Delaware County, State of Ohio and being more particularly described as follows:

Commencing at an existing survey nail located at the intersection of the centerline of Township Road 196 (Penry Rd.) and South Line of Section 25 with the North-South Half Section Line of Section 25, said point being the Southwest corner of a 5.001 acre tract of land, now or formerly owned by Melissa Marie Penry, Deed Vol. 517, page 433;

Thence along said North-South Half Section Line North 00 deg. 09 min. 00 sec. East for a distance of 2756.71 feet to an iron pin set in the center of Section 25, said point being the Southeast corner of hereinafter described 10.000 acre tract and the point of beginning.

Thence along the East-West Half Section Line of Sec. 25 and North Line of a 130.00 acre tract of land, now or formerly owned by David R. Lehner, et al, Deed Vol. 509, pages 638-40, and South Line of said 10.000 acre tract South 89 deg. 01 min. 10 sec. West for a distance of 660.00 feet to an iron pin set;

Thence along the West Line of said 10.000 acre tract North 00 deg. 24 min. 35 sec. West for a distance of 660.00 feet to an iron pin set;

Thence along the North Line of said 10.000 acre tract North 89 deg. 01 min. 10 sec. East for a distance of 660.00 feet to an iron pin set;

Thence along the East Line of said tract South 00 deg. 24 min. 35 sec. East for a distance of 660.00 feet to an iron pin set and the place of beginning.

Containing 10.000 acres, more or less, and subject to easements, restrictions, and agreements of record. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000, and dated December 16, 1991. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000."

Prior Deed Vol. 406, pages 297-302
Basis of bearings, Survey by S. Fox, dated 8/12/89, centerlineT.R. 196, South 89 deg. 20 min. 00 sec. West

APPROVED FOR TRANSFER CHRIS BAUSERMAN Delaware County Engineer

APPROVED FOR TRANSFER FRED L. SKOLE Delaware County Engineer

RESURVEY NOT REQUIRED FOR CLOSING DEED Pat De Wese

for the convenience of the purchaser. It is not to be construed as a part of any deed or other instrument

-2028

Steven A. Fox, P.S. 7000

STATE OF OHIO STEVEN A. FOX S-7000 REGISTERED SURVEYOR

Dec. 16, 1991
Date of Survey
Job No. 89115

VOL 0648 PAGE 359

Legal description pulled from Deed for Parcel No. 519-312-01-010-000

Being an undivided one-eighth (1/8) interest in the following:

Situated in the County of Delaware in the State of Ohio and in the Townships of Troy and Delaware, and in the City of Delaware and bounded and described as follows:

FIRST PARCEL: First Tract: In Troy Township, Delaware County, Ohio, and in Range 19, Twp. 6, Qtr. Twp. 3, Sec. 25: Beginning at the northeast corner of said Section 25; thence South with the Section line 50 poles to a stake at the northeast corner of lands formerly owned by Milton Warren, now (October, 1947) owned by Wallace and Mary McAllister; thence West with said McAllisters' line to the northwest corner of said McAllisters' tract; thence South with the west line of said Warren's (now McAllister's) to the northeast corner of lands formerly owned by Eben Williams, now owned by Robert Williams; thence West with Williams' land to the east line of lands owned by John Coonfare; thence North with said Coonfare's land to the northeast corner of lands owned by John Coonfare on said Section line; thence East with said Section line to the place of beginning, containing 76 acres and 120 perches, be the same, more or less.

Second Tract: In Troy Township, Delaware County, Ohio, and known as and being the west half of the northwest quarter and a part of the west half of the east half of said northwest quarter of Section 25, Quarter Township 3, Township 6, Range 19, USM Lands: Beginning at the northwest corner of said Section 25 on the township line between Troy and Radnor Townships; thence S. 89° 44' E. along said Section line 98.38 rods to the northwest corner of a 25 acre- tract formerly owned by Peter Coonfare; thence S. 0° 33' W. along the west line of said Coonfare's tract 122.5 rods to the north line of a 10-acre tract formerly owned by E. Williams; thence West along the north line of said 10-acre tract 8.38 rods to the northwest corner of said 10-acre tract; thence S. 0° 33' W. along the west line of said 10-acre tract 40 rods to the south line of said northwest quarter of Section 25; thence N. 89° 44' W. along the south line of said northwest quarter of said Section 25 a distance of 90 rods to the southwest corner of said northwest quarter of Section 25; thence N. 0° 33' E. along the west line of said Section and Township line a distance of 162.5 rods to the place of beginning, containing 100.44 acres of land more or less.

EXCEPTING from the foregoing described premises the following described lands: In Troy Township, Delaware County, Ohio, and being 25 acres of land off the north part of the west half of the northwest quarter, and a part of the west half of the east half of the northwest quarter of Section 25, Quarter Twp. 3, Twp., 6, Range 19, USM Lands: Beginning at the northwest corner of said Section on the Township line between Troy and Radnor Townships; thence S. 89° 44' E. along said Section line 98.38 rods to the northwest corner of a 25-acre tract formerly owned by Peter Coonfare; thence S. 0° 33' W. along the west line of said Coonfare's tract 40.66 rods to a point in said west line; thence N. 89° 44' W. on a line parallel with the north line of said Section 98.38 rods to the west line of said Section; N. 0° 33' E. along the west line of said Section and Township line 40.66 rods to the place of beginning, containing 25 acres of land, and being 25 acres off the north part of a 100-acre tract conveyed by Stephen E. Coonfare, et al. to John D. Anderson, et al., of record in Vol. 148, page 37, Delaware County, Ohio Deed Records.

APPROVED: TRANSFER FOR ESTATE ONLY Delaware County Engineer

ALSO EXCEPTING the following: In Troy Township, Delaware County, Ohio, and being in Range 19, Twp. 6, Sec. 26, part of the west part of the northwest 1/4 section, U. S. Military Lands: Beginning at a P. K. spike set on the west line of Section 25, also the center line of Township Road No. 8, said point of beginning bears S. 0° 33' W. 912.55 feet from the northwest corner of said Section 25; thence S. 89° 27' E. 307 feet to an iron pipe, passing over an iron pipe at 20 feet; thence S. 0° 33' W. 120.00 feet to an iron pipe; thence N. 89° 27' W. 307 feet to the west line of Section 25, and the centerline of Township Road No. 8, passing over an iron pipe at 287 feet; thence N. 0° 33' E. along the west section line 120 feet to the point of beginning, containing 0.845 acres of land, subject to all legal highways and easements of record and being the same premises of record in Vol. 306, page 578, Deed Records, Delaware County, Ohio.

The above described real estate, less the two exceptions therefrom, being the same premises conveyed to Fred D. Price and John C. Price by deed of record in Vol. 221, page 599, Deed Records, Delaware County, Ohio.

SECOND PARCEL: First Tract: In Troy Township, Delaware County, Ohio, formerly known as the Max Franks farm, being a part of the west half of Lot 8, Sec. 2, Twp. 5, Range 19, USM

VOL 0647 PAGE 507

5-31-98 For applicable Deed see Vol 648 pg 355-

Lands: Bounded as follows: Beginning at a stone on a post by two white oaks on the Section line of the division corner of said Lot 8; thence N. 0° 45' E. along the division line 102-3/4 rods to a stone on a post in the center of the County Road; thence along the center of said Road, N. 77-1/2° W. 74 rods 14 links to a stone on a post at the northeast corner of a tract of land sold to William Chamberlain; thence S. 0° 45' along his east line 117 rods 12-3/4 links to a post on the Section line by hickory and elm; thence S. 89° E. along said Section line 72 rods and 15-3/4 links to the place of beginning, containing, 50 acres, more or less.

Second Tract: Also in Troy Township, Delaware County, Ohio, and in Range 19, Twp. 5, Sec. 2, middle part of south part of Lot 8 in said Section 2: Commencing on the Township line between Delaware and Troy Townships in said County at the southeast corner of a tract of land formerly owned by Asabel Welch, since by W. G. Norris; thence North on the east line of said Norris land 100 rods to the center of the County Road; thence East along said road 80 rods; thence S. 100 rods to the Township line; thence West on the Township line 80 rods more or less to the place of beginning, containing 50 acres, more or less.

For previous instrument of transfer as to the aforesaid two 50-acre tracts see Vol. 270, page 30, Deed Records, Delaware County, Ohio, and Vol. 371, page 279, Deed Records, Delaware County, Ohio.

THIRD PARCEL: First Tract: In Delaware Township, Delaware County, Ohio: Being the north part of Farm Lot 25, Range 19, Twp. 5, Sec. 3, USM Lands, and bounded and described as follows: Beginning at the northwest corner of said Lot in the north line of said Section; thence East along the north line of said lot and section 100 poles, more or less, to the northeast corner thereof; thence South along the east line of said Lot 249 poles, more or less, to the northeast corner of that part of said lot conveyed by James W. Mooney to S. H. and E. J. Hickinbotham, May 31, 1902, the deed for which is recorded in Vol. 117, page 601, Deed Records of said County; thence west along the north line of said Hickinbotham land, 100.32 poles to the west line of said Lot; thence north along said west line 249 poles, more or less, to the place of beginning, containing 155. 60 acres of land, more or less.

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Delaware County Engineer

EXCEPTING therefrom the following: Situated in Delaware Township, Delaware County, Ohio, and being part of Farm Lot 25, Sec. 3, Twp. 5, Range 19, USM Lands: Beginning at an iron pipe set at the northwest corner of Farm Lot 15, being on the east line of Farm Lot 25; thence S. 05° 49' 02" W. on the east line of Farm Lot 25, also being the west line of Farm Lot 15 a distance of 180.73 feet to an iron pipe set on the northeast corner of an original 152.50 acre tract owned by Locust Curve, Inc., as evidenced in Deed Book 302, page 285, Delaware County Recorder's Office; thence N. 83° 07' 00" W. along the north line of said 152.50 acre tract a distance of 1653.45 feet to an iron pipe set at the northwest corner of said 152.50 acre tract, being on the west line of Farm Lot 25 (see unrecorded plat by H. O. Core, dated 1910, in Delaware County Engineer's Office, property line agreement setting lot line); thence N. 06° 56' 07" E. along the west line of Farm Lot 25 a distance of 1256.05 feet to an iron pipe set; thence N. 07° 09' 31" E. along the west line of Farm Lot 25 a distance of 8.63 feet to an iron pipe set; thence S. 83° 07' 00" E. a distance of 659.62 feet to an iron pipe set on the east line of Farm Lot 25, also being the west line of Farm Lot 14; thence S. 07° 15' 58" W. along the said common lot line (passing a stone found at 695.00 feet) a total distance of 1083.98 feet to the place of beginning, containing 48.076 acres, more or less and being the same premises conveyed by the grantors and grantees herein to Delvest Properties, a partnership, and Troy Farms, a partnership, by instrument of record in Vol. 369, page 269, Deed Records, Delaware County, Ohio.

Second Tract: In City of Delaware, Delaware County, Ohio, and being the northwest part of Farm Lot 14, Sec. 3, Twp. 5, Range 19, USM Lands bounded and described as follows: Beginning at a stone at the new corner of the northwest corner of said Lot 14; thence South along said west line of said Lot about 60 rods to a post; thence East parallel with the north line of said Lot 11.37 chains to the center of the Troy Pike and passing over a cut stone monument in the west edge of the grade of said pike at 11.215 chains; thence along the center of said Pike N. 29-3/4° W. 8.50 chains, N. 21° 2.50 chains; thence N. 3-1/2° E. 5.27 chains; thence N. 3-1/2° W. 25 feet to a stone on a post, brickbats and broken tile in the north line of said Lot and center of said Pike; thence West about 5.23 chains to the place of beginning, containing 10 acres and 100 rods of land, more or less.

The aforesaid two tracts of this parcel being the same premises of record in Vol. 270, page 30, Deed Records, Delaware County, Ohio.

FOURTH PARCEL: In Delaware Township, Delaware County, Ohio, and being part of Farm Lot 26, Sec. 3, Twp. 5, Range 19, USM Lands: Commencing at northeast corner of Lot 26 on Township line common to Delaware Township and Troy Township; thence S. 07° 09' 31", W. (passing a corner stone found at 0.90 feet) a total distance of 1396.55 feet to a corner stone found (see H. O. Core's unrecorded plat dated 1910 in Delaware County Engineer's Office) said corner stone marking the true place of beginning of the tract herein to be described; thence S. 07° 09' 31" W. along the east line of Farm Lot 26 a distance of 1571.37 feet to an iron pipe set; thence N. 83° 07' 00" W. a distance of 908.64 feet to an iron pipe set on the west line of Farm Lot 26; thence N. 07° 00' 21" E' along the west line of Farm Lot 26 a distance of 1567.48 feet to a stone found on the northwest corner of a 125.4 acre tract described in Deed Book 357, page 553, Delaware County Recorder's Office; thence S. 83° 21' 35" E. along the north line of said 125.4 acre tract a distance of 912.85 feet to the true place of beginning, containing 32.813 acres. For previous instrument of transfer, see Vol. 369, page,266, Deed Records, Delaware County, Ohio.

FIFTH PARCEL: In City of Delaware, Delaware County, Ohio, and being part of Farm Lot 14, Sec. 3, Twp. 5, Range 19, USM Lands. Commencing at a stone found on the Township line common to Troy Township and Delaware Township in the Centerline of Troy Road - County Road 7; thence along the centerline of said road the following three courses and distances: Course #1 - S. 05° 34' 10" E. 374.04 feet to a railroad spike set; Course #2 - S. 17° 46' 50" E. a distance of 163.72 feet to a railroad spike set; Course #3 S. 28° 06' 50" E. a distance of 563.00 feet to a railroad spike set at the true place of, beginning of the tract herein to be described; thence continuing along the centerline of Troy Road (County Road 7) S. 28° 06' 50" E. a distance of 753.00 feet to a railroad spike set; thence S. 31° 30' 50" E. a distance of 31.98 feet to a railroad spike set; thence N. 85° 31' 23" W. , leaving Troy Road (passing an iron pipe set at 37.04 feet) a total distance of 1205.39 feet to an iron pipe set on the west line of Farm Lot 14, also being the east line of Farm Lot 25; thence N. 07° 16' 58" E. along said common lot line a distance of 677.19 feet to a P. K. nail set in a concrete corner post; thence S. 84° 17' 30" E. along the south line of a 10.63 acre tract, described in Deed Book 270, page 31, (passing an iron pipe set at 723.03 feet) a total distance of 748.03 feet to the true place of beginning containing 14.932 acres, more or less.

For previous instrument of transfer see Vol. 369, page 263, Deed Records, Delaware County, Ohio.

APPROVED
TRANSFER FOR
ESTATE ONLY
Delaware County Engineer

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT

PAUL F. PRICE AND PHYLLIS H. PRICE, HUSBAND AND WIFE

of Delaware County, State of Ohio, for valuable consideration paid, grant, to

PHYLLIS H. PRICE, TRUSTEE OF THE PHYLLIS H. PRICE INTERVIVOS TRUST U/A AUGUST 5, 1998

whose tax mailing address is:

1649 Troy Road, Delaware, OH 43015

the following real property:

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 VOID UNDER FEDERAL LAW AND ARE UNENFORCEABLE.

PARCEL ONE:

FIRST TRACT:

Situated in the Township of Troy, County of Delaware, State of Ohio, and in R. 19, Tp. 5, Sec. 2 and S. E. part of Lot No. 8. U.S.M. Survey, bounded and described as follows:
Beginning at a post by two black ashes at the corner of Lots 1 & 8 on the S. line of said Sec.; thence N. 0° 21 1/2' E. along tier line and in the county road 100 rods to a post by two while oaks at H. Welche's S. E. corner; thence N. 89 1/2° W. along said Welche's S. line 80 rods to a post by a white oak and red oak; thence S. 0° 21 1/4' W. 100 rods to a post by an oak and beech on the section line; thence S. 89 1/2° E. along the section line 80 rods to the place of beginning containing 50 acres of land.

SECOND TRACT:

Situated in the Township of Troy, County of Delaware, and State of Ohio; being in the South part of Lot 8, Section 2, Township 5, Range 19, U.S.M. Lands; bounded and described as follows:
Beginning at a corner stone found at Point "E" on the southwest corner of a 50 acre tract of land formerly owned by Dexter Durfee, now Martha E. Davies, and on the line between the Township of Troy and the Township of Delaware and being 80 rods West of the Southeast corner of Lot 8 (DEED DISTANCE); thence North 85° 15' West, 662 feet to a stone at point "D"; thence North 4° 15' East, a distance of 1690.50 feet to a point in the center of Hills-Miller Road No. 192; thence South 84° 45' East along the center of said Hills-Miller Road No. 192, a distance of 664.8 feet to a point; thence Southerly a distance of 1687 feet to the place of beginning.
Containing 25.7 acres more or less but subject to all easements and rights of way of record.
NOTE: THE 1.682 ACRE TRACT IN PARCEL TWO IS INCLUDED IN THE ABOVE DESCRIPTION OF THE FIRST AND SECOND TRACT BUT IS LISTED SEPARATELY ON THE AUDITOR'S DUPLICATE.

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THIRD TRACT
Situated in the Township of Delaware, County of Delaware and State of Ohio; being a part of Farm Lot 26, Section 3, Township 5, Range 19, U.S.M.Lands and bounded and described as follows: Beginning at an old corner stone found at the northeast corner of Farm Lot 26, also being on the Township line between Delaware Township and Troy Township; thence South 5° 03' 30" West, along the east line of Lot 26, a distance of 1396.27 feet to an old corner stone; thence North 85° 27' 30" West, a distance of 914.03 feet to a corner stone found on the West line of Lot 26; thence North 4° 59' East along the West line of said Lot, a distance of 1396.26 feet to an iron

Delaware County
The Grantor has complied with
Section 319.202 of the R.C.
Date 8/10/98 Transfer Tax Paid -0-
Transferred in the name of
Ann M. Peterson, Auditor By S Copp

pipe set on the north line of Delaware Township; thence South 85° 27' 30" East, along the line between Delaware Township and Troy Township, a distance of 915.87 feet to the place of beginning.
Containing 29.33 acres more or less, but subject to all easements and rights of way of record.
For last conveyance refer to Deed Book 182, Page 48, Delaware County, Recorder's Office.

PARCEL TWO

Situated in the County of Delaware, Township of Troy, State of Ohio, and more particularly described as follows:
Being in the southeast part of Lot 8, Section 2, Range 19-West, Township 5-North, USM Lands, Troy Township, Delaware County, Ohio and more particularly described as follows:
Beginning at a survey spike set in the east line of Lot 6 (center line of Troy Road No. 7), said spike being North 3° 45' 00" East a distance of 570.31 feet from a railroad spike located in the Southeast corner of said Lot 8; thence North 86° 15' 00" West and passing an iron rod set at 30.00 feet for a total distance of 333.00 feet to an iron rod set; thence North 3° 45' 00" East a distance of 220.00 feet to an iron rod set; thence South 86° 15' 00" East and passing an iron rod set at 303.00 feet for a total distance of 330.00 feet to a survey spike set in the East line of said Lot 8 and the center line of said Troy Road No. 7; thence South 3° 45' 00" West along the East line of said Lot 8 and the center line of Troy Road a distance of 220.00 feet to the place of beginning.
Same containing 1.682 acres of land, more or less, of which .15 acre being in the right-of-way, all being subject to all legal highways and easements of record.

PARCEL THREE

Situated in the Township of Troy, County of Delaware, State of Ohio, being part of Farm Lots 7 and 8 in Section 2, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:
Beginning at a railroad spike set at the intersection of the centerline of Township Road 192 (Hills-Miller Road) and the west right of way line of the old C.D. & M. Electric Railway Company, said point being 335 feet west of the intersection of the centerline of said Township Road 192 and County Road 7 (Troy Road); thence North 86° 47' 57" West, along the said centerline of Township Road 192, a distance of 1,027.58 feet to a railroad spike set; thence North 86° 07' 57" West, continuing along the said centerline of Township Road 192, a distance of 1,522.90 feet to a railroad spike set; thence North 03° 16' 23" East, (passing an iron pipe set at 30.00 feet) a total distance of 819.94 feet to an iron pipe set, all iron pipes set are set with a plastic cap marked 'SLSS RS 6612"; thence North 02° 49' 43" East, a distance of 698.56 feet to an iron pipe set; thence North 03 ° 04' 37" West, a distance of 145.81 feet to an iron pipe set; thence North 01° 24' 03" East, a distance of 802.09 feet to an iron pipe set; being on the south line of a 54.6 acre tract now or formerly owned by Richard R. and Christina Lehner as described in Deed Book 421, page 198, all records referred to are recorded in the Delaware County Recorder's Office; thence South 87° 23' 00" East, along the said south line of the 54.6 acre tract, a distance of 1,052.05 feet to an iron pipe set, being on the said west right-of-way line of the old C. D. & M. Electric Railway Company; thence South 26° 58' 00" East, along the said west line of the C. D. & M. Electric Railway Company also being 100 feet from and parallel with the centerline of the Chessie System (old Hocking Valley Railroad), a distance of 949.89 feet to an iron pipe set; thence continuing along the said west right-of-way line of the old C. D. & M. Electric Railway Company, along a curve to the left having a central angle of 2° 30' 00" a radius of 5,829.65 feet and a chord of 254.34 feet, bearing South 28° 13' 00" East, thence South 29° 28' 00" East, continuing along the said west right-of-way line of the old C. D. & M. Electric Railway Company,m a distance of 1,728.72 feet to the point of beginning.
Containing 101.05 acres, more or less, being all of the land described in Deed Book 223, Page 527 of which there is approximately 9.68 acres in Farm Lot 7 and 47.72 acres in said Farm Lot 8 and being part of a 59.25 acre tract described in Deed Book 262,

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Page 167 of which there is approximately 13.96 acres in Farm Lot 7 and 29.69 acres in said Farm Lot 8;subject to all easements, restrictions and rights-of-way, if any, of record.
Surveyed by Frank Celio, Surveyor, Registration Number of 6612 on April 8, 1984. Basis of bearings is the center line of the Chessie Systems Railroad per survey found in the Delaware County Engineer's Office.

The Grantors further convey to the Grantees and their successors and assigns a perpetual easement for non-exclusive use of the lane on the following described premises for farming purposes only provided, however:
(1) that such easement shall be subject to the right of the Grantors and their successors and assigns to use the easement area for farming purposes and ingress and egress to the Grantors' remaining real estate;
(2) that, in the event the Grantors' or their successors desire to place fencing along the west side of the easement area, the Grantees and their successors and assigns shall share equally in the cost of such fencing;
(3) that the easement is not intended to provide the Grantees with ingress or egress to Hills-Miller Road; and
(4) that the Grantees and their successors and assigns shall share equally in the costs and efforts of maintaining the easement area in ta condition equal to its present condition.
Situated in the Township of Troy, County of Delawnre, State of Ohio, being part of Farm Lots 7 and 8 in Section 2, Township 5, Range 19 of the United States Military Lands and being more particularly described as follows:
Commencing at the southwest corner of the above described 101.05 acre tract; thence North 03° 16' 23" East, along the west line of the said 101.05 acre tract; thence North 03° 16' 23" East, along the west line of the said 101.05 acre tract, a distance of 300.00 feet to the true point of beginning of the following described easement; thence North 86° 43' 37" West, a distance of 15.00 feet to a point; thence North 03° 16' 23" East, a distance of 519.94 feet to a point; thence North 02° 49' 43" East a distance of 698.56 feet to a point; thence North 03° 04' 37" West, a distance of 145.81 feet to a point; thence North 01° 24' 03" East, a distance of 801.92 feet to a point, being on the south line of the said 54.6 acre tract; thence South 87° 23' 00" East along the said south line of the 54.6 acre tract, a distance of 15.00 feet to the northwest corner of the said 101.05 acre tract; thence along the west line of the said 101.05 acre tract the following four (4) courses and distances:
Course (1) - South 1° 24' 03" West a distance of 802.09 feet to an iron pipe set;
Course (2) - South 03° 04' 37"West a distance of 145.81 feet to an iron pipe set;
Course (3) - South 02° 49' 43" West a distance of 698.56 feet to an iron pipe set;
Course (4) -South 03° 16' 23" West a distance of 519.94 feet to the true point of beginning.
This deed is executed by Grantors and accepted by Grantees subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations, and reservations of record, zoning restrictions which have been imposed thereon, and all prorated taxes, based upon Current Agricultural Use Valuation to the date of closing.
Prior Instrument Reference - Volume 460, Page 597, Delaware County Recorder's Office.

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PARCEL FOUR
Situated in the County of Delaware, Township of Troy and State of Ohio and described as follows:
Situated in Part of Farm Lots 7 and 8 in Section 2, Township 5 North, Range 19 West in the United States Military Lands, Troy Township, Delaware County, State of Ohio and being more particularly described as follows:
Commencing at an existing railroad spike located at the intersection of the West Right-of-Way Line of the former C. D. & M. Electric Railway Company with the centerline of Township Road 192 (Hills-Miller Road), said point being 335.33 feet northwesterly from a 3/4 inch dia. iron pipe found on the centerline of County Road 7 (Troy Road);
Thence along the centerline line of Township Road 192 North 86° 47' 57" West for a

distance of 1027.58 feet to a railroad spike found;
Thence continuing along said centerline North 86° 07' 57" West for a distance of 1522.90 feet to a railroad spike found on the southwest corner of a 101.05 acre tract of land, now or formerly owned by Paul F and Phyllis H. Price, Deed Volume 460, page 597;
Thence North 03° 16' 23"East for a distance of 783.84 feet to an iron pin set (passing over a 3/4 inch dia. iron pipe found at a distance of 30.00 feet) and the point of beginning.
Thence along Grantor's East Line North 03° 16' 23" East for a distance of 36.10 feet to a 3/4 inch iron pipe found;
Thence North 02° 49' 43" East for a distance of 698.56 feet to a 3/4 inch dia. iron pipe found;
Thence North 03° 04' 37" West for a distance of 145.81 feet to a 3/4 inch dia. iron pipe found;
Thence North 01° 24' 03" East for a distance of 802.09 feet to a 3/4 inch dia. iron pipe found on the south line of a 54.66 acre tract of land now or formerly owned by Richard R. and Christina L. Lehner, Deed Vol. 421, page 198;
Thence along Grantor's North Line North 87° 11' 08" West for a distance of 387.04 feet to an iron pin set on Grantor's West Line; thence along Grantor's West Line South 02° 36' 19" West for a distance of 792.52 feet to an iron pin set at the southeast corner of a 60.00 acre tract of land, now or formerly owned by James W. Miller, Vol. 200, page 79;
Thence along Grantor's North Line and Lot Line between Lots 7 and 8 North 86° 26' 14" West for a distance of 338.94 feet to an iron pin set; thence South 02° 36' 19" West for a distance of 886.31 feet to an iron pin set;
Thence South 86° 38' 32" East for a distance of 754.15 feet to an iron pin set on Grantor's East Line and the place of beginning.
Containing 22.552 acres more or less, (7.237 acres, more or less in Lot 7) and (15.315 acres more or less in Lot 8). subject to legal highways, easements, restrictions and agreements of record. Also subject to driveway easement for ingress and egress purposes, Deed Volume 460, page 598. This description prepared from a survey performed by Steven A. Fox, Registered Professional Surveyor 7000 and dated August 16, 1986. All 5/8 inch dia. iron pins set have a plastic identity cap with the inscription "Fox P.S. 7000".
Prior Instrument Reference : Volume 483, Page 042, Delaware County Recorder's Office.

WITNESS our hands this 15th day of August, 1998.

Signed and acknowledged in presence of:

Barbara A Whitney

Paul F Price
(Paul F. Price)

Phyllis H. Price
(Phyllis H. Price)

STATE OF OHIO
COUNTY OF DELAWARE, ss:

Before me a Notary Public in and for said County and State, personally appeared the above named

Paul F. Price and Phyllis H. Price

who acknowledged that they did sign the foregoing instrument and that the same is their free act and deed.

VOL 0647 PAGE 513

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal at Delaware, Ohio, this 1ST day of August, 1998.

W. DUNCAN WHITNEY, Attorney-At-Law
NOTARY PUBLIC - STATE OF OHIO
My Commission Has no Expiration Date
Sec. 147.03 R.C. Ohio

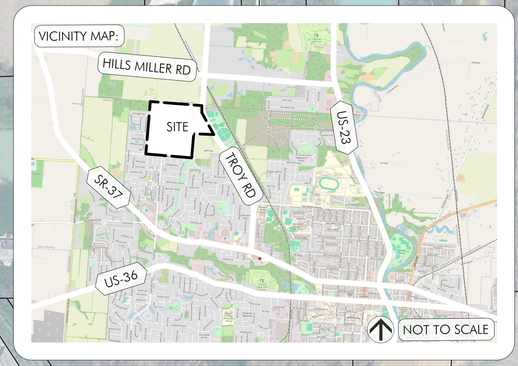
Notary Public

This instrument prepared by Firestone & Whitney, 15 West Winter Street, Delaware, OH 43015.

9800024989
Filed for Record in
DELAWARE COUNTY, OHIO
KAY E. CONKLIN
On 08-21-1998 At 09:32 am.
DEED 26.00
Vol. 647 Pg. 510 - 514

9800024989
DUNCAN WHITNEY
PICK UP

CONCEPT PLAN



TROY TOWNSHIP (BUCKEYE VALLEY SCHOOL DISTRICT)

CITY OF DELAWARE (CITY OF DELAWARE SCHOOL DISTRICT)

FUTURE HOUK RD CONNECTION TO HILLS MILLER ROAD

EXISTING TRAIL, TYP.

CONNAUGHT PL

D
+/- 28.59 AC

E
+/- 31 AC

PROPOSED CONNAUGHT PL EXTENSION

EXISTING WOOD LOT

PROPOSED MULTI-USE TRAIL CONNECTIONS

C
+/- 44 AC

F
+/- 20.5 AC

SMITH PARK

WATERLINE LOCATION

60' WATER EASEMENT

PROPOSED HOUK RD EXTENSION

PROPOSED MULTI-USE TRAIL CONNECTIONS

B
+/- 59 AC

SILVERSMITH LN

PROPOSED SILVERSMITH LN EXTENSION

THE RESIDENCES AT LUCY RIDGE

A
+/- 17.5 AC

MERRICK BLVD

FARMLAND DR

N HOUK RD

TROY RD

ZONING COMPLIANCE APPROVAL
DELAWARE, OH
Anna S. Kelsey
Anna S. Kelsey
PLANNING & ZONING ADMINISTRATOR

SITE DATA:

Proposed Zoning: MX-PUD

Sub Area A:	+/- 17.5 AC.
Sub Area B:	+/- 59 AC.
Sub Area C:	+/- 44 AC.
Sub Area D:	+/- 28.59 AC.
Sub Area E:	+/- 31 AC.
Sub Area F:	+/- 20.5 AC.
Total Site AC:	+/- 200.59 AC.
Gross Maximum Overall Density:	+/- 6.3 DU/AC.

0 200 400 600 ft