

Ord. 2021-036
Exhibit "B"

**AREA TO BE ADDED TO
COMMUNITY REINVESTMENT AREA NO. 3
43.909 ACRES**

Situated in the State of Ohio, County of Franklin, Township of Madison, lying in Sections 4 and 5, Township 10 North, Range 21 West, Mathews Survey of Congress Lands, being part of that 47.429 acre tract conveyed to JCD Pickaway Farm LLC and Sunshine & Smooch LLC by deed of record in Instrument Number 202104290076681, (all references are to the records of the Recorder's Office, Franklin County, Ohio) and being more particularly described as follows:

Beginning, for reference, in the centerline of Hayes Road at the northwesterly corner of said 47.429 acre tract;

Thence South 00° 25' 14" East, with the westerly line of said 47.429 acre tract, a distance of 70.21 feet to a point in the proposed southerly right-of-way line of Hayes Road, the TRUE POINT OF BEGINNING;

Thence with said proposed southerly right-of-way line, the following courses and distances:

South 85° 59' 22" East, a distance of 1108.80 feet to a point;

South 85° 55' 51" East, a distance of 59.96 feet to a point;

South 85° 52' 19" East, a distance of 821.00 feet to a point; and

South 84° 46' 28" East, a distance of 190.93 feet to a point in the easterly line of said 47.429 acre tract;

Thence with the perimeter of said 47.429 acre tract, the following courses and distances:

South 06° 28' 25" West, a distance of 193.71 feet to a point;

South 44° 40' 27" West, a distance of 167.81 feet to a point;

South 62° 59' 40" West, a distance of 323.10 feet to a point;

South 44° 17' 19" West, a distance of 156.02 feet to a point;

South 56° 23' 59" West, a distance of 318.56 feet to a point;

South 60° 04' 52" West, a distance of 79.95 feet to a point;

South 65° 10' 49" West, a distance of 187.91 feet to a point;

South 68° 35' 03" West, a distance of 227.73 feet to a point;

South 69° 54' 53" West, a distance of 84.16 feet to a point;

South 75° 01' 23" West, a distance of 145.51 feet to a point;

South 76° 43' 28" West, a distance of 251.63 feet to a point;

North 85° 16' 06" West, a distance of 103.24 feet to a point;

North 86° 34' 28" West, a distance of 96.65 feet to a point;

South 87° 01' 53" West, a distance of 146.00 feet to a point;

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South 80° 41' 54" West, a distance of 68.10 feet to a point;

South 79° 49' 34" West, a distance of 90.32 feet to a point;

South 75° 30' 58" West, a distance of 156.29 feet to a point;

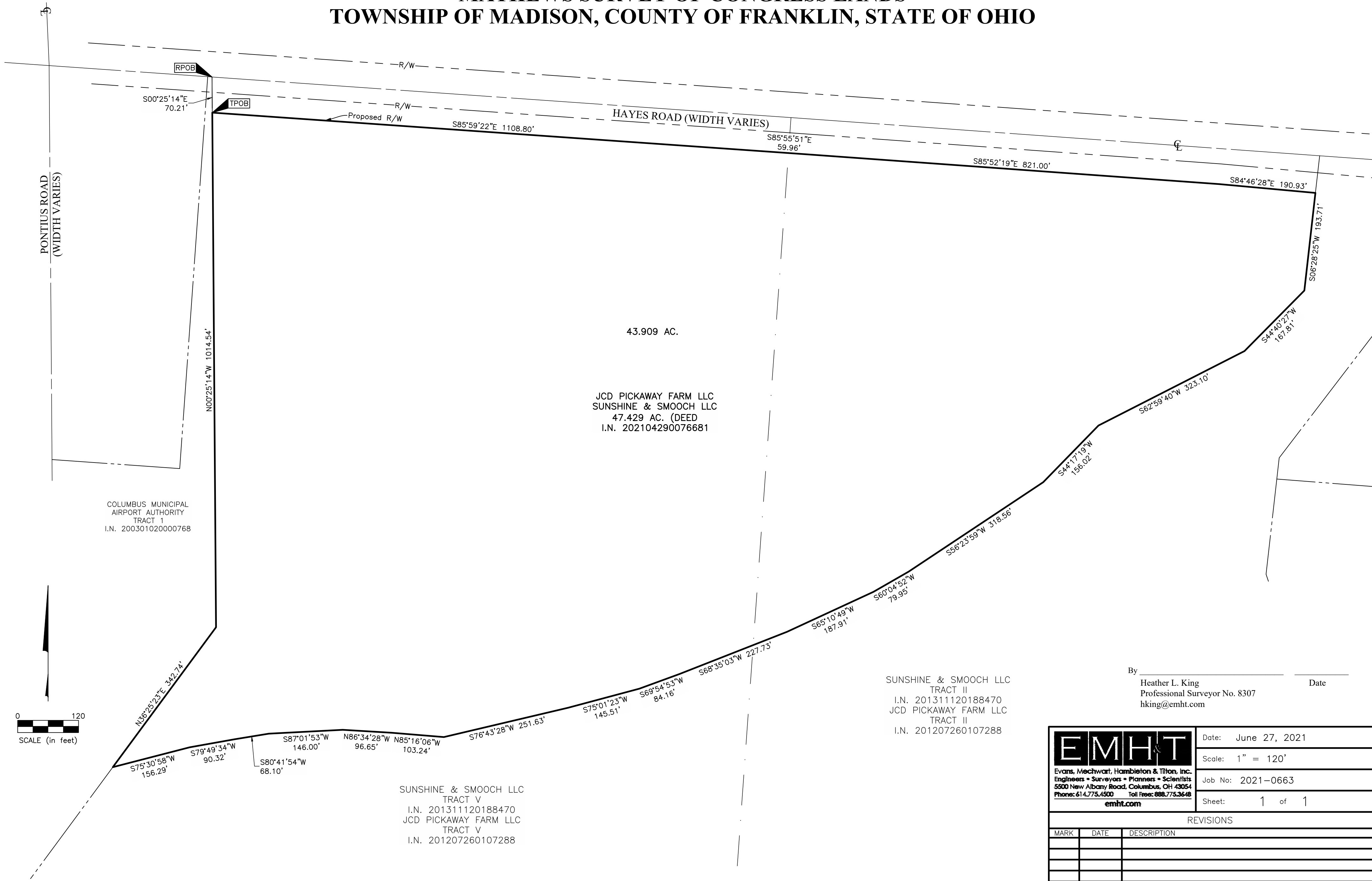
North 36° 25' 23" East, a distance of 342.74 feet to a point;

North 00° 25' 14" West, a distance of 1014.54 feet to the TRUE POINT OF
BEGINNING, containing 43.909 acres, more or less.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Heather L. King
Professional Surveyor No. 8307

CRA EXHIBIT
AREA TO BE ADDED
SECTIONS 4 AND 5, TOWNSHIP 10 NORTH, RANGE 21 WEST
MATHEWS SURVEY OF CONGRESS LANDS
TOWNSHIP OF MADISON, COUNTY OF FRANKLIN, STATE OF OHIO



SCALE (in feet)

SUNSHINE & SMOOCH LLC
TRACT II
I.N. 201311120188470
JCD PICKAWAY FARM LLC
TRACT II
I.N. 201207260107288

By _____
Heather L. King
Professional Surveyor No. 8307
hking@emht.com
Date _____

<div>EMHT</div> <div>Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</div>	Date: June 27, 2021	
	Scale: 1" = 120'	
	Job No: 2021-0663	
	Sheet: 1 of 1	
	REVISIONS	
MARK	DATE	DESCRIPTION

J:\20210663\DWG\04SHEETS\EXHIBITS\20210663-VS-EXHB-CRA-02.DWG plotted by KING, HEATHER on 6/28/2021 12:32:29 PM last saved by KING on 6/28/2021 12:32:11 PM xref