

APPLICATION FOR CONDITIONAL USE PERMIT OR ZONING VARIANCE
Millcreek Township Union County, Ohio

Application #: 1179

Name of Applicant(s)/Owner(s): <u>Mill Creek Hunting Preserve</u>	
Contact Name (if business): <u>Scott Reber</u>	
Mailing Address: <u>11200 Watkins Rd.</u>	
Telephone Number: <u>(614) 581-0190</u>	Best time to contact: <u>Day</u> / <u>Evening</u>
Cell / Office Phone: _____	Fax: _____
e-mail: <u>WWW.HuntMillCreek.com</u>	

Application for: Conditional Use Permit Variance

- Property Address(es): 11200 Watkins Rd.
- Parcel Number(s): 107000003100
- Zoning District: U-1
- Requested Use: Hunt Club

Use additional paper if needed

Provide ten (10) copies of the application and all of the following supporting documentation:

- Legal Description and Survey Drawing
- Business or other plan for the CUP / Variance including:
 - The location of all buildings (existing and proposed);
 - Parking areas including the location and number of spaces proposed along with loading, storage, refuse, and other service areas;
 - Traffic access points and circulation routes;
 - Landscaped areas and other open spaces;
 - Lighting (location, type and wattage)
 - Location of existing utilities and proposed utility expansion areas;
 - Location of signs (does not exempt applicant from sign permit requirements)
- A narrative statement describing why a Conditional Use Permit / Variance is required and appropriate in this situation
- A narrative statement discussing the existing and proposed number of employees or residents, hours of operation, and type of business to be conducted on premises.
- A narrative statement evaluating the effects on adjoining property specifically noting the effect of such elements as noise, odor, fumes or any other types of impact; a discussion of the general compatibility with adjacent and other properties in the district; and the relationship of the proposed use to the Millcreek Township Zoning Resolution and Comprehensive Land Use and Growth Plan.

INSTRUCTIONS TO APPLICANT & CERTIFICATION

- Applications must be submitted to the Zoning Inspector.
- Application fees are nonrefundable
- Information requested must be reviewed for completeness by the BZA Chair prior to acceptance of application. Submission to the Zoning Inspector does not constitute official acceptance.
- The application, if approved, is conditioned upon the truthfulness and completeness of the application as well as conformance to the Millcreek Township Zoning Resolution and the Land Use Growth Plan.
- The Township reserves the right to request additional information as needed to rule on the application.
- A list of the names and addresses of all property owners contiguous to or directly across the street (road) from the proposed rezoning area.
- All information submitted becomes part of the application and public record.
- The Variance or Conditional Use Permit, if approved, is conditional upon the truthfulness and completeness of the application. Should the information contained in this application be determined to be inaccurate or misrepresentative, then the permit or use may be withdrawn by the Millcreek Board of Zoning Appeals. By signing this document, the applicant certifies that all information contained herein is true and accurate. Furthermore the applicant certifies he or she has reviewed the Millcreek Zoning Resolution and understands and agrees to the terms of this document and hereby attests to the truthfulness and exactness of all information supplied as part of this application.

Aug 28, 2010
Date

[Signature]
Applicant's Signature

For Official Use Only - Zoning Inspector & BZA

Application #: 117

Date Received by Zoning Inspector: <u>CLASE 8/28/10</u>	Received By: <u>CLASE</u>
Fee Paid: \$ <u>400.00</u>	Check # <u>164</u>
Date of Acceptance by BZA: _____	Received By: _____
Date of Public Hearing: _____	
Date of Notice to Marysville Journal Tribune: _____	By: _____
Date of Notice to Neighbors / Anyone Testifying: _____	By: _____
Date of Notice to Trustees / Zoning Inspector: _____	By: _____
CUP / Variance Issued: YES NO	
Conditions / Comments: _____	

Board of Zoning Appeal Chair Signature: _____	

June 19, 2010

Millcreek Twp. Board of Zoning Appeals
c/o Joe Clase, Zoning Administrator
P.O. Box 157
Ostrander, OH 43061

Re: Application for Conditional Use Permit – 11200 Watkins Road

Dear Mr. Clase,

We would like the Board of Zoning Appeals to consider the attached application for a conditional use at 11200 Watkins Road to allow for the use of this property as a hunt club. This use was established in 1995.

I hereby, authorize Scott Reber, to represent this application as the current lessee of the property and owner of Mill Creek Hunting Preserve. Mr. Reber's authorization is limited solely to the conditional use sought under the attached application. He has no authority to bind the property owner or to place additional restrictions or conditions on the property beyond what is contemplated by the application for his business use.

Sincerely,

Charles Simon member 7/28/10

Property Owner

Conditional Use Permit for Mill Creek Hunting Preserve 11200 Watkins Road | Marysville OH 43040

Overview

Since 1995, a hunting club has been in operation at 11200 Watkins Road. The property is owned by Dorral Farms Ltd., an Ohio limited liability company. The club was originally run by the Sanese family. Scott Reber signed a 10-year lease in 2006 to take over the operation of the club. Scott and his wife are the sole employees of the club and occasionally get help from other family members for larger events. The club was closed for one season as operations were transferring from one manager to the other.

The club is a commercial business primarily focused on pheasant, quail and chuklar hunting. The birds are bred in a barn on the property. Eggs are incubated and are raised into full-grown fowl and released on the property for hunting. Customers must make appointments to hunt on the property and pay for hunting packages according to the number and type of birds that are released prior to their appointment.

There is a large focus within the club's business plan to promoting youth involvement through educational and awareness programs. Hunters are required to have a valid hunting and driver's license, wear protective goggles, orange outfits, hearing protection and observe general safety precautions. Business hours are from sunrise to sunset and typically on Saturday and Sunday. Customers are required to sign release forms and are given an orientation to boundaries prior to each appointment. Only shotguns are permitted in the club. Most literature indicates that shotguns can only fire up to 300 yards, so customers are asked to respect the perimeter so as to not endanger people, animals, structures or personal property on neighboring properties. The property is identified by signage along the perimeter as a hunting preserve with "no trespassing" language to keep others from traveling into the property.

Customers typically find advertisements in local retail stores, trade publications or hear about the business through word-of-mouth. Customers come from around the world, though most repeat business is from local residents. Customers also do business with local hunting shops, hotels and other support businesses. There are no retail sales on the property, with the exception of ammunition. Since business is through appointment only, the existing pole mounted signage at the entrance to the club is for identification only. Occasionally, temporary advertising signage is posted at the entrance when bird trials or other special events occur.

Hunting activities occur on over 100 acres of wooded land consisting of portions of two parcels: 250005011000 and 250005001000. In total Dorral Farms Ltd. owns over 550 acres of contiguous land at this location which includes both wooded areas and agricultural fields. The club area is accessed by a long drive off Watkins Road that stretches over 1,500 feet to the north before reaching the business offices. The business offices are located in an existing pole barn which is 1,000 square feet in area and contains a kitchen and restroom. The Union County Health Department has approved the use of the on-site septic for public use. There is an existing 1,600 square foot pole barn 50 feet to the northwest of the office that is used for the agricultural raising of birds to be released on site.

Last year, operations were expanded to offer sporting clays. After receiving a violation notice from the Zoning Administrator for an expanded use, this activity was discontinued. This request is solely for a conditional use permit to formalize the pre-existing club activities.

Conditional Use Request

After reading the Millcreek Township Zoning Resolution and referencing the Zoning Map, we have recognized that the property is located in the U-1 Farm / Residential District. We hereby request the Board of Zoning Appeals grant us a Conditional Use Permit under the conditions specified in the Zoning Resolution in accordance with their powers and duties listed in Section 4230. We would welcome the opportunity to discuss any additional safeguards that the Board finds suitable after review of our application and hearing any concerns from neighbors.

Section 6120(b) lists "commercial recreation (example hunt clubs / campgrounds)" as a conditional use in the U-1 District. Section 20200 references the definition of "commercial recreation" to read:
Any business which is operated as a recreational enterprise, either publicly or privately owned, for profit. Examples include, but are not limited to: golf courses, bowling alleys, swimming pools, hunt clubs, campgrounds, tourist attractions, etc.

Our business meets this definition, though it is less intense than what is permitted by through this definition. We will not be permitted overnight activity including camping.

Current Use of the Property

Since being notified by the Zoning Administrator that our activities were in violation of the Millcreek Township Zoning Resolution, we have utilized the property only for the original non-conforming hunt club use.

Proposed Use of the Property

The use shall conform to all the requirements of the Millcreek Township Zoning Resolution, per Section 4250.1. The proposed use of this property will be for a hunt club for live birds. The following are standards that we plan to maintain in order to ensure harmony with the area and to ensure the use shall not be more objectionable to nearby properties than would be the operation of any permitted use, per Section 4250.2.

We understand that this Conditional Use Permit shall expire if the use shall cease for more than one year for any reason. We understand the Zoning Administrator can inspect the property at any time to ensure compliance with the conditional use. We understand the Board of Zoning Appeals may modify the Conditional Use Permit at some point in the future to account for any changes in our business activity that is either noted during the Zoning Administrator's inspection or at our request, with the express written consent of Dorral Farms, Ltd..

Per Section 4250.3, we will maintain this use at 11200 Watkins Road and will not operate a second business from this property without any subsequent application being approved by the Township.

Per Section 4250.4 the property does not currently contain any existing violations. Please understand that prior to the filing of our application we had not been aware of zoning restrictions, so various zoning violations may have occurred. Since we have become aware of zoning restrictions, we have been utilizing the property only within the terms of the legal non-conforming use that existed on the property prior to Scott Reber signing the lease.

A proposed site plan (existing aerial photograph) has been attached to this application containing information required in Section 4250.5. The following is an explanation of this plan in relation to these required elements:

Section 4250.5(a): The location of all buildings (existing and proposed);

There is an existing residence along Watkins Road with two accessory buildings in addition to the two existing accessory buildings that will continue to be utilized for the club. No new buildings are proposed.

Section 4250.5(b): Parking, loading, and storage areas;

The existing gravel drive and gravel parking lot will be maintained and is sufficient for the parking needs generated by the club.

Section 4250.5(c): Traffic access points and circulation routes;

Traffic enters the club from Watkins Road down a gravel drive that is over 1,500 feet long and shares an access point with the existing residence. There is sufficient area at the end of the drive for vehicles to turn around.

Section 4250.5(d): Parking areas including the location and number of spaces proposed;

Spaces will be at least 9 feet wide by 19 feet deep or otherwise compliant with Section 12040, Section 12100 and Section 12101. Drainage will be maintained in accordance with Section 12070. All parking and loading will be maintained in accordance with Section 12080. No lighting will be required as noted in Section 12090 because parking and loading areas are to be only used during daylight hours. Parking is not adjacent other properties, so it will not require parking blocks as regulated in Section 12050.

Section 4250.5(e): Landscaped areas and other open spaces;

The property has been landscaped and we will maintain this in the future as can be expected with any other property in the district.

Section 4250.5(f): Lighting (location, type and wattage)

No lighting is proposed.

Section 4250.5(g): Refuse and service areas;

All refuse will be enclosed within the barn and such service will only be at or less than that of a residential level.

Section 4250.5(h): Location of existing utilities and proposed utility expansion areas;

No new utilities are proposed.

Section 4250.5(i): Location of signs (does not exempt application from sign permit requirements);

The existing identification sign is indicated on the aerial photograph.

Section 4250.5(j): Other such information as the BZA may determine needed to determine if the proposed conditional use meets the requirements of the Resolution.

We would request the Board supply us with time to provide them any additional information that is needed and that such a request be reasonable.

With respect to Section 4250.6, this text has been supplied and the following is a narrative of the required information:

- Existing number of employees: 2
- Proposed number of employees: 2
- Existing hours of operation: sunrise to sunset
- Proposed hours of operation: sunrise to sunset
- Existing sales on premises: ammunition
- Proposed sales on premises: ammunition
- Effects on adjoining property: This property will be maintained to look and feel like a farm.
- Expected Noises: The only noise may be that which can be expected is the sound of distant gunshots.
- Expected Odors: None.

- Expected Fumes: None.

In respect to Section 4260, we feel the board should consider the following:

Section 4260.1(a): Whether the proposed use is in accordance with the general objectives and specified objectives of the Zoning Resolution.

According to Section 6100, the purpose of the Farm / Residential District (U-1) is to "permit... non-urban types of... agricultural activities so that the basically rural character of these areas may be preserved and maintained." The act of hunting is rural in nature.

Section 4260.1(b): Whether the proposed use will be designed, constructed, operated and maintained so as to be compatible and appropriate in appearance with existing or intended character of the neighborhood and zoning district.

This district is intended for rural uses such as the hunt club and the distance off Watkins Road makes this use extremely compatible.

Section 4260.1(c): Whether the proposed use will create an undue burden on public facilities and services and whether it will be detrimental to the economic welfare of the community.

This use will have no additional burden on public facilities or services than a typical agricultural property in the Township.

Section 4260.1(d): Whether the proposed use will be hazardous or disturbing to existing or future permitted uses or entails a use, structure or condition of operation that constitutes a nuisance.

The proposed use will not be hazardous, disturbing or a nuisance to existing or future uses in the area.

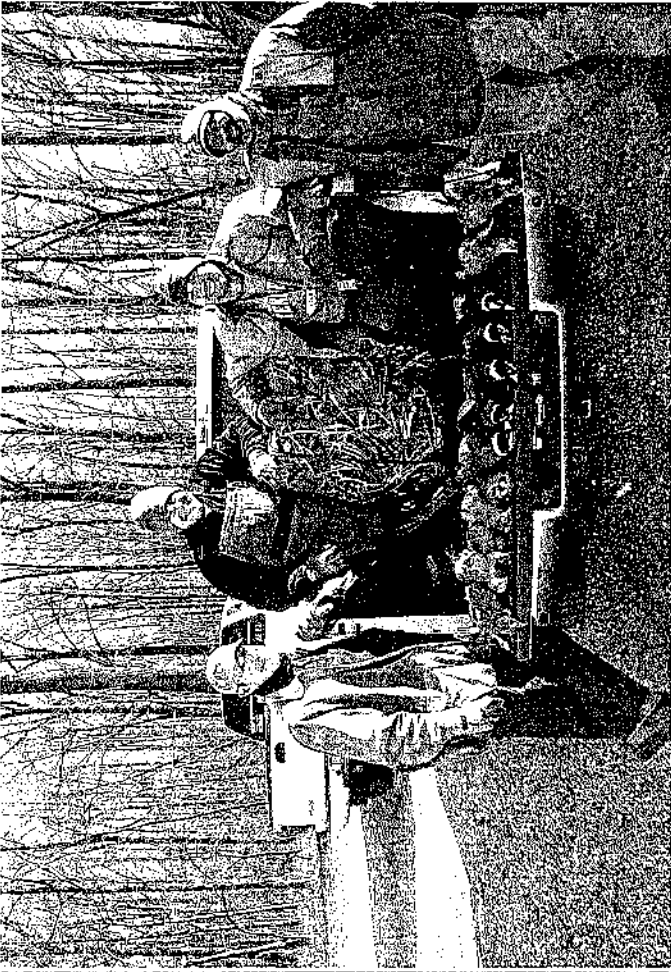
We understand that in accordance with Section 4260.5, if Dorral Farms, Ltd. sells the property, the new owner has sixty (60) days to come before the BZA to review and sign the Conditional Use Permit thereby acknowledging the conditions imposed on the property. Failure of the new owner to appear before the BZA and sign the Conditional Use Permit in that time frame voids the CUP and a new conditional use permit will be required.

Additionally, we understand that if the use for which the Conditional Use Permit is approved is discontinued for a period of more than one year, the Conditional Use Permit will expire.

Lastly, we understand if the application is disapproved by the Board the applicant may seek relief through the Court of Common Pleas.

As stated earlier in this text, the proposed use shall conform to all the requirements of the Millcreek Township Zoning Resolution.



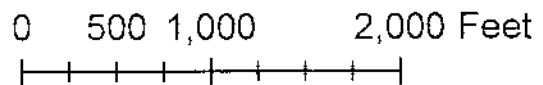


11200 Watkins Road, Marysville OH 43040
Parcel No.: 1070000031000 (142.487 acres)
Owned By: Dorral Farms LTD OLLC

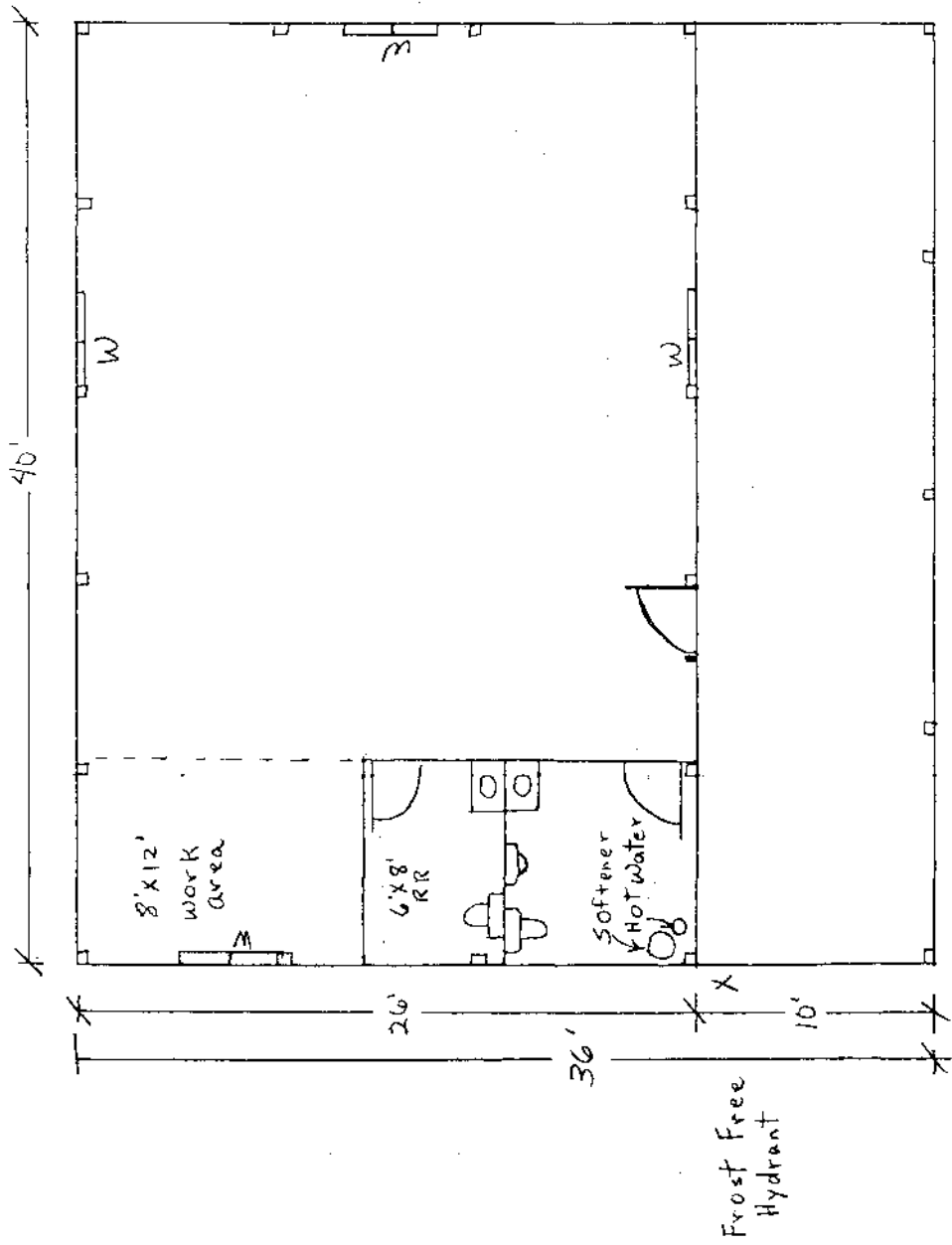


Legend

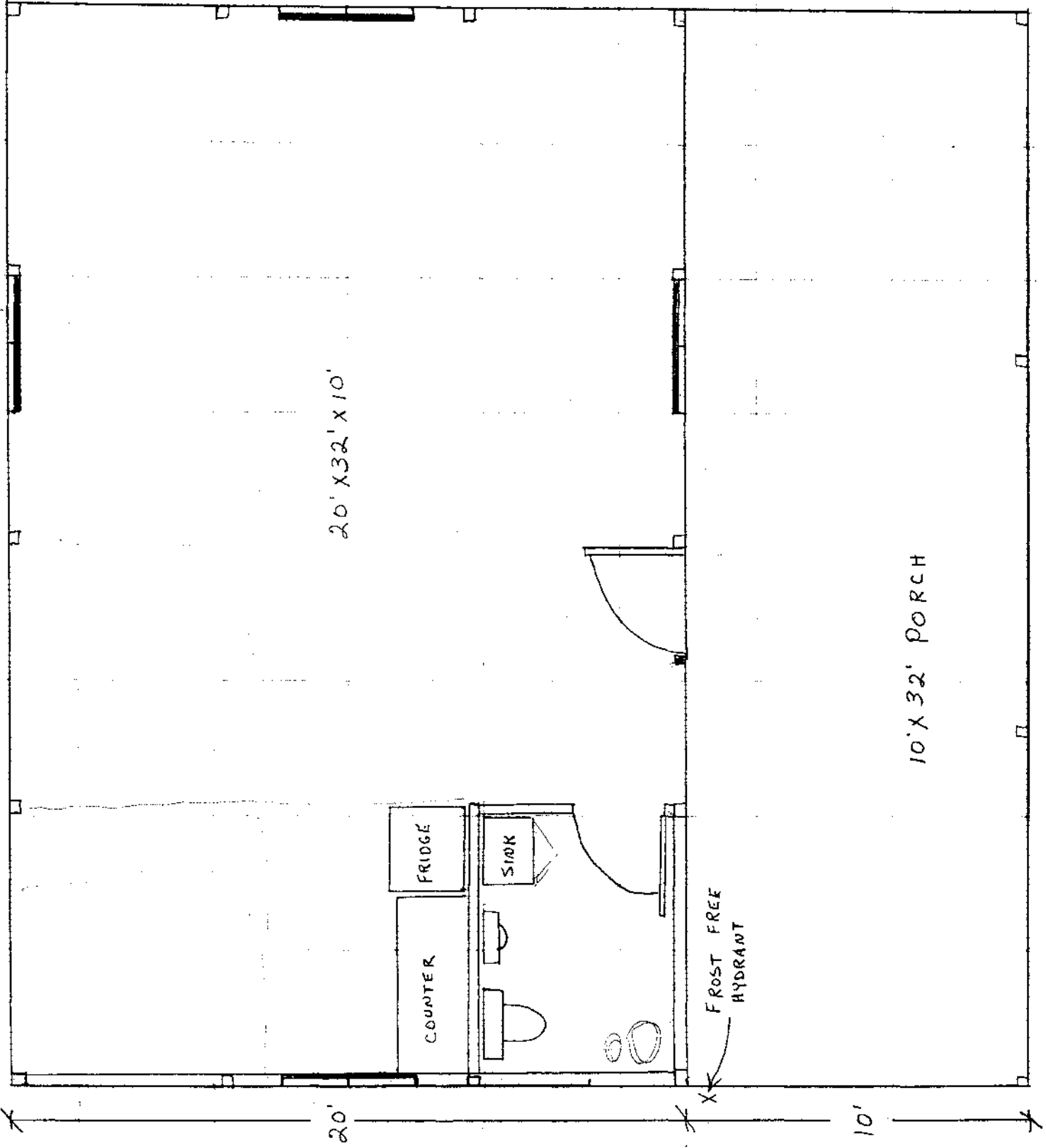
- Roads
- Property Lines



SCALE 1/8" = 1'



SCALE 1/4" = 1'



20' X 32' X 10'

10' X 32' PORCH

20'

10'

FRIDGE

COUNTER

SINK

FROST FREE
HYDRANT

UNION COUNTY HEALTH DEPARTMENT

940 London Ave., Suite 1100, Marysville, Ohio 43040
Tel. (937) 642-2053 • Fax (937) 645-3047
www.uchd.net

SEMI-PUBLIC SEWAGE TREATMENT SYSTEM INSPECTION REPORT

Name of Installation Middlebrook Hunt Club Permit # 171 Twp. 09
Location 11200 Walkers Rd
Name of Responsible Person Brent Geben

Type of Sewage Treatment System

- Septic Tank & Leach field
 Septic Tank & Subsurface Sand filter
 Septic Tank & Unknown
 Extended air package plant
 Aeration system
 Other _____

Septic and non-mechanical systems

Septic Tank (s) OK
Leach field no surfacing or odors
Subsurface Sand Filter _____
Other _____

Extended Air / Aeration system

Pretreatment _____
Aeration equipment _____
Aeration tank (roll / color / odor) _____
Settling tank (skimmers / color) _____
Tertiary treatment (type & condition) _____
Chlorination _____
Effluent (D.O. / Clarity) _____

Remarks System appears to be ~~operational~~ operating as designed
Minimal Use.

Visit www.uchd.net for aerator maintenance & other information related to your Sewage Treatment System.

Should the system fall into the unsatisfactory operation range, a reinspection will be made by a Registered Sanitarian to determine compliance or need of further action.

Observation by Gaul Dy-RS Owner/Responsible Person _____ Date 7/22/10

267540

FIDUCIARY DEED
[Pursuant to O.R.C. §5302.09]

National City Bank, Executor of the will of the estate of Ralph L. Sanese, Sr., by the power conferred by the will of Ralph L. Sanese, Sr., for valuable consideration, grants, with statutory fiduciary covenants to The Dorral Farm, Ltd., an Ohio limited liability company whose tax mailing address is 1159 Regency Drive, Columbus, Ohio 43220, all of its one-half interest in and to the following REAL PROPERTY:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN.

Prior instrument reference: Volume 315, page 421 all of the Deed Book of the Recorder of Union County, Ohio.

Witness its hand this 22 day of May, 2002.

Signed and acknowledged in presence of:

ESTATE OF RALPH L. SANESE, SR.

By National City Bank, Executor

[Signature]
Witness

By Karl C. Fox
Its Vice President

MATTHEW A. LABURN
Print Name

[Signature]
Witness

ROBERT J. ONDA
Print Name

STATE OF OHIO,
COUNTY OF FRANKLIN, ss:

The foregoing instrument was acknowledged before me this 22 day of May, 2002, by Karl C. Fox, Vice President, on behalf of National City Bank, Executor of the Estate of Grantor.

[Signature]
Notary Public
ROBERT J. ONDA
ATTORNEY AT LAW
NOTARY PUBLIC - STATE OF OHIO
LIFETIME COMMISSION

TRANSFERRED

JUN 07 2002

NOTARY PUBLIC - STATE OF OHIO
This Conveyance has been examined and the Grantor has complied with section 319.202 of the Revised Code.

FEE \$
EXEMPT 3.00

This instrument was prepared by Robert J. Onda, Esq., ONDA, LABURN & RANKIN CO., LPA, 580 South High Street, Columbus, Ohio 43215.

EXHIBIT "A"

PARCEL 1

SITUATED in the State of Ohio, County of Union, Township of Dover, being part of V.L.S. No. 3956.

Beginning at a point in the center of the Springdale Road (C.H. No. 107-A), said point being the northeasterly corner of the Clydes C. and Julia Taylor 60.50 acre tract described in Union County Deed Record Volume 108 Page 43, said point bears northerly with said road center-line 1727.10 feet from the center-line of the Kinton Mill Road (C.H. No. 101-B) thence with the center-line of said Springdale Road South 17 deg. 06' East 954.10 feet to a point; thence South 77 deg. 44' West (passing over an iron pin at 30.00 feet) 982.35 feet to an iron pin; thence North 21 deg. 05' West 374.75 feet to an iron pin; thence South 77 deg. 44' West 25.00 feet to a stone found at a southeasterly corner of the Dwight W. Low 7.75 acre tract described in Union County Deed Record Volume 264 Page 405; thence with two consecutive lines along the above mentioned 60.50 acre tract North 11 deg. 33' West 504.0 feet to an iron pin, and North 77 deg. 44' East (passing over an iron pin at 1032.00 feet) 1062.00 feet to the point of beginning.

Containing 22.869 acres, more or less, but subject to the legal road right of way, and to all other easements of record.

The above description prepared by J. Donald Hart, Registered Surveyor No. 3802, from an actual survey of the premises made July 1, 1978. Plat of survey is recorded in Union County Survey Record Volume 8, Page 453.

Being a part of the 60.50 acre tract described in Union County Deed Record Volume 198 Page 43.

Parcel # 100-13667-000 map 104-00-00-011.000

situated in the State of Ohio, County of Union, Township of Dover, being part of surveys Nos. 3007 and 1307, and being Lot No. One of the subdivision of Andrew Taylor's land, and bounded and described as follows:

PARCEL 2

Beginning at a stone in the northwest corner of the Crox place in the center of the Hovey and Ganble Pikes; thence with the center of said pike S. 5 deg. 15' E. 116.92 poles to the southwest corner of said Survey No. 3007; thence continuing with same course, 41.48 poles to the junction with the Kinton Pike; thence with said Kinton Pike N. 54 deg. 15' E. 105 poles to a bend in the road; thence with said pike N. 77 deg. 45' E. 48 poles to the corner stone of Lot No. 4 of the subdivision of Andrew Taylor's land; thence with the west line of Lot No. 4, N. 5 deg. 15' E. 102.32 poles to a stone in the corner of Lot No. 1 of said subdivision; thence with the south line of Lot No. 2 of said subdivision S. 83-1/4 deg. W. 138.32 poles to the beginning.

Containing 103 acres.

Parcel # 11-0011006-001 map # 104-00-00-001.000

Situated in the same Township, County and State, and being part of Survey No. 4065, and being Lot No. 5 of the subdivision of Andrew Taylor's land and bounded and described as follows:

PARCEL 3

Beginning at a stone (ash and hickory witness) southeast corner of said Survey No. 4065; thence with the south line of said Survey S. 84 deg. 15' W. 239.20 poles to a stone, southeast corner to lands formerly owned by George Graham; thence with the east line of said land N. 3 deg. 15' W. 67 poles to a stone; thence N. 84 deg. 15' E. 236.72 poles to a stone in the east line of said Survey No. 4065; thence with said line S. 5 deg. 15' E. 67 poles to the beginning.

Containing 99.50 acres, more or less.

Parcel # 11-0010031-000 map 104-00-00-010.000

OR 364-00697

PARCEL 4

Being part of Virginia Military Survey #1307, Mill Creek Township, Union County, Ohio and said parcel to be conveyed is more particularly described as follows:

Beginning, for reference, at a PK nail marking the inter-section of Hinton-Mill Road and County Road #107 (Springdale Road) and said PK nail also being in the west line of said V.M.S. #1307; thence N 54° 30' E. 1370.00 feet, with the centerline of Hinton Mill Road, to a R.R. spike marking the principle place of beginning of the following described parcel; thence continuing N. 54° 30' E. 363.60 feet, with the centerline of Hinton-Mill Road, to an iron pin; thence N. 77° 59' 48" E. 2164.87 feet, with the centerline of Hinton-Mill Road, to a R.R. spike; thence S. 19° 50' 47" E. 1124.17 feet, with the existing fence line, to a PK nail in the root of a tree, and passing an iron pin set for reference at 25.0 feet; thence S. 48° 40' 29" W. 322.33 feet, with the existing fence line, to an iron pin; thence S. 01° 40' 30" W. 165.00 feet to a point in Mill Creek; thence S. 13° 15' 05" W. 1266.28 feet, with Mill Creek, to an iron pin; thence S. 06° 39' 24" E. 527.82 feet to an iron pin, passing an iron pin at 153 feet; thence S. 64° 43' 27" W. 2232.97 feet, with an existing fence line and being the south line of the property being described, to an iron pin; thence N. 25° 19' 50" W. 1103.97 feet, to a point in the center of Mill Creek, and passing iron pins set for reference on line at 857.97 feet and 1003.67 feet; thence N. 01° 39' 26" W. 449.37 feet, with the center of Mill Creek, to a point and also an iron pin set for reference being N. 62° 52' 52" E. 80.0 feet from said point; thence N. 08° 30' 31" E. 279.56 feet, with the center line of Mill Creek, to a point; thence N. 25° 42' 51" E. 220.27 feet, with the centerline of Mill Creek, to a point and also an iron pin set for reference being S. 39° 46' 47" E. 66.35 feet from said point; thence N. 38° 39' 35" E. 229.14 feet, with the centerline of Mill Creek, to a point and also an iron pin set for reference being S. 33° 17' 08" E. 75.00 feet from said point; thence N. 80° 11' 07" E. 254.51 feet, with the centerline of Mill Creek, to a point and also an iron pin set for reference being S. 41° 31' 48" E. 50.00 feet from said point; thence N. 59° 04' 02" E. 148.44 feet, with the centerline of Mill Creek, to a point; thence N. 42° 54' W. 40.00 feet, leaving Mill Creek, to an iron pin; thence N. 34° 11' 04" E. 226.08 feet, with the existing fence line, to an iron pin; thence N. 32° 14' 54" W. 231.98 feet, with the existing fence line, to an iron pin on the high bank; thence N. 48° 57' 46" E. 124.75 feet, with the existing fence line and along the high bank, to a PK nail in a tree root; thence N. 35° 13' 32" W. 941.45 feet with the existing fence line to the principle place of beginning and passing an iron pin set for reference at 916.45 feet and said parcel being described is thus

CONTAINING 185.744 acres, more or less. This description prepared by M. W. Rugus, Registered Surveyor No. 4842, April 10, 1974. See Union County Engineer's Survey Record Volume 6, Page 8.

cc# 25-0005001.000
wp# 104-00-00-029.000
rc# 25-0005011.000
p# 104-00-00-031.000
z# 26-0005003.000
p# 104-00-00-030.000

OR 364 PG 698

PARCEL 5

The following described tract of land is situated in the State of Ohio, County of Union, Township of Millers Creek, VMS 1307, being part of Lois J. Cunningham's 159.67 acre tract described in deed volume 274, page 280, being more particularly described as follows:

Beginning, for reference, at a railroad spike found at the intersection of the centerline of County Road #100-A with the centerline of County Road #104-G (C.R. #104-G), being the center of the Village of Watkins; thence South 65° 30' 00" West (assumed bearing) 594.00 feet, following the centerline of C.R. #104-G, to a railroad spike set at the southwest corner of Norman E. Spain's 1/2 acre tract described in deed volume 275, page 441 and at the southeast corner of said 159.67 acre tract, said spike marking the POINT OF BEGINNING; thence South 85° 30' 00" West 934.16 feet, continuing with the centerline of C.R. #104-G, to a railroad spike found at the southeast corner of Phillip R. Cunningham's et ux 17.87 acre tract described in deed volume 274, page 870; thence following the easterly and northerly line of said 17.87 acre tract along the following six courses:

North 0° 51' 30" West 409.98 feet to an iron pin found;
 North 31° 55' 30" West 172.98 feet to an iron pin found;
 North 58° 09' 30" West 219.69 feet to an iron pin set;
 South 85° 30' 00" West 436.84 feet to an iron pin found;
 North 4° 45' 00" West 214.23 feet to an iron pin found;
 South 85° 30' 00" West 366.43 feet to an iron pin found in the east line of Brad L. McKittrick's 30.00 acre tract described in deed volume 271, page 205;

thence North 4° 45' 30" West 1804.54 feet following the east line of said 30.00 acre tract and an easterly line of Wanda L. Johnson's 13-1/2 acre tract of record in deed volume 245, page 55, to an iron pin set; thence North 65° 15' 30" East 2372.18 feet, with a southerly line of said 13-1/2 acre tract and a southerly line of the Ralph L. Sanese et ux 185.744 acre tract of record in deed volume 262, page 397, to an iron pipe found; thence South 5° 37' 00" East 3302.08 feet, with the westerly lines of the following tracts: 30.25 acres of Mary C. Johnson of record in deed volume 235, page 404; 9.61 acres of Arthur Jordan et ux; and Jay Skaggs' et ux 15-1/2 acre tract of record in deed volume 181, page 283 and 2-1/3 acre tract of record in deed volume 263, page 62, to an iron pin set; thence South 85° 30' 00" West 180.93 feet, with the northerly line of a 33 feet wide alley of record in Plat Book 2, Page 20, to an iron pin set; thence South 4° 30' 00" East 33.00 feet, with the westerly line of Chestnut Street, 33 feet wide of record in Plat Book 2, Page 20, to an iron pin set; thence South 85° 30' 00" West 132.00 feet, with the northerly line of the Norman E. Spain et ux 1/2 acre tract of record in deed volume 275, page 441, to an iron pin set; thence South 4° 30' 00" East 198.00 feet, with the westerly line of said 1/2 acre tract, to the POINT OF BEGINNING, containing 142.487 acres, more or less, and subject to all valid covenants and restrictions of record.

The above description was prepared from an actual survey of the premises in August of 1983 by Paul R. Clapeadde, Registered Surveyor #6140 and revised December 17, 1983, for the benefit of Ralph L. Sanese and Theodore Sanese, and the Ohio Bar Title Company, that it may be used and relied upon by them and that it is true and correct.

BETHEL J. TEMPLE
 RECORDER, DEPT. OF REVENUE, OHIO

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