

RESOLUTION NO. 33-2017

**A RESOLUTION APPROVING THE REZONING OF ±1,102.08 ACRES WITHIN THE VILLAGE OF COMMERCIAL POINT, OHIO.**

**WHEREAS**, Lehmann Farms, Ltd (the “Petitioner”) filed a Zoning Certificate Application with the Village of Commercial Point on July 7, 2107; and

**WHEREAS**, The Council of the Village of Commercial Point held a public hearing November 20, 2017 to hear comments on this proposed zoning request; and

**WHEREAS**, the Council of the Village of Commercial Point has determined it to be in the best interest of the Village of Commercial Point that the zoning classification of the proposed property in the Village of Commercial Point be established;

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE VILLAGE OF COMMERCIAL POINT, OHIO THAT:**

**SECTION I:** The property containing 27.100+/- acres, which is more particularly described on the attached Exhibit A, incorporated herein by reference, is hereby designated as a Business District (B-1):

**SECTION II:** The property containing 66.544+/- acres, which is more particularly described on the attached Exhibit B, incorporated herein by reference, is hereby designated as a Business District (B-1):

**SECTION III:** The property containing 11.583 +/- acres, which is more particularly described on the attached Exhibit C, incorporated herein by reference, is hereby designated as a Business District (B-1):

**SECTION IV:** The property containing 202.620 +/- acres, which is more particularly described on the attached Exhibit D, incorporated herein by reference, is hereby designated as a Residential District (R-1):

**SECTION V:** The property containing 20.865 +/- acres, which is more particularly described on the attached Exhibit E, incorporated herein by reference, is hereby designated as a Residential District (R-1):

**SECTION VI:** The property containing 773.361 +/- acres, which is more particularly described on the attached Exhibit F, incorporated herein by reference, is hereby designated as an Industrial District (I-1):

**SECTION VII:** It is hereby found and determined that all formal actions of this Council concerning and relating to the passage of this Resolution were adopted in an open meeting of

this Council and that all deliberations of this Council and of any other committees that result in such formal action were in meetings open to the public in compliance with all legal requirements including Section 121.22 of the Ohio Revised Code.

**SECTION VI:** This Resolution shall take effect and be in force from and after the earliest date allowed by law.

Vote on Suspension of Readings:

Motion by: \_\_\_\_\_ 2<sup>nd</sup> \_\_\_\_\_

Roll Call:

___ Mark Geiger	___ Ben Townsend	___ Becky Blevins
___ David Sadler	___ Brad Laxton	___ Scott O'Neil

Vote on Passage of the Ordinance:

Motion by: Ben Townsend 2<sup>nd</sup> David Sadler

Roll Call:

<u>Yes</u> Mark Geiger	<u>Yes</u> Ben Townsend	<u>Yes</u> Becky Blevins
<u>Yes</u> David Sadler	<u>Yes</u> Brad Laxton	<u>Yes</u> Scott O'Neil

Adopted this 18<sup>th</sup> day of December, 2017.

  
\_\_\_\_\_  
Gary Joiner, Mayor

  
\_\_\_\_\_  
Wendy Hastings, Fiscal Officer

Approved as to Form:

  
\_\_\_\_\_  
Michael D. Hess, Law Director

\*\*\*Please see Exhibits as attached to the original Resolution at the Village office\*\*\*

## **EXHIBIT "A" – 27.100 ACRE B-1 BUSINESS ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 557, and part of that 474.536 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1837, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Beginning at the intersection of the existing south right-of-way line for Durrett Road (60 feet wide) and the existing west right-of-way line for State Route 104 (60 feet wide);

Thence **South 09 degrees 32 minutes 14 seconds East**, along said existing west right-of-way line for State Route 104 and across said 474.536 acre tract, a distance of **647.85 feet** to a point;

Thence **South 03 degrees 00 minutes 23 seconds East**, continuing along said existing west right-of-way line for State Route 104 and continuing across said 474.536 acre tract, a distance of **2309.74 feet** to a point at a southeast corner of said 474.536 acre tract;

Thence **South 84 degrees 38 minutes 49 seconds West**, along a south line of said 474.536 acre tract and its westerly projection, a distance of **400.34 feet** to a point;

Thence across said 474.536 acre tract along the following three (3) described courses:

1. **North 03 degrees 00 minutes 23 seconds West**, continuing along a line parallel to and 400 feet westerly from the west right-of-way line for said State Route 104, a distance of **2303.31 feet** to a point;
2. **North 09 degrees 32 minutes 14 seconds West**, continuing along a line parallel to and 400 feet westerly from the west right-of-way line for said State Route 104, a distance of **641.51 feet** to a point on said existing south right-of-way line for Durrett Road;
3. **North 82 degrees 49 minutes 20 seconds East**, along said existing south right-of-way line for Durrett Road, a distance of **400.34 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **27.100 acres**, of which lies within Pickaway County Auditor's Parcel Number L27-0-001-00-533-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.



## **EXHIBIT "B" – 66.544 ACRE B-1 BUSINESS ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 557, being part of that 474.536 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1837, and being part of that 474.256 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1827, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Beginning at the intersection of a south line of said 474.536 acre tract and the existing east right-of way line for State Route 104;

Thence along the existing east right-of-way line for State Route 104, across said Lehmann Farms tracts, along the following ten (10) described course:

1. **North 03 degrees 10 minutes 56 seconds West**, a distance of **250.84 feet** to a point;
2. **North 11 degrees 16 minutes 13 seconds West**, a distance of **176.78 feet** to a point;
3. **North 03 degrees 08 minutes 13 seconds West**, a distance of **1557.67 feet** to a point;
4. **North 03 degrees 00 minutes 23 seconds West**, a distance of **2562.94 feet** to a point;
5. **North 09 degrees 32 minutes 14 seconds West**, a distance of **1568.85 feet** to a point;
6. **North 04 degrees 36 minutes 22 seconds West**, a distance of **225.79 feet** to a point;
7. **North 08 degrees 59 minutes 25 seconds West**, a distance of **399.46 feet** to a point;
8. **North 16 degrees 23 minutes 30 seconds West**, a distance of **75.66 feet** to a point;
9. **North 27 degrees 13 minutes 55 seconds West**, a distance of **31.62 feet** to a point;
10. **North 08 degrees 45 minutes 52 seconds West**, a distance of **394.21 feet** to a point on the north line of said 474.256 acre tract, being the north line of V.M.S. Number 557, and being the south line of V.M.S. Number 1108;

Thence **North 83 degrees 15 minutes 59 seconds East**, along the north line of said 474.256 acre tract, along the north line of V.M.S. Number 557, and along the south line of V.M.S. Number 1108, a distance of **400.25 feet** to a point;

Thence across said Lehmann Farms tracts, along lines parallel to and 400 feet easterly from the east right-of-way line for said State Route 104, along the following ten (10) described courses:

1. **South 08 degrees 45 minutes 52 seconds East**, a distance of **315.00 feet** to a point;

Exhibit B

2. **South 27 degrees 13 minutes 55 seconds East, a distance of 4.54 feet to a point;**
3. **South 16 degrees 23 minutes 30 seconds East, a distance of 139.48 feet to a point;**
4. **South 08 degrees 59 minutes 25 seconds East, a distance of 440.64 feet to a point;**
5. **South 04 degrees 36 minutes 22 seconds East, a distance of 223.88 feet to a point;**
6. **South 09 degrees 32 minutes 14 seconds East, a distance of 1574.44 feet to a point;**
7. **South 03 degrees 00 minutes 23 seconds East, a distance of 2585.30 feet to a point;**
8. **South 03 degrees 08 minutes 13 seconds East, a distance of 1528.78 feet to a point**
9. **South 11 degrees 16 minutes 13 seconds East, a distance of 176.62 feet to a point;**
10. **South 03 degrees 10 minutes 56 seconds East, a distance of 260.69 feet to a point on a south line of said 474.536 acre tract;**

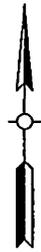
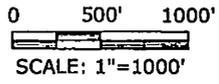
Thence **South 84 degrees 10 minutes 56 seconds West**, along said south line of said 474.536 acre tract, a distance of **400.42 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **66.544 acres**, of which **48.070 acres** lies within Pickaway County Auditor's Parcel Number L27-0-001-00-533-00, and **18.473 acres** lies within Pickaway County Auditor's Parcel Number L27-0-001-00-524-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

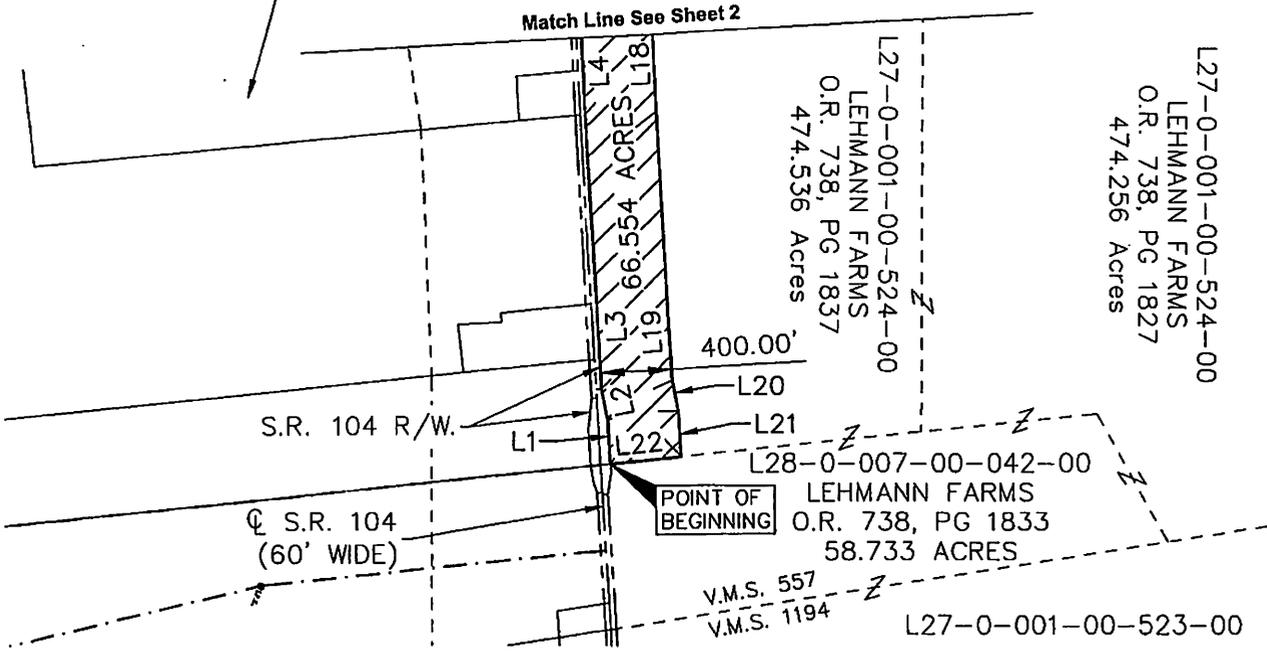
This description is intended for zoning purposes only.

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194



L27-0-001-00-533-00  
 LEHMANN FARMS  
 O.R. 738, PG 1837  
 474.536 Acres

Match Line See Sheet 2



**BASIS FOR BEARINGS**

Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing an GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

**LEHMANN FARMS**

**Zoning B-1  
 Business  
 District  
 Exhibit**

S.R. 104  
 Commercial Point,  
 Ohio

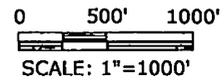
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Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**SHEET  
 1 of 3**

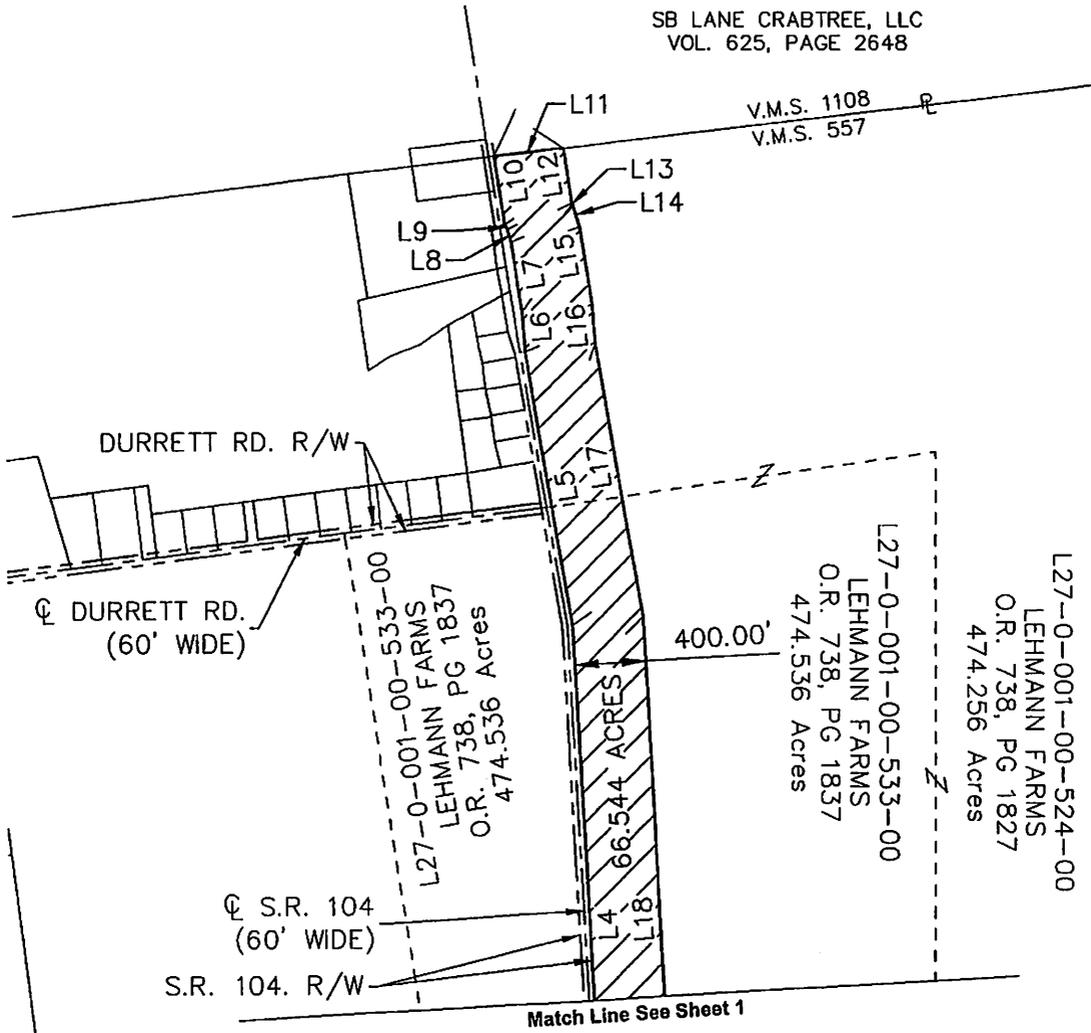
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 EDITED BY: JCKUMANS  
 PLOT DATE: 01/15/2017

Exhibit B

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194



SB LANE CRABTREE, LLC  
 VOL. 625, PAGE 2648



DRAWING BY: J. JOHNSON  
 CHECKED BY: J. JOHNSON  
 DATE: 02/01/2017  
 SCALE: 1"=1000'  
 PROJECT: 2012.01204

**BASIS FOR BEARINGS**  
 Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing an GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

**LEHMANN FARMS**

**Zoning B-1  
 Business District  
 Exhibit**

S.R. 104  
 Commercial Point,  
 Ohio

Scale:	1" = 1000'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**SHEET  
 2 of 3**

# LEHMANN FARMS



**AMERICAN STRUCTUREPOINT**  
 INC.  
 2188 Corporate Exchange Drive | Suite 200  
 Columbus, Ohio 43231  
 TEL: 614.961.2121 | FAX: 614.961.2122  
 www.structurepoint.com

**Zoning B-1  
 Business  
 District  
 Exhibit**  
 S.R. 104  
 Commercial Point,  
 Ohio

Scale:	1" = 100'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**3 of 3**  
**SHEET**

**BASIS FOR BEARINGS**  
 Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing an GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

Line Table		
Line #	Length	Direction
L1	250.84	N03° 10' 56"W
L2	176.78	N11° 16' 13"W
L3	1557.67	N03° 08' 13"W
L4	2562.94	N03° 00' 23"W
L5	1568.85	N09° 32' 14"W
L6	225.79	N04° 36' 22"W
L7	399.46	N08° 59' 25"W
L8	75.66	N16° 23' 30"W
L9	31.62	N27° 13' 55"W
L10	394.21	N08° 45' 52"W
L11	400.25	N83° 15' 59"E

Line Table		
Line #	Length	Direction
L12	315.00	S08° 45' 52"E
L13	4.54	S27° 13' 55"E
L14	139.48	S16° 23' 30"E
L15	440.64	S08° 59' 25"E
L16	223.88	S04° 36' 22"E
L17	1574.44	S09° 32' 14"E
L18	2585.30	S03° 00' 23"E
L19	1528.78	S03° 08' 13"E
L20	176.62	S11° 16' 13"E
L21	260.69	S03° 10' 56"E
L22	400.42	S84° 10' 50"W

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194

Exhibit B

### **EXHIBIT "C" – 11.583 ACRE B-1 BUSINESS ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 1194, and being part of that 163.401 acre tract of land described in a deed to Lehmann Farms, of record in Official Record 738, Page 1822, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Beginning at the intersection of the south line of said 163.401 acre tract and the existing east right-of-way line for State Route 104;

Thence along the existing east right-of-way line for State Route 104, across said 163.401 acre tract, along the following three (3) described course:

1. **North 02 degrees 43 minutes 27 seconds West**, a distance of **557.70 feet** to a point;
2. **North 03 degrees 44 minutes 36 seconds West**, a distance of **698.83 feet** to a point;
3. **North 03 degrees 20 minutes 47 seconds West**, a distance of **2.78 feet** to a point;

Thence **North 81 degrees 09 minutes 29 seconds East**, along the north line of said 163.401 acre tract, along the north line of V.M.S. Number 1194, and along the south line of V.M.S. Number 557, a distance of **401.85 feet** to a point;

Thence across said 163.401 acre tract, along lines parallel to and 400 feet easterly from the east right-of-way line for said State Route 104, along the following three (3) described courses:

1. **South 03 degrees 20 minutes 47 seconds East**, a distance of **39.88 feet** to a point;
2. **South 03 degrees 44 minutes 36 seconds East**, a distance of **701.00 feet** to a point;
3. **South 02 degrees 43 minutes 27 seconds East**, a distance of **522.66 feet** to a point on the south line of said 163.401 acre tract;

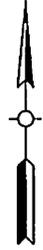
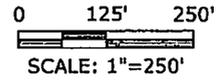
Thence **South 81 degrees 45 minutes 54 seconds West**, along said south line of said 163.401 acre tract, a distance of **401.86 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **11.583 acres**, of which 11.583 acres lies within Pickaway County Auditor's Parcel Number L27-0-001-00-523-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

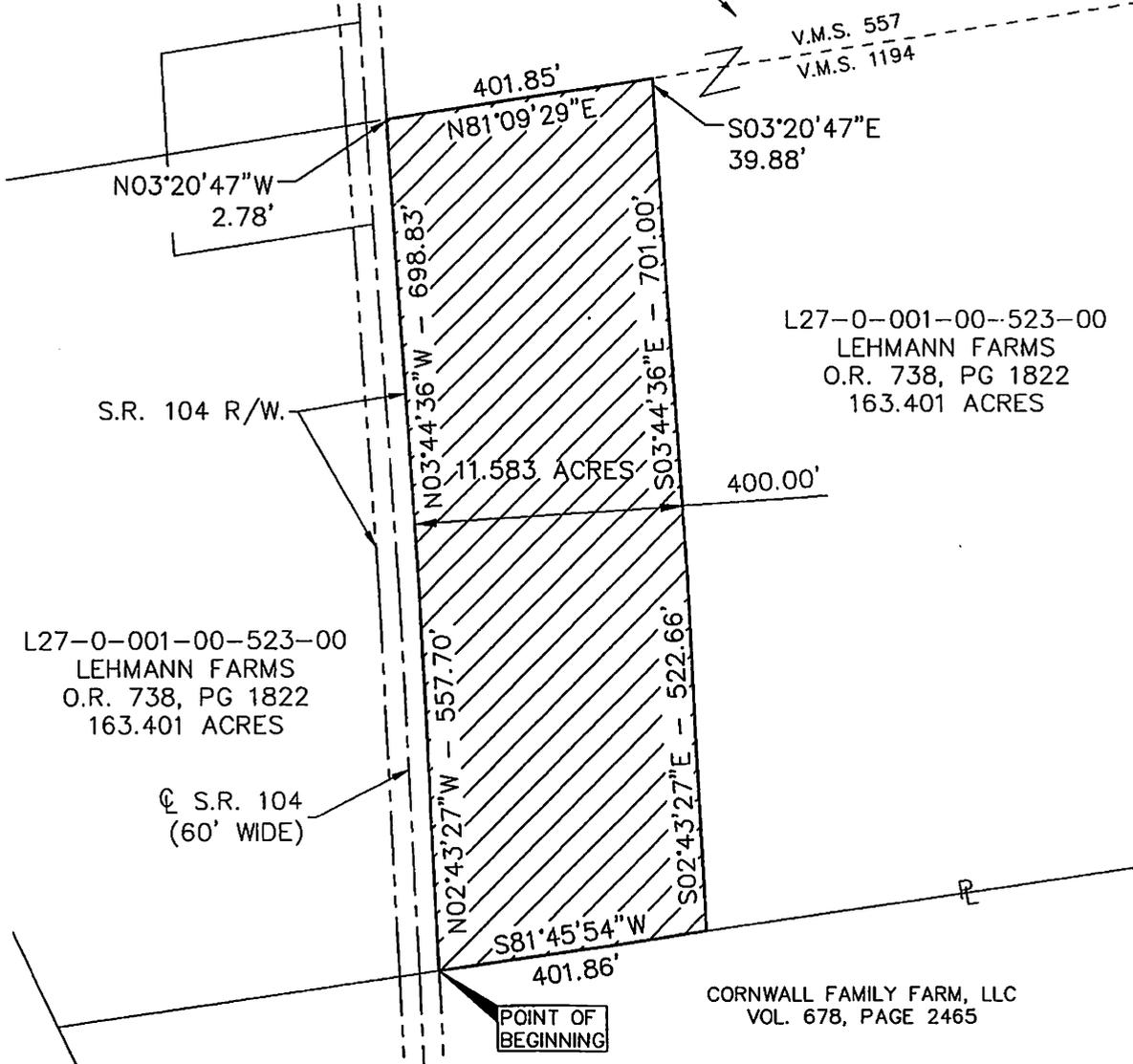
This description is intended for zoning purposes only.

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194



L27-0-001-00-042-00  
 LEHMANN FARMS  
 O.R. 738, PG 1833  
 58.733 Acres

V.M.S. 557  
 V.M.S. 1194



N03°20'47"W  
 2.78'

S03°20'47"E  
 39.88'

S.R. 104 R/W.

L27-0-001-00-523-00  
 LEHMANN FARMS  
 O.R. 738, PG 1822  
 163.401 ACRES

L27-0-001-00-523-00  
 LEHMANN FARMS  
 O.R. 738, PG 1822  
 163.401 ACRES

☉ S.R. 104  
 (60' WIDE)

CORNWALL FAMILY FARM, LLC  
 VOL. 678, PAGE 2465

POINT OF BEGINNING

**BASIS FOR BEARINGS**

Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

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 PLOT DATE: 02/01/2017

**LEHMANN FARMS**

AMERICAN  
**STRUCTUREPOINT**  
 INC.

2280 Corporate Exchange Drive | Suite 300  
 Columbus, Ohio 43231  
 TEL 614.901.2236 | FAX 614.901.2238  
 www.structurepoint.com

**Zoning B-1  
 Business  
 District  
 Exhibit**

S.R. 104  
 Commercial Point,  
 Ohio

Scale:	1" = 250'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**SHEET  
 1 of 1**

**EXHIBIT "D" – 202.620 ACRE R-1 SINGLE FAMILY ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 557 and V.M.S. Number 1189, and part of that 474.536 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1837, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Beginning at the intersection of the west line of said 474.536 acre tract and the existing south right-of-way line for Durrett Road;

Thence **North 82 degrees 49 minutes 20 seconds East**, along the south right-of-way line for Durrett Road and across said 474.536 acre tract, a distance of **2867.39 feet** to a point (passing the east line of V.M.S. Number 1189 and the west line of V.M.S. 557 at a distance of 2135.50 feet) ;

Thence **South 09 degrees 32 minutes 14 seconds East**, continuing across said 474.536 acre tract, along a line parallel to and 400 feet westerly from the west right-of-way line for State Route 104 (60 feet wide), a distance of **641.51 feet** to a point;

Thence **South 03 degrees 00 minutes 23 seconds East**, continuing across said 474.536 acre tract, continuing along a line parallel to and 400 feet westerly from the west right-of-way line for State Route 104 (60 feet wide), a distance of **2303.31 feet** to a point;

Thence **North 84 degrees 38 minutes 49 seconds East**, continuing across said 474.536 acre tract, a distance of **81.16 feet** to a point at a northeast corner of said 474.536 acre tract;

Thence **South 03 degrees 13 minutes 11 seconds East**, along an east line of said 474.536 acre tract, a distance of **251.02 feet** to a point at a southeast corner of said 474.536 acre tract;

Thence **South 84 degrees 38 minutes 36 seconds West**, along the south line of said 474.536 acre tract, a distance of **2766.40 feet** to a point at the southwest corner of said 474.536 acre tract (passing the west line of V.M.S. Number 557 and the east line of V.M.S. 1189 at a distance of 483.12 feet);

Thence **North 07 degrees 09 minutes 03 seconds West**, along the west line of said 474.536 acre tract, a distance of **1575.33 feet** to a point;

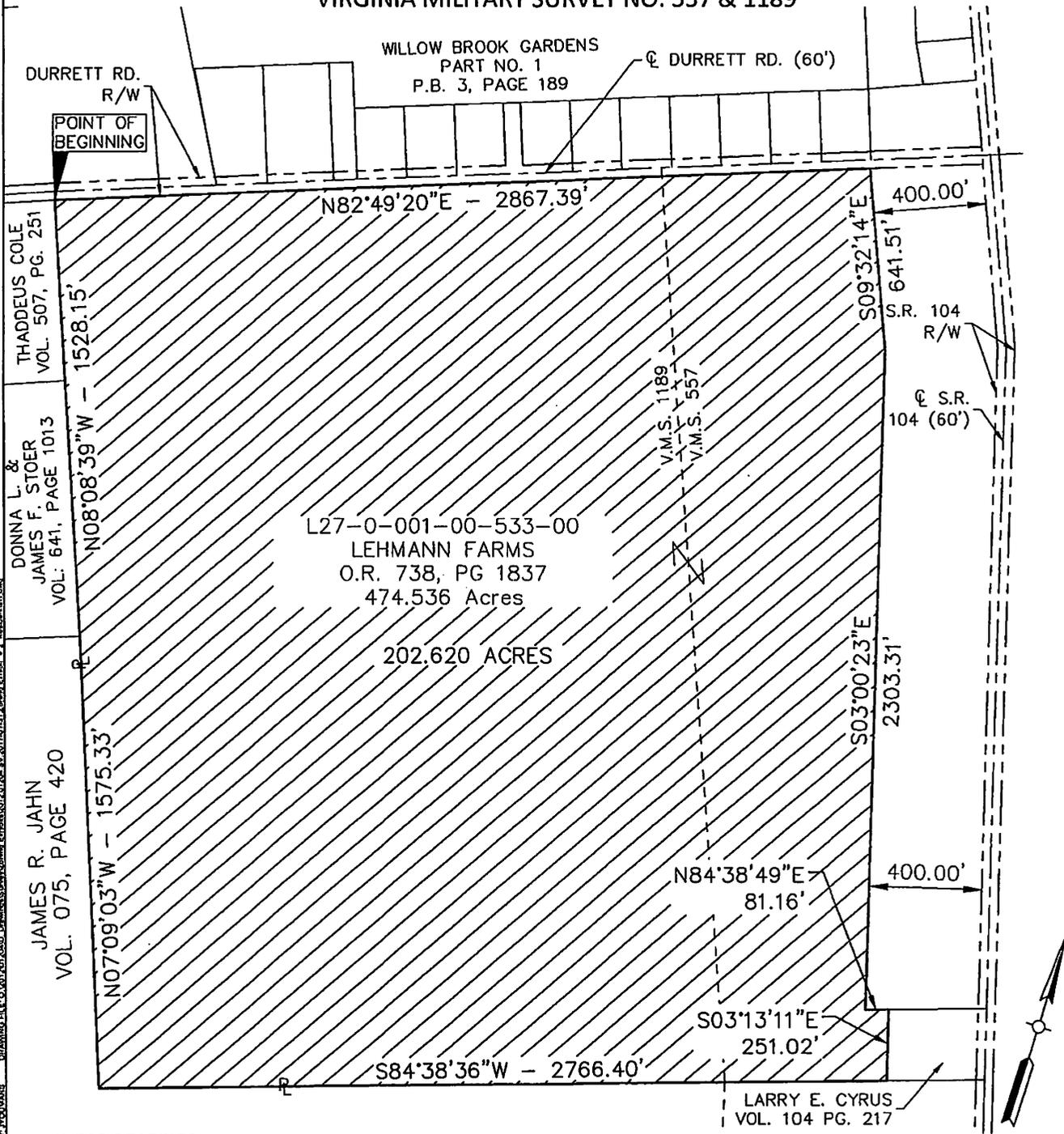
Thence **North 08 degrees 08 minutes 39 seconds West**, continuing along the west line of said 474.536 acre tract, a distance of **1528.15 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **202.620 acres**, of which lies within Pickaway County Auditor's Parcel Number L27-0-001-00-533-00.

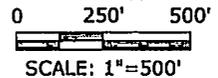
Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1189



**BASIS FOR BEARINGS**  
 Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.



This exhibit is intended for zoning purposes only.

<p>LEHMANN FARMS</p>	<p><b>AMERICAN STRUCTUREPOINT INC.</b>                  2250 Corporate Exchange Drive   Suite 100                  Columbus, Ohio 43229                  TEL 614.901.2238   FAX 614.901.2238                  www.structurepoint.com</p>	<p><b>Zoning R-1 Single Family District Exhibit</b></p> <p>S.R. 104 Commercial Point, Ohio</p>	<p>Scale: 1" = 500'                  Drawn By: BPB                  Checked By: BPB                  Date: 02/01/2017                  Job No.: 2012.01204</p>	<p><b>SHEET 1 of 1</b></p>
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 SHEET: 1 of 1

### **EXHIBIT "E" – 20.865 ACRE R-1 SINGLE FAMILY ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 1194, and part of that 163.401 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1822, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Beginning at the intersection of the south line of said 163.401 acre tract and the existing west right-of-way line for State Route 104 (60 feet wide);

Thence **South 81 degrees 45 minutes 54 seconds West**, along the south line of said 163.401 acre tract, a distance of **511.16 feet** to a point at the southwest corner of said 163.401 acre tract, being on the west line of V.M.S. Number 1194 and on the east line of V.M.S. Number 1234;

Thence **North 25 degrees 18 minutes 22 seconds West**, along the west line of said 163.401 acre tract and V.M.S. Number 1194 and along the east line of V.M.S. Number 1234, a distance of **1300.63 feet** to a fence post at the northwest corner of said 163.401 acre tract, being the northwest corner of V.M.S. Number 1194, being the northeast corner of V.M.S. Number 1234, being the southwest corner of V.M.S. Number 557, and being the southeast corner of V.M.S. Number 6844;

Thence **North 81 degrees 05 minutes 49 seconds East**, along a north line of said 163.401 acre tract, along the north line of V.M.S. Number 1194, and along the south line of V.M.S. Number 557, a distance of **733.80 feet** to a point;

Thence **South 03 degrees 43 minutes 57 seconds East**, along an east line of said 163.401 acre tract, a distance of **150.79 feet** to a point;

Thence **North 81 degrees 09 minutes 28 seconds East**, along a north line of said 163.401 acre tract, a distance of **267.88 feet** to a point on the existing west right-of-way line for State Route 104;

Thence **South 03 degrees 44 minutes 36 seconds East**, along the existing west right-of-way line for State Route 104 and continuing across said 163.401 acre tract, a distance of **545.72 feet** to a point;

Thence **South 02 degrees 43 minutes 25 seconds East**, continuing along the existing west right-of-way line for State Route 104 and across said 163.401 acre tract, a distance of **562.95 feet** to the **TRUE POINT OF BEGINNING** for this description.

The above description contains a total of **20.865 acres**, of which lies within Pickaway County Auditor's Parcel Number L27-0-001-00-523-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.

<b>1 of 1</b> <b>SHEET</b>	Job No.: 2012.01204	<b>LEHMANN FARMS</b>  <b>STRUCTUREPOINT INC.</b> 2280 Corporate Exchange Drive   Suite 300 Columbus, Ohio 43228 TEL 614.901.2222   FAX 614.901.2228 www.structurepoint.com	<b>Zoning R-1</b> <b>Single-Family</b> <b>District</b> <b>Exhibit</b>	Ohio Commercial Point, S.R. 104
	Date: 02/01/2017			
	Checked By: BFB			
	Drawn By: BFB			
Scale: 1" = 250'				

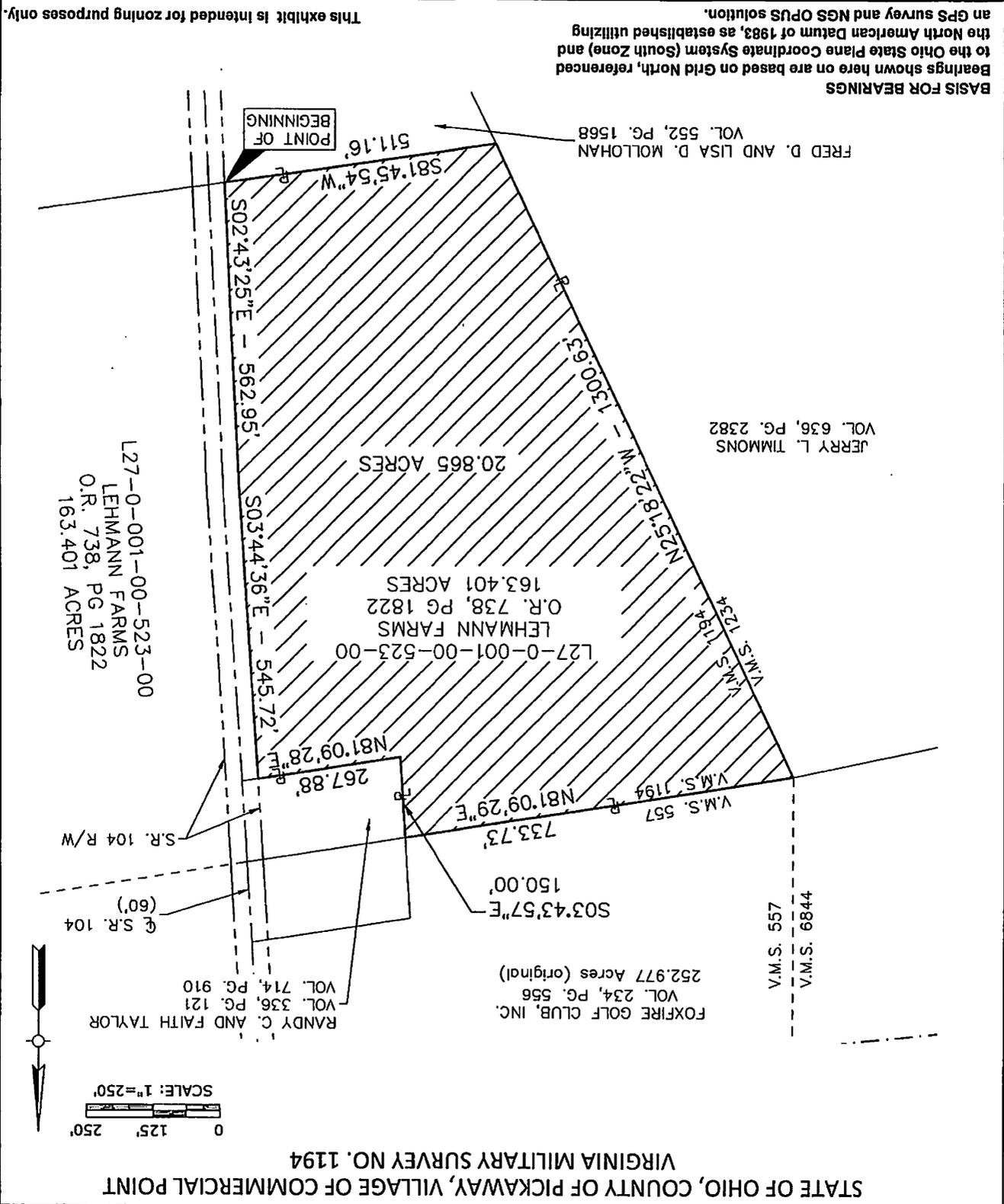


Exhibit E

PLOT DATE: 09/07/15 11:51 AM  
 PLOT SCALE: 1" = 250'  
 EXHIBIT DATE: 02/01/17  
 DRAWING DATE: 02/01/2017  
 DRAWING BY: JHUMANS  
 CHECKED BY: BFB  
 DATE: 02/01/2017  
 JOB NO.: 2012.01204

## **EXHIBIT "F" – 773.361 ACRE I-1 INDUSTRIAL ZONING DISTRICT**

Situated in the State of Ohio, County of Pickaway, Scioto Township, being a part of Virginia Military Survey (V.M.S.) Number 557 and V.M.S Number 1194, being part of that 474.536 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1837, and being part of that 163.401 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1822, and being part of that 474.256 acre tract of land described in a deed to **Lehmann Farms**, of record in Official Record 738, Page 1827, all records referenced herein are on file at the Office of the Recorder for Pickaway County, Ohio, and being further bounded and described as follows:

Commencing for reference at the intersection of the south line of said 163.401 acre tract and the existing east right-of-way line for State Route 104;

Thence **North 81 degrees 45 minutes 54 seconds East**, along the south line of said 163.401 acre tract, a distance of **401.86 feet** to a point, said point being the **TRUE POINT OF BEGINNING** for this description;

Thence across said Lehmann Farms tracts, along lines parallel to and 400 feet easterly from the east right-of-way line of said State Route 104, along the following three (3) described courses:

1. **North 02 degrees 43 minutes 27 seconds West**, a distance of **522.66 feet** to a point;
2. **North 03 degrees 44 minutes 36 seconds West**, a distance of **701.00 feet** to a point;
3. **North 03 degrees 20 minutes 47 seconds West**, a distance of **39.88 feet** to a point on the north line of said 163.401 acre tract, being on the north line of V.M.S. 1194, and being on the south line of V.M.S. 557;

Thence **North 81 degrees 09 minutes 29 seconds East**, along the north line of said 163.401 acre tract, along the north line of V.M.S. 1194, and along the south line of V.M.S. 557, a distance of **2771.24 feet** to a point at a southwest corner of said 474.256 acre tract;

Thence **North 29 degrees 01 minutes 19 seconds West**, along a west line of said 474.256 acre tract, a distance of **829.71 feet** to a point at a southwest corner of said 474.256 acre tract;

Thence **South 84 degrees 10 minutes 50 seconds West**, along south lines of said 474.256 acre and 474.536 acre tracts, a distance of **2375.96 feet** to a point 400 feet easterly from the east right-of-way line of State Route 104;

Thence across said Lehmann Farms tracts, along lines parallel to and 400 feet easterly from the east right-of-way line of said State Route 104, along the following ten (10) described courses:

1. **North 03 degrees 10 minutes 56 seconds West**, a distance of **260.69 feet** to a point;
2. **North 11 degrees 16 minutes 13 seconds West**, a distance of **176.62 feet** to a point;
3. **North 03 degrees 08 minutes 13 seconds West**, a distance of **1528.78 feet** to a point;

4. **North 03 degrees 00 minutes 23 seconds West, a distance of 2585.30 feet to a point;**
5. **North 09 degrees 32 minutes 14 seconds West, a distance of 1574.44 feet to a point;**
6. **North 04 degrees 36 minutes 22 seconds West, a distance of 223.88 feet to a point;**
7. **North 08 degrees 59 minutes 25 seconds West, a distance of 440.64 feet to a point;**
8. **North 16 degrees 23 minutes 30 seconds West, a distance of 139.48 feet to a point;**
9. **North 27 degrees 13 minutes 55 seconds West, a distance of 4.54 feet to a point;**
10. **North 08 degrees 45 minutes 52 seconds West, a distance of 315.00 feet to a point at the northwest corner of said 474.256 acre tract, said point being on the north line of V.M.S Number 557 and the south line of V.M.S. Number 1108;**

Thence **North 83 degrees 15 minutes 59 seconds East**, along the north line of said 474.256 acre tract, along the north line of V.M.S. Number 557, and along the south line of V.M.S. Number 1108, a distance of **3780.39 feet** to a point at the northeast corner of said 474.256 acre tract;

Thence along the east line of said Lehmann Farms tracts and along the west bank of the Scioto River and the meanders thereof at the low water mark, along the following twenty-two (22) described courses:

1. **South 06 degrees 38 minutes 59 seconds West, a distance of 501.23 feet to a point;**
2. **South 01 degree 47 minutes 59 seconds West, a distance of 416.72 feet to a point;**
3. **South 02 degrees 09 minutes 59 seconds West, a distance of 267.02 feet to a point;**
4. **South 12 degrees 37 minutes 01 second East, a distance of 437.44 feet to a point;**
5. **South 00 degrees 57 minutes 59 seconds West, a distance of 310.30 feet to a point;**
6. **South 00 degrees 55 minutes 59 seconds West, a distance of 518.89 feet to a point;**
7. **South 08 degrees 29 minutes 01 second East, a distance of 337.42 feet to a point;**
8. **South 08 degrees 27 minutes 01 second East, a distance of 891.77 feet to a point;**
9. **South 12 degrees 33 minutes 01 second East, a distance of 553.00 feet to a point;**
10. **South 15 degrees 46 minutes 17 seconds East, a distance of 1,026.66 feet to a point;**

11. South 14 degrees 45 minutes 34 seconds East, a distance of 266.97 feet to a point;
12. South 40 degrees 08 minutes 02 second East, a distance of 170.97 feet to a point;
13. South 22 degrees 38 minutes 10 seconds East, a distance of 510.01 feet to a point;
14. South 08 degrees 07 minutes 57 seconds East, a distance of 258.50 feet to a point;
15. South 11 degrees 50 minutes 55 seconds West, a distance of 159.31 feet to a point;
16. South 17 degrees 39 minutes 34 seconds East, a distance of 207.70 feet to a point;
17. South 17 degrees 09 minutes 20 seconds East, a distance of 396.91 feet to a point;
18. South 06 degrees 06 seconds 54 minutes East, a distance of 767.93 feet to a point;
19. South 18 degrees 25 minutes 09 seconds East, a distance of 306.75 feet to a point;
20. South 00 degrees 55 minutes 33 seconds East, a distance of 545.25 feet to a point;
21. South 25 degrees 39 minutes 42 seconds East, a distance of 221.18 feet to a point;
22. South 15 degrees 46 minutes 51 seconds East, a distance of 355.63 feet to a point at the southeast corner of said 163.401 acre tract;

Thence South 81 degrees 45 minutes 54 seconds West, along the south line of said 163.401 acre tract, a distance of 4513.78 feet to the TRUE POINT OF BEGINNING for this description.

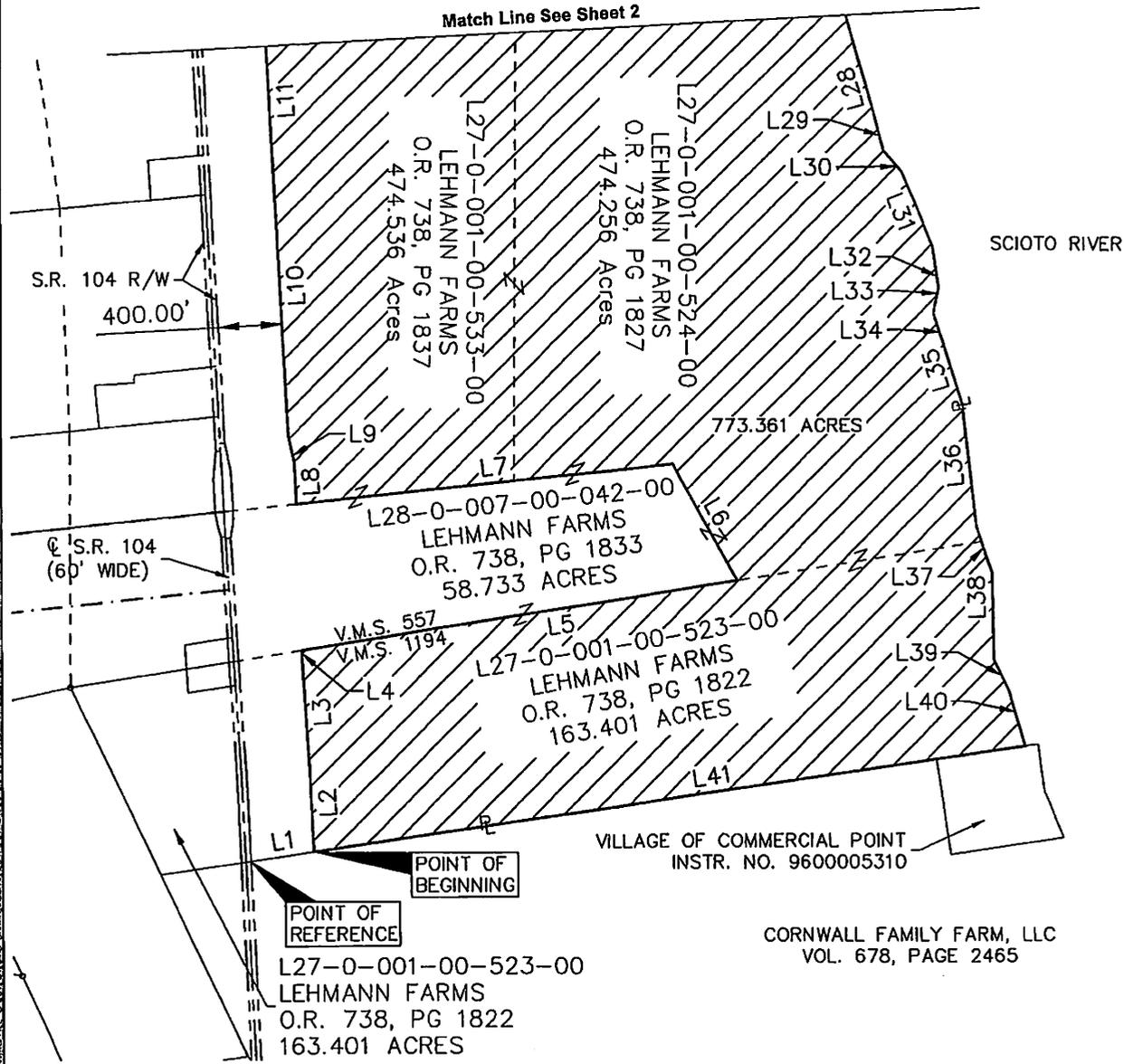
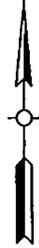
The above description contains a total of 773.361 acres, of which 129.404 acres lies within Pickaway County Auditor's Parcel Number L27-0-001-00-523-00, 189.133 acres lies within Pickaway County Auditor's Parcel Number L27-0-001-00-533-00, and 454.899 acres lies within Pickaway County Auditor's Parcel Number L27-0-001-00-524-00.

Bearings described herein are based on Grid North, referenced to the Ohio State Plane Coordinate system (South Zone) and the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This description is intended for zoning purposes only.

# Exhibit F

## STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT VIRGINIA MILITARY SURVEY NO. 557 & 1194



### BASIS FOR BEARINGS

Bearings shown here on are based on Grid North, referenced to the Ohio State Plane Coordinate System (South Zone) and the North American Datum of 1983, as established utilizing an GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

PLOT DATE: 01/30/2017 2:40 PM  
 EXIST SCALE: 1"=1000'  
 DRAWING BY: E. COONROZDAR  
 CHECKED BY: J. COONROZDAR  
 DATE: 01/30/2017

**LEHMANN  
FARMS**

**AMERICAN  
STRUCTUREPOINT  
INC.**

2260 Corporate Exchange Drive | Suite 300  
Columbus, Ohio 43221  
TEL: 614.891.3235 | FAX: 614.861.2235  
www.structurepoint.com

**Zoning I-1  
Industrial  
District  
Exhibit**

S.R. 104  
Commercial Point,  
Ohio

Scale:	1" = 1000'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**SHEET  
1 of 3**

Exhibit F

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194

0 500' 1000'  
 SCALE: 1"=1000'



COLUMBUS RAILWAY, POWER &  
 LIGHT COMPANY  
 D.B. 107, PAGE 467

SB LANE CRABTREE, LLC  
 VOL. 625, PAGE 2648



**BASIS FOR BEARINGS**

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**LEHMANN FARMS**

**AMERICAN STRUCTUREPOINT INC.**  
 2160 Corporate Exchange Drive | Suite 300  
 Columbus, Ohio 43231  
 TEL 614.901.2233 | FAX 614.901.2234  
 www.structurepoint.com

**Zoning I-1  
 Industrial District  
 Exhibit**

S.R. 104  
 Commercial Point,  
 Ohio

Scale:	1" = 1000'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

**SHEET  
 2 of 3**

PLOT DATE: 03/30/17 2:37 PM  
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 EDITED BY: JMOHANN  
 DRAWING FILE: C:\001\2017\03\_03\2017\03\_03\_2017\03\_03\_2017.dwg  
 USER: JMOHANN

Exhibit F

STATE OF OHIO, COUNTY OF PICKAWAY, VILLAGE OF COMMERCIAL POINT  
 VIRGINIA MILITARY SURVEY NO. 557 & 1194

Line #	Length	Direction
L1	401.86	N81° 45' 54"E
L2	522.66	N02° 43' 27"W
L3	701.00	N03° 44' 36"W
L4	39.88	N03° 20' 47"W
L5	2771.24	N81° 09' 29"E
L6	829.71	N29° 01' 19"W
L7	2375.96	S84° 10' 50"W
L8	260.69	N03° 10' 56"W
L9	176.62	N11° 16' 13"W
L10	1528.78	N03° 08' 13"W
L11	2585.30	N03° 00' 23"W
L12	1574.44	N09° 32' 14"W
L13	223.88	N04° 36' 22"W
L14	440.64	N08° 59' 25"W
L15	139.48	N16° 23' 30"W
L16	4.54	N27° 13' 55"W
L17	315.00	N08° 45' 52"W
L18	3780.39	N83° 15' 59"E
L19	501.23	S06° 38' 59"W
L20	416.72	S01° 47' 59"W
L21	267.02	S02° 09' 59"W

Line Table

Line #	Length	Direction
L22	437.44	S12° 37' 01"E
L23	310.30	S00° 57' 59"W
L24	518.89	S00° 55' 59"W
L25	337.42	S08° 29' 01"E
L26	891.77	S08° 27' 01"E
L27	553.00	S12° 33' 01"E
L28	1026.66	S15° 46' 17"E
L29	266.97	S14° 45' 34"E
L30	170.97	S40° 08' 02"E
L31	510.01	S22° 38' 10"E
L32	258.50	S08° 07' 57"E
L33	159.31	S11° 50' 55"W
L34	207.70	S17° 39' 34"E
L35	396.91	S17° 09' 20"E
L36	767.93	S06° 06' 54"E
L37	306.75	S18° 25' 09"E
L38	545.25	S00° 55' 33"E
L39	221.18	S25° 39' 42"E
L40	355.63	S15° 46' 51"E
L41	4513.78	S81° 45' 54"W

Line Table

**BASIS FOR BEARINGS**  
 Bearings shown here on are based on Grid North, referenced to the North American Datum of 1983, as established utilizing a GPS survey and NGS OPUS solution.

This exhibit is intended for zoning purposes only.

**LEHMANN FARMS**

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 TEL: 614.885.1222 | FAX: 614.885.1233  
 www.structurepoint.com

**Zoning I-1 Industrial District Exhibit**

S.R. 104  
 Commercial Point, Ohio

Scale:	1" = 1000'
Drawn By:	BPB
Checked By:	BPB
Date:	02/01/2017
Job No.:	2012.01204

PLOT DATE: 01/20/2017 2:41 PM  
 EDIT DATE: 01/20/2017  
 EDITOR: BJC, JACQUILINE  
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