



Item Cover Page

CITY COUNCIL AGENDA ITEM REPORT

DATE: February 10, 2025

SUBMITTED BY: Anna Kelsey, Planning Department

ITEM TYPE: Ordinances

AGENDA SECTION: **CONSIDERATION OF ORDINANCE NO. 25-06**

SUBJECT: Ordinance No. 25-06, an ordinance approving a request by Addison Properties for approval of a Rezoning Amendment from A-1, Agriculture with the Southwest Overlay to R-PUD (Residential Planned Unit Development) on 141.551 acres located along Sawmill Parkway.

SUGGESTED ACTION:

ATTACHMENTS:

[1 PUD 25-2 Addison Sawmill R-PUD Fact Sheet.docx](#)

[2 PUD 25-2 Addison Sawmill PC Report.docx](#)

[3 PUD 25-2 Addison Sawmill R-PUD Ordinance.docx](#)

[4 PUD 25-2 Addison Sawmill exhibits.pdf](#)



FACT SHEET

AGENDA ITEM NO: 15

DATE: 2/10/25

ORDINANCE NO: 25-06

RESOLUTION NO:

READING: FIRST

PUBLIC HEARING: YES (2/24/25
at 7:20 p.m.)

TO: Mayor and Members of City Council

FROM: Paul J. Brake, City Manager

VIA: Sandra Pereira, Planning & Community Development Director

TITLE OF PROPOSED ORDINANCE/RESOLUTION:

An Ordinance approving a request by Addison Properties for approval of a Rezoning Amendment from A-1, Agriculture with the Southwest Overlay to R-PUD (Residential Planned Unit Development) on 141.551-acres located along Sawmill Parkway.

BACKGROUND:

See attached staff report and attachments.

REASON WHY LEGISLATION IS NEEDED:

To achieve compliance with Chapter 1130: Amendments of the Codified Ordinances.

COMMITTEE RECOMMENDATION:

Planning Commission approved this case 6-0 on February 5, 2025

FISCAL IMPACT(S):

N/A

POLICY CHANGES:

N/A

PRESENTER(S):

Sandra Pereira, Planning & Community Development Director

RECOMMENDATION:

Staff recommends approval

ATTACHMENT(S)

See attached

PLANNING COMMISSION STAFF REPORT

CASE ID: PUD 25-2 Addison Sawmill

APPLICANT: Addison Properties
3401 Enterprise Pkwy, Suite 410
Beachwood, OH 44122



REQUEST

A request by Addison Properties for approval of a Rezoning Amendment from A-1, Agriculture with the Southwest Overlay to R-PUD (Residential Planned Unit Development) on 141.551-acres located along Sawmill Parkway.

BACKGROUND/ LOCATION

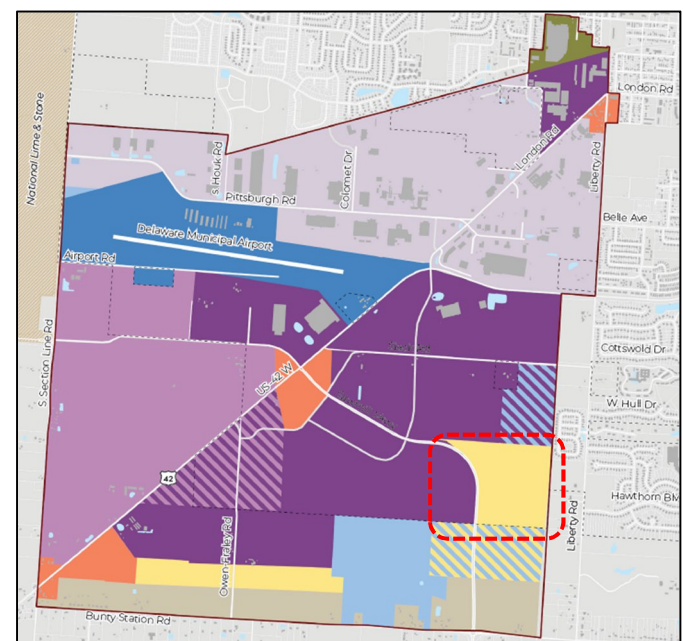
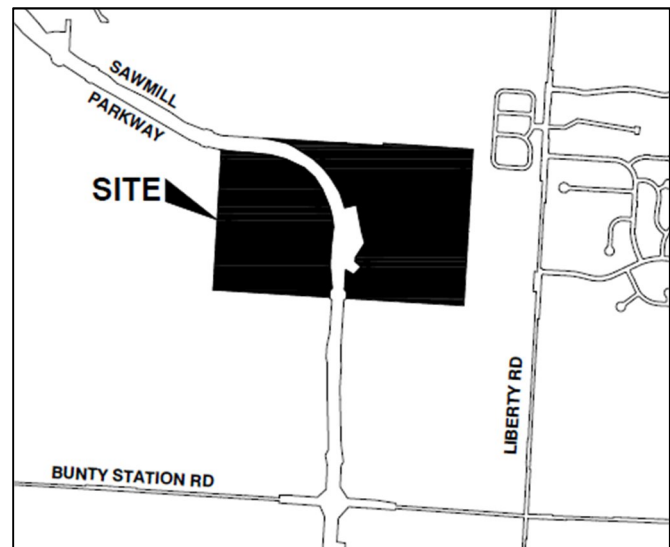
The subject property is located along Sawmill Parkway approximately 0.5 miles southeast of U.S. 42. The 141.55-acre site is bisected by Sawmill Parkway and consists of four parcels. The parcels were annexed into the city of Delaware in 1997. After preliminary staff review, the applicant is proposing to rezone the site from SWA-7: Suburban Mixed-Use and SWA-4: Multi-use Innovation to R-PUD (Residential-Planned Unit Development) for a proposed single-family and townhome development.

EXISTING CONDITIONS/ CURRENT ZONING

The subject property is located within the designated Southwest Focus Area of the city of Delaware's Delaware Together Comprehensive Plan. The subject property is currently utilized as agricultural and/or unimproved land with an existing SWA-7: Suburban Mixed-Use zoning designation east of Sawmill Parkway and SWA-4: Multi-use Innovation zoning designation west of Sawmill Parkway. The surrounding properties are also located within the Southwest Overlay.

STAFF ANALYSIS

Zoning: The applicant is requesting to rezone the subject property to a Residential-Planned Unit Development (R-PUD) with the intent to construct a development comprised of single-family and townhomes. Should the zoning map amendment be approved, the proposed PUD will be divided into two sub-areas. Sub-



- | | |
|--------------------------------------|-----------------------------------|
| SWA-1: Corridor Commercial | SWA-6: Suburban Mixed Residential |
| SWA-2: Traditional Industrial Campus | SWA-7: Suburban Mixed use |
| SWA-3 Innovative Business Campus | SWA-8 Suburban Residential |
| SWA-4 Multi-use Innovation | SWA-9 Government Campus |
| SWA-5 Airport | |

Area A (61-acres) will be located west of Sawmill Parkway and will permit a single-family residential neighborhood up to 4.14 lots per acre. Sub-Area B (80-acres) will be located east of Sawmill Parkway and will permit multi-family dwellings, including townhomes up to 6.35 lots per acre.

Land Use and Comprehensive Plan: This section of the Southwest Focus Area is undeveloped, and the subject property will anchor a transitional area of the Southwest planning area's future land use goals of Suburban Mixed-Use residential to the south and Business Campus (Multi-use innovation) land uses to the north and west along Sawmill Parkway.

The proposed R-PUD zoning map amendment will permit the development type aligned with Suburban Mixed Residential by providing a variety of housing typologies including single-family, attached townhomes, and multi-family residential developed near (future) commercial and employment areas to the west and north. This proposed Zoning Map Amendment meets several of the goals and actions of the Southwest Plan, including:

- Action B2. Provide infrastructure for multimodal access and ease of mobility for pedestrians and cyclists.
- Action E1. Integrate workforce housing (attainable housing for area workers) in key locations.
- Action E2. Encourage buffering using landscaping, design features, and transitional uses between commercial and residential areas.
- Action F.4: Explore a regional stormwater approach.

Additionally, this proposal meets several of the goals and actions of Delaware Together, including:

- Objective A.1: Encourage a greater mix of land uses in selected locations.
- Objective A.8: Improve design quality and align the design of major corridors.
- Action A.10.1: Require coordinated development on larger parcels.
- Action A.14.1: Implement the Bicycle and Pedestrian Master Plan 2027.
- Action B.8.10: Integrate new uses at key locations.

Concept Plan: The proposed residential development will be comprised of two sub-areas. Sub-Area A, located west of Sawmill Parkway (shown in yellow below), is proposed to be developed into a single-family residential neighborhood and Sub-Area B, located east of Sawmill Parkway (shown in purple below), is proposed to be developed to accommodate multi-family dwellings, including attached townhomes. Should the zoning map amendment be approved, the applicant will need to follow-up with development plans and plats for the two sub-areas.



Access and Traffic

Full access to each sub-area from Sawmill Parkway will be limited to the existing full-access curb cut adjacent to the property at the south property line. The applicant will be responsible for constructing the extension road into each sub-area along the south property line. One additional right-in right-out access point off Sawmill Parkway is proposed for each sub-area at a point north of the proposed basin on Subarea A, and of the existing basin on Sub-area B. The interior road network for Sub-Area A is shown conceptually in the site plan above. The final design and location of all roads and access points will be reviewed and approved at the development plan stage. The applicant will be required to complete a Traffic Impact Study (TIS) for this site, which must be completed and accepted prior to the submittal of a Development Plan application.

Screening and Buffering

A fifty-foot buffer, as shown on the concept plan, will be required along the western boundary of this site and will serve as a barrier between the residential development and any future nonresidential developments to the west. The buffer may not contain any buildings or paved surfaces with the exception of walking paths and does also allow for stormwater detention/retention facilities. The final details of the landscaping that will be included in that buffer will be reviewed and approved at the development plan stage.

Open Space

Open space will be required in each residential sub-area. Per the applicant's conceptual plan, fifteen (15) acres (32% of net area) of open space will be provided in Sub-Area A. Forty-six (46) acres (58% of net area) will be provided in Sub-Area B. Active open space areas (i.e. pocket parks, trails, etc.) will need to be accessible and connect to the interior sidewalk network and be shown on the Development Plan applications for each of the Sub-Areas.

Building Design

Building plans, designs, and elevations for all structures are to be determined and will be reviewed and approved at the Development Plan stage.

Signage and Lighting

A lighting plan and comprehensive sign plan will be required and reviewed at the Development Plan Stage.

Procedures:

The applicant will be required to plat the full site (including all easements, right-of-way, etc.) prior to the issuance of any building permits. Each sub-area (or portion of a sub-area) will require development plan approval.

RECOMMENDATION

Staff recommends approval of the request with the conditions of approval outlined in the attached resolution.

NOTES

ORDINANCE NO. 25-

AN ORDINANCE APPROVING A REQUEST BY ADDISON PROPERTIES FOR APPROVAL OF A REZONING AMENDMENT FROM A-1, AGRICULTURE WITH THE SOUTHWEST OVERLAY TO R-PUD (RESIDENTIAL PLANNED UNIT DEVELOPMENT) ON 141.551-ACRES LOCATED ALONG SAWMILL PARKWAY.

WHEREAS, the Planning Commission at its meeting on February 5, 2025 recommended approval of a request by Addison Properties for approval of a Rezoning Amendment from A-1, Agriculture with the Southwest Overlay to R-PUD (Residential Planned Unit Development) on 141.551-acres located along Sawmill Parkway (PC Case PUD 25-2).

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

SECTION 1. A request by request by Addison Properties for approval of a Rezoning Amendment from A-1, Agriculture with the Southwest Overlay to R-PUD (Residential Planned Unit Development) on 141.551-acres located along Sawmill Parkway, is hereby confirmed, approved, and accepted with the following conditions:

1. The concept plan dated "Received 01/08/25" illustrates the general layout of the development within this Planned Unit Development.
2. Uses permitted (P) in this Residential Planned Unit Development are as follows:

	Sub-Area A	Sub-Area B
Single-Family Detached	P	P
Single-Family Attached	P	P
Two- or Three-Family		P
Multi-Family		P

3. Site setbacks shall be as shown on the concept plan dated "Received 01/08/25"
4. Minimum building setbacks within individual Sub-Areas shall be established at the Development Plan stage.
5. The net density of each sub-area shall not exceed the amount shown on the concept plan dated "Received 01-08-25".

6. The applicant is responsible for the design and construction of the public road along the south boundary of the property, in conformance with City Code and Engineering standards including but not limited to tree lawn, street trees, and sidewalk and/or path. This road shall be unloaded (no residential lots with direct access to the road).
7. The City Engineer shall determine the final design and location of all access points at the development plan stage.
8. A 50-foot buffer shall be provided on the western property line of sub-area A. Landscaping and screening within that buffer shall be determined at the development plan stage.
9. A minimum 10-foot asphalt path shall be required along the east and west side of Sawmill Parkway.
10. All public and private roads in each sub-area shall have a minimum of 5-foot sidewalks on each side.
11. Active open space (i.e. pocket parks, trails, etc.) shall be required in each residential Sub-Area.
12. Signage requirements shall be determined at the Development Plan stage.

SECTION 2. That the Zoning Map referenced in §1131.02 of the Planning and Zoning Code be amended to rezone approximately 141.55 acres of land as further depicted in Exhibit A from A-1, Agricultural (within the Southwest Overlay), to R-PUD, Residential Planned Until 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 Revised Code.

VOTE ON RULE SUSPENSION: YEAS____NAYS____ ABSTAIN____

PASSED: _____, 2025 YEAS____NAYS____ABSTAIN____

ATTEST: _____
CITY CLERK

MAYOR

01/08/25

DATE RECEIVED



Master Zoning & Development Application

PUD 25-2

CASE NUMBER

Planning Commission / City Council

- ☒ Rezoning / Zoning Amendment
☐ Comprehensive Plan Amendment
☐ Development Plan
☐ Development Plan Extension
☐ Development Plan Minor Modification
☐ Development Plan Major Modification
☐ Conditional Use Approval

- ☐ Preliminary Subdivision Plat
☐ Preliminary Subdivision Plat Extension
☐ Final Subdivision Plat
☐ Final Subdivision Plat Extension
☐ Right-of-Way Vacation
☐ Determination of Similar Use

Board of Zoning Appeals

- ☐ Appeal Administrative Decision or Interpretation
☐ Variance
☐ Substitution of a Non-Conforming Use

Administrative

- ☐ Development Plan Incidental Modification
☐ Zoning Determination Letter
☐ Minor Subdivision Lot Split / Combination
☐ Floodplain Letter of Interpretation

Subdivision / Project Name Addison SawmillAddress Sawmill ParkwayAcreage 141.551

Parcel Number

41924001049000,
 41924001047000,
 41924001048000,
 41924001050000

Number of Lots 201 Single-Family
509 Townhomes Number of Units

Current Zoning A-1Proposed Zoning PUDCurrent Land Use AgriculturalProposed Land Use ResidentialApplicant Name Addison PropertiesContact Person Mike MedvedkovApplicant Address 3401 Enterprise Pkwy, Suit 410 Beachwood, OH 44122Phone 305-439-4581Email mike@addisonprops.comOwner Name LANE MARY JO TRUSTEE & MJL FARMS LLCContact Person Mary Jo LaneOwner Address 2810 Mid Pines Ct. Delaware OH, 43015

Phone

Email mjl1215@yahoo.comEngineer/Architect/Attorney Contact Brian BurkhardtCompany CECAddress 250 W. Old Wilson Rd. Suite 250, Worthington, OH 43085Phone 614-315-7172Email bburkhart@cecinc.com

The undersigned do hereby verify the truth and correctness of all facts and information presented with this application and authorize field inspections by City Staff.

Mary Jo Lane
 Owner Signature

Mary Jo Lane

Owner Printed Name

Agent Signature

Mike Medvedkov

Agent Printed Name

Agent Form

The undersigned, owner(s) of the certain real property described in the attached application, do hereby appoint and expressly grant full authority to (Name of Agent) Mike Medvedkov to act as the sole agent(s) of and on behalf of the undersigned in all matters related to and in connection with the attached application. The undersigned hereby consents and agrees to be bound by the application, by any agreement made by the herein named agent with the City of Delaware in connection with this same case, and by all decisions made by the City in connection with this same case.

Mary Jo Lane
Owner's Signature

Owner's Signature

Mary Jo Lane

Printed Name

Printed Name

State of Ohio

County of Delaware

Sworn to or affirmed and subscribed before me by

Mary Jo Lane
Owner(s) Name(s)

this date of January 7th, 2025

[Signature]

Signature of Notary Public

Carly Bragg

Notary Printed Name

October 29, 2028

Commission Expiration Date

SEAL



Carly Renee Bragg

Notary Public
State of Ohio

Recorded in Franklin County
My Commission Expires
October 29, 2028



3401 Enterprise Pkwy, Suite 410
Beachwood, Ohio 44122

Addison Properties is pursuing development of property located along Sawmill Parkway withing the Delaware City Southwest Focus Area. The property comprises of parcels: 419-2400-104-9000, 419-24001047000, 41924001048000, & 419-2400-105-0000, commonly referred to as the Mary Jo Lane Property. The 141.551-acre property is currently used for farming, The proposed Planned Unit Development will be comprised of two residential subareas.

1. Subarea "A": Single-Family Homes

- This section of the property will be developed into a residential neighborhood consisting of single-family homes.
- All roads will be publicly dedicated. A new unloaded road will be constructed along the southern boundary of the property with access to the new school site.
- Subarea "A" will be governed and maintained by its own Homeowners Association (HOA), which will oversee common areas and community standards.

2. Subarea "B": Multifamily/Townhomes

- This section of the property will be developed to accommodate multifamily dwellings, including townhomes.
- All interior roads to be private.
- The properties in this subarea will also be administered by a separate HOA dedicated to Subarea "B" for the management of shared amenities and maintenance of community standards.

Development Objectives:

- To create a sustainable and well-planned residential community that harmonizes with the surrounding environment.
- To provide quality housing options catering to diverse family needs and lifestyles.
- To ensure that each subarea operates independently under its respective HOA to address the specific needs of its residents.

Signed 
Mike Medvedkov, Regional President Addison Properties

DESCRIPTION OF 61.118 ACRE TRACT

Situated in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lot 29, Quarter Township 2, Township 4, Range 19, United States Military Lands, being 61.118 acres out of Farm Lot 29, being 61.118 acres out of a 100 acre tract of land described in deed to MJL Farms LLC (1/12 Interest – Tract IV, First Tract) of record in Official Record Volume 1035, Page 2461, and described in deed to Mary Jo Lane, Trustee (11/12 Interest – Tract IX, First Tract) of record in Official Record Volume 1036, Page 1572, all references being of record in the Recorder’s Office, Delaware County, Ohio, and being more particularly described as follows:

BEGINNING at a Wood Corner Post found at the southwest corner of said Farm Lot 29, being at the southeast corner of Farm Lot 28, being on the north line of Farm Lot 33, being at the southwest corner of said 100 acre tract, being at the southeast corner of a 50.72 acre tract of land (Parcel B) described in deed to Sawmill View Farm, LLC of record in Official Record Volume 1136, Page 1643 and Official Record Volume 1818, Page 2419, being on the north line of a 49.730 acre tract of land described in deed to The Board of Education of the Olentangy Local School District of record in Official Record Volume 568, Page 443, and being at the **POINT OF BEGINNING** of the tract to be described;

Thence **North 03°19’57” East**, a distance of **1869.77 feet** with the west line of said 100 acre tract, with the east line of said 50.72 acre tract, with the west line of said Farm Lot 29, and with the east line of said Farm Lot 28, to an iron pin set at a southwest corner of a 17.495 acre tract of land (Parcel 79-WD) described in deed to Delaware County Board of Commissioners of record in Official Record Volume 1482, Page 2386, being at the southeast corner of a 5.225 acre tract of land (Parcel 81-WD) described in deed to Board of Commissioners of Delaware County, Ohio of record in Official Record Volume 1390, Page 2486, and being on the south right-of-way line of Sawmill Parkway;

Thence with the south and west lines of said 17.495 acre tract, with the south and west right-of-way lines of said Sawmill Parkway, and crossing said 100 acre tract, the following fourteen (14) courses:

- 1) With the arc of a curve to the left having a radius of **1776.95 feet**, a central angle of **6°54’19”**, an arc length of **214.16 feet**, a chord bearing of **South 82°46’52” East**, and a chord distance of **214.03 feet**, to an iron pin set at a point of tangency;
- 2) **South 86°14’02” East**, a distance of **164.32 feet**, to an iron pin set;
- 3) **South 83°52’21” East**, a distance of **277.15 feet**, to an iron pin set;
- 4) **South 75°05’15” East**, a distance of **211.58 feet**, to an iron pin set;
- 5) **South 64°36’37” East**, a distance of **278.80 feet**, to an iron pin set;
- 6) **South 47°25’07” East**, a distance of **187.54 feet**, to an iron pin set;
- 7) **South 32°24’02” East**, a distance of **186.83 feet**, to an iron pin set;
- 8) **South 23°13’49” East**, a distance of **169.18 feet**, to an iron pin set at a point of curvature;
- 9) With the arc of a curve to the right having a radius of **1045.92 feet**, a central angle of **19°32’51”**, an arc length of **356.83 feet**, a chord bearing of **South 13°27’25” East**, and a chord distance of **355.11 feet**, to an iron pin set;
- 10) **South 06°30’13” West**, a distance of **277.28 feet**, to an iron pin set;
- 11) **South 03°34’00” West**, a distance of **240.88 feet**, to an iron pin set;
- 12) **South 04°52’35” East**, a distance of **298.17 feet**, to an iron pin set;
- 13) **South 40°15’43” West**, a distance of **46.23 feet**, to an iron pin set;
- 14) **South 03°34’00” West**, a distance of **89.05 feet**, to an iron pin set on the south line of said 100 acre tract, being on the west right-of-way line of said Sawmill Parkway, being at a southwest corner of said 17.495 acre tract, being at the northwest corner of a 5.382 acre tract of land (Parcel 78-WL) described in deed to Delaware County Board of Commissioners of record in Official Record Volume 1535, Page 591, being on the north line of an 86.26 acre tract of land (First Tract)

described in deed to Ohio Edison Company of record in Deed Book 292, Page 176, being on the south line of said Farm Lot 29, and being on the north line of Farm Lot 31;

Thence **North 86°24'16" West**, (passing a 2" iron pipe at a distance of 974.22 feet) a total distance of **1551.04 feet**, with the south line of said 100 acre tract, with the north line of said 86.26 acre tract, with the north line of said 49.730 acre tract, with the south line of said Farm Lot 29, with the north line of said Farm Lot 31, and with the north line of said Farm Lot 33, to the **POINT OF BEGINNING**, containing **61.118 acres** out of said 100 acre tract and Parcel Number 419-240-01-049-000, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 03°34'00" East for the centerline of Sawmill Parkway, based on field observations performed in December 2024, and based on NAD 83 (NSRS 2011 Adjustment), Ohio State Plane North Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

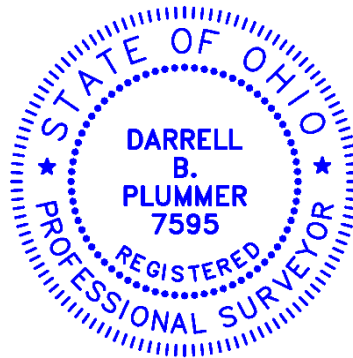
This description was prepared with actual field measurements performed in December 2024 under the direct supervision of Darrell B. Plummer, State of Ohio Registered Professional Surveyor License Number 7595 in accordance with Chapter 4733-37 Ohio Administrative Code.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

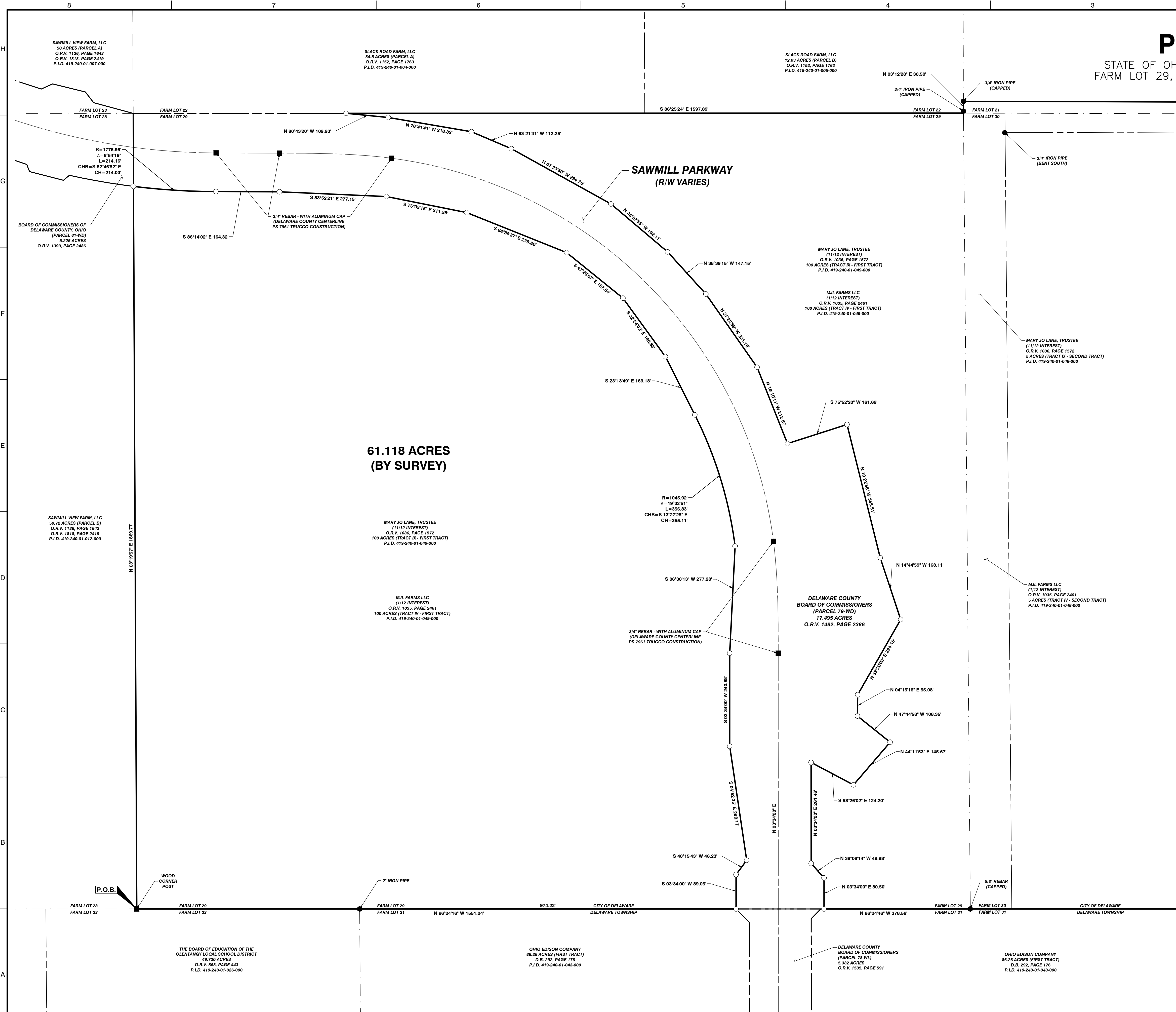
Darrell B. Plummer 1/06/2025

Darrell B. Plummer, P.S.
Professional Surveyor No. 7595

Date _____

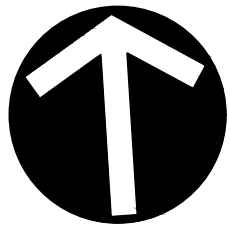


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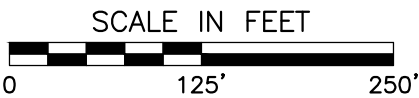


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF DELAWARE, CITY OF DELAWARE, FARM LOT 29, QUARTER TOWNSHIP 2, TOWNSHIP 4, RANGE 19, UNITED STATES MILITARY LANDS.



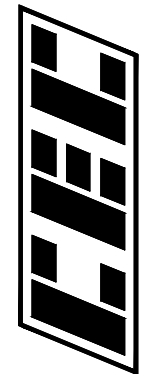
NORTH



REVISION RECORD

NO	DATE	DESCRIPTION

250 W. Old Wilson Bridge Road
Suite 250
Worthington, OH 43085
Ph: 614.540.6633
www.cecinc.com



Civil & Environmental
Consultants, Inc.

ADDISON PROPERTIES
CITY OF DELAWARE
DELAWARE COUNTY, OHIO

61.118 ACRE TRACT

DATE:	JANUARY 2025	DRAWN BY:	DBP
DWG SCALE:	1"=125'	CHECKED BY:	JLV
PROJECT NO.	346-560	APPROVED BY:	DBP

DRAWING NO.:

SRV

SHEET 1 OF 1



DESCRIPTION OF 80.393 ACRE TRACT

Situated in the State of Ohio, County of Delaware, City of Delaware, being part of Farm Lots 21, 29, and 30, Quarter Township 2, Township 4, Range 19, United States Military Lands, being 0.840 acres out of Farm Lot 21, being 23.163 acres out of Farm Lot 29, being 56.390 acres out of Farm Lot 30, being part of a 100 acre tract of land described in deed to MJL Farms LLC (1/12 Interest – Tract IV, First Tract) of record in Official Record Volume 1035, Page 2461, and described in deed to Mary Jo Lane, Trustee (11/12 Interest – Tract IX, First Tract) of record in Official Record Volume 1036, Page 1572, being all of a 5 acre tract of land described in deed to MJL Farms LLC (1/12 Interest – Tract IV, Second Tract) of record in Official Record Volume 1035, Page 2461, and described in deed to Mary Jo Lane, Trustee (11/12 Interest – Tract IX, Second Tract) of record in Official Record Volume 1036, Page 1572, being all of a 50.077 tract of land and all of a 0.840 acre tract of land (Tract I), and all of a 1.363 acre tract of land (Tract II) described in deed Mary Jo Lane, Trustee of record in Official Record Volume 2085, Page 2685, all references being of record in the Recorder’s Office, Delaware County, Ohio, and being more particularly described as follows:

BEGINNING at a 5/8” rebar found at the southwest corner of said Farm Lot 30, being at the southeast corner of Farm Lot 29, being on the north line of Farm Lot 31, being at the southeast corner of said 100 acre tract, being at the southwest corner of said 5 acre tract, being on the north line of an 86.26 acre tract of land (First Tract) described in deed to Ohio Edison Company of record in Deed Book 292, Page 176, and being at the **POINT OF BEGINNING** of the tract to be described;

Thence **North 86°24’46” West**, a distance of **378.56 feet** with the south line of said 100 acre tract, with the north line of said 86.26 acre tract, with the south line of said Farm Lot 29, and with the north line of said Farm Lot 31, to an iron pin set at a southeast corner of a 17.495 acre tract of land (Parcel 79-WD) described in deed to Delaware County Board of Commissioners of record in Official Record Volume 1482, Page 2386, and being on the east right-of-way line of Sawmill Parkway;

Thence with the east and north lines of said 17.495 acre tract, with the east and north right-of-way lines of said Sawmill Parkway, and crossing said 100 acre tract, the following nineteen (19) courses:

- 1) **North 03°34’00” East**, a distance of **80.50 feet**, to an iron pin set;
- 2) **North 38°06’14” West**, a distance of **49.98 feet**, to an iron pin set;
- 3) **North 03°34’00” East**, a distance of **261.46 feet**, to an iron pin set;
- 4) **South 58°26’02” East**, a distance of **124.20 feet**, to an iron pin set;
- 5) **North 44°11’53” East**, a distance of **145.67 feet**, to an iron pin set;
- 6) **North 47°44’58” West**, a distance of **108.35 feet**, to an iron pin set;
- 7) **North 04°15’16” East**, a distance of **55.08 feet**, to an iron pin set;
- 8) **North 33°20’03” East**, a distance of **224.15 feet**, to an iron pin set;
- 9) **North 14°44’59” West**, a distance of **168.11 feet**, to an iron pin set;
- 10) **North 10°22’58” West**, a distance of **355.51 feet**, to an iron pin set;
- 11) **South 75°52’20” West**, a distance of **161.69 feet**, to an iron pin set;
- 12) **North 18°10’11” West**, a distance of **212.57 feet**, to an iron pin set;
- 13) **North 31°22’59” West**, a distance of **231.16 feet**, to an iron pin set;
- 14) **North 38°39’15” West**, a distance of **147.15 feet**, to an iron pin set;
- 15) **North 46°07’55” West**, a distance of **192.11 feet**, to an iron pin set;
- 16) **North 57°23’50” West**, a distance of **294.76 feet**, to an iron pin set;
- 17) **North 63°21’41” West**, a distance of **112.25 feet**, to an iron pin set;

- 18) **North 76°41'41" West**, a distance of **218.32 feet**, to an iron pin set;
- 19) **North 80°43'20" West**, a distance of **109.93 feet**, to an iron pin set on the north line of said 100 acre tract, being on the north right-of-way line of said Sawmill Parkway, being on the south line of an 84.5 acre tract of land (Parcel A) described in deed to Slack Road Farm, LLC of record in Official Record Volume 1152, Page 1763, being on the north line of said Farm Lot 29, and being on the south line of Farm Lot 22;

Thence **South 86°25'24" East**, a distance of **1597.89 feet** with the north line of said 100 acre tract, with the south line of said 84.5 acre tract, with the south line of a 12.03 acre tract of land (Parcel B) described in deed to Slack Road Farm, LLC of record in Official Record Volume 1152, Page 1763, with the north line of said Farm Lot 29, and with the south line of said Farm Lot 22, to the northeast corner of said 100 acre tract, being at the northwest corner of said 5 acre tract, being at the southwest corner of said 0.840 acre tract, being at the southeast corner of said 12.03 acre tract, being at the northeast corner of said Farm Lot 29, being at the northwest corner of said Farm Lot 30, being at the southwest corner of said Farm Lot 21, and being at the southeast corner of said Farm Lot 22;

Thence **North 03°12'28" East**, (passing a 3/4" iron pipe found at a distance of 5.06 feet) a total distance of **30.50 feet**, with the west line of said 0.840 acre tract, with the east line of said 12.03 acre tract, with the west line of said Farm Lot 21, and with the east line of said Farm Lot 22, to a 3/4" iron pipe found at the northwest corner of said 0.840 acre tract and being at the southwest corner of the residual of a 28.8 acre tract of land described in deed to Columbus and Southern Ohio Electric Company of record in Deed Book 304, Page 82;

Thence **South 86°14'01" East**, a distance of **1199.85 feet** with the north line of said 0.840 acre tract, with the south line of the residual of said 28.8 acre tract, and with the south line of the residual of a 25.299 acre tract of land (Parcel 1) described in deed to Columbus and Southern Ohio Electric Company of record in Deed Book 304, Page 40, to an iron pin set at the northeast corner of said 0.840 acre tract, being at the southeast corner of the residual of said 25.299 acre tract, and being on the west right-of-way line of the CSX Transportation Inc. railroad;

Thence **South 03°25'47" West**, a distance of **2086.21 feet** with the east line of said 0.840 acre tract, with the east line of said 1.363 acre tract, with the east line of said 50.077 acre tract, and with the west right-of-way line of said CSX Transportation Inc. railroad, to a concrete right-of-way post found at the southeast corner of said 50.077 acre tract, being at the northeast corner of said 86.26 acre tract, being on the south line of said Farm Lot 30, and being on the north line of said Farm Lot 31;

Thence **North 86°24'22" West**, a distance of **1187.98 feet** with the south line of said 50.077 acre tract, with the south line of said 5 acre tract, with the north line of said 86.26 acre tract, with the south line of said Farm Lot 30, and with the north line of said Farm Lot 31, to the **POINT OF BEGINNING**, containing **80.393 acres**, there being 50.916 acres out of Parcel Number 419-240-01-047-000, being 5.073 acres out of Parcel Number 419-240-01-048-000, being 23.163 acres out of Parcel Number 419-240-01-049-000, being 1.241 acres out of Parcel Number 419-240-01-050-000, and being subject to all easements and documents of record.

Basis of Bearings: The bearings shown on this survey are based on the bearing of North 03°34'00" East for the centerline of Sawmill Parkway, based on field observations performed in December 2024, and based on NAD 83 (NSRS 2011 Adjustment), Ohio State Plane North Zone.

All iron pins set are 5/8" solid rebar, 30" in length, with a yellow plastic cap bearing the name "CEC INC".

This description was prepared with actual field measurements performed in December 2024 under the direct supervision of Darrell B. Plummer, State of Ohio Registered Professional Surveyor License Number 7595 in accordance with Chapter 4733-37 Ohio Administrative Code.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.

 1/06/2025
Darrell B. Plummer, P.S. Date
Professional Surveyor No. 7595

