

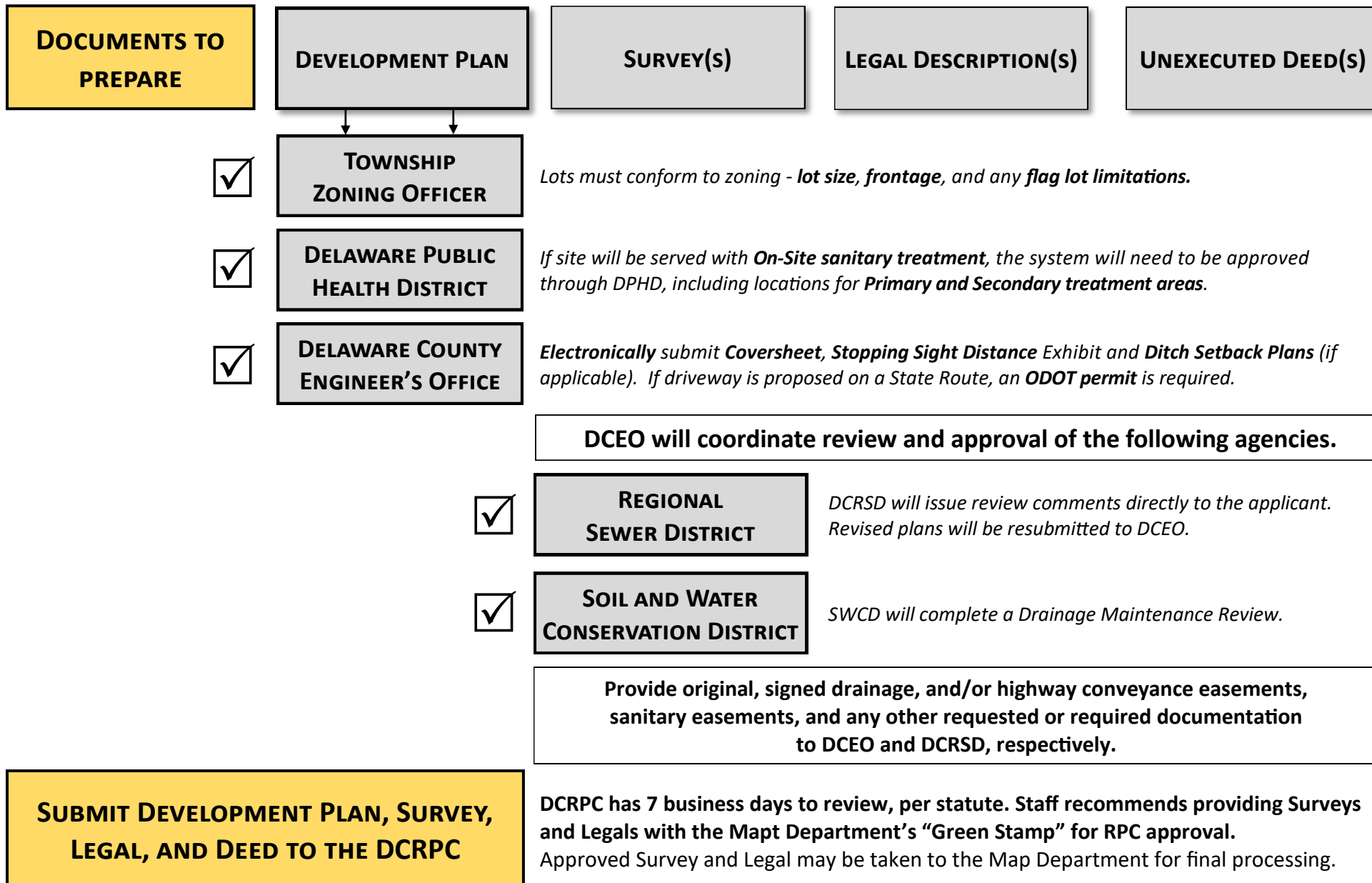


## Delaware County Regional Planning Commission

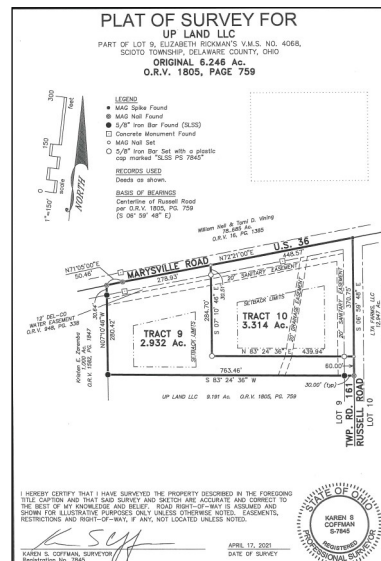
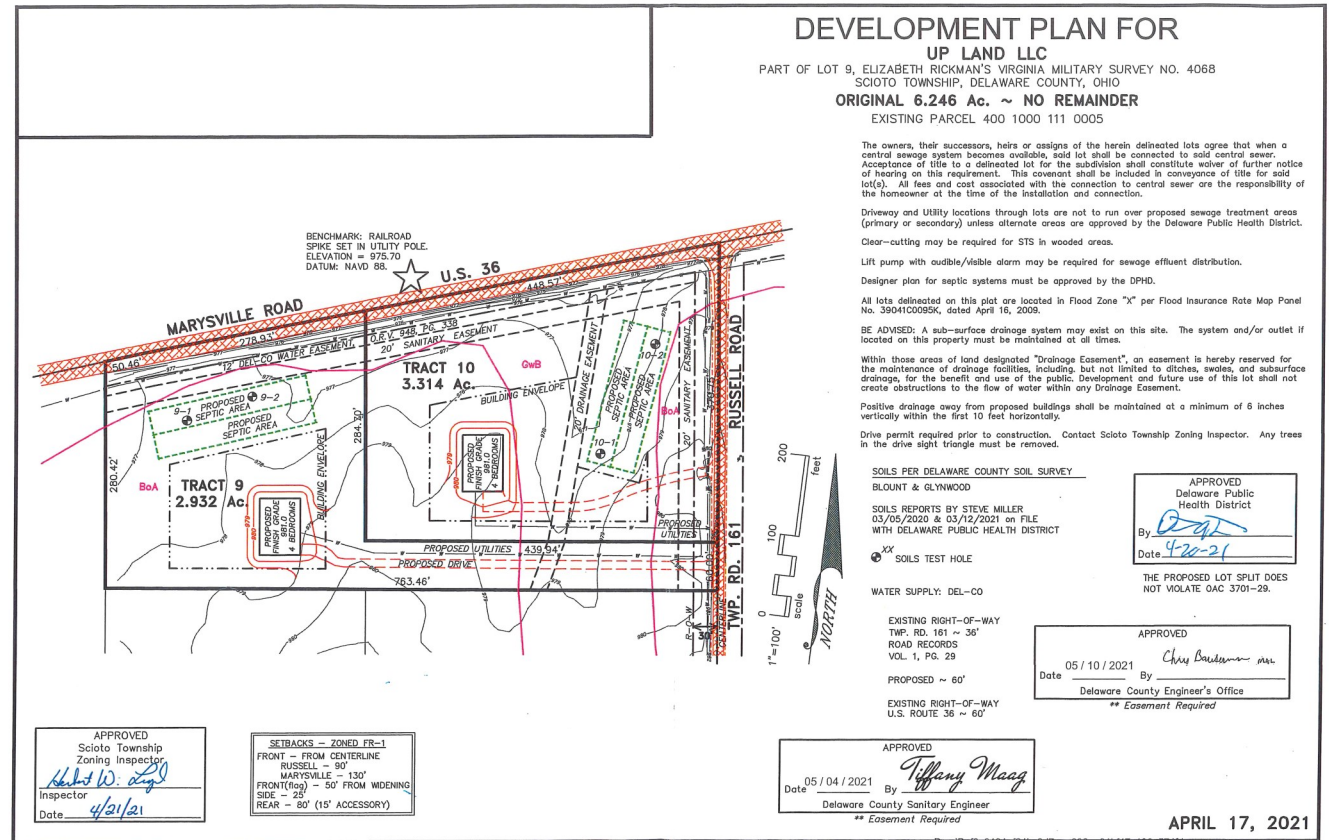
109 North Sandusky Street  
P.O. Box 8006, Delaware, Ohio 43015  
740-833-2260 www.dcrpc.org

### Delaware County No Plat Lot Split Process

*Review all steps before starting the process.  
Informal discussions are recommended.*



**SAMPLE**  
**Surveys, Legals, Deeds**  
**Maximum size 8.5" x 14"**



Description of a 2.932 acre tract for  
 UP LAND LLC

Situated in the Township of Scotto, County of Delaware, State of Ohio, being part of Lot 9 in Elizabeth Rickman's Virginia Military Survey No. 4668, being part of the 6.246 acre tract conveyed to UP LAND LLC in Official Records Volume 1805, page 759 and being more particularly described as follows:

**COMMENCING** at a MAG spike found at the intersection of the centerlines of Township Road 161 (Russell Road) and U.S. 36 (Harrisonville Road);

thence along the said centerline of Township Road 161, also being the west line of Lot 10 in V.M.S. No. 4009 South 60° 09' 48" East **379.79 feet** to a MAG nail set, being the **TRUE POINT OF BEGINNING** of the following described tract;

thence continuing along the said centerline of Township Road 161, also being the west line of Lot 10 **South 60° 09' 48" East 60.00 feet** to a MAG nail found, being the northeast corner of 9.931 acre tract conveyed to UP LAND LLC in Official Records Volume 1805, page 759;

thence along the north line of the said 9.931 acre tract **South 83° 24' 36" West 753.46 feet** to a 5/8" iron bar found (SLSL) being on the east line of a 1.000 acre tract conveyed to Kristin E. Zaremski in Official Records Volume 1582, page 1847 (passing a 5/8" iron bar found (SLSL) at 30.00 feet);

thence along the said east line of the 1.000 acre tract **North 07° 40' 46" West 280.42 feet** to a MAG nail found in the foresaid centerline of U.S. 36 (passing a 5/8" iron bar found (SLSL) at 249.76 feet);

thence along the said centerline of U.S. 36 **North 71° 05' 00" East 50.46 feet** to a MAG nail found;

thence continuing along the said centerline of U.S. 36 **North 72° 21" East 278.83 feet** to a MAG nail set;

thence **South 07° 40' 46" East 284.70 feet** to an iron bar set (passing an iron bar set at 30.51 feet);

thence **North 83° 24' 36" East 439.94 feet** to the **TRUE POINT OF BEGINNING** (passing an iron bar set at 409.46 feet);

containing **2.932 acres**, more or less;

subject to all easements, restrictions, and rights-of-way, if any, of record;

Surveyed by Karen S. Coffman, Surveyor, Registration Number 7845 on April 17, 2021, based on bearings in the centerline of Township Road 161 (Russell Road) (SDOP79487), per Official Records Volume 1805, page 759. An iron bar set are 5/8" in diameter with a plastic cap marked "SLSL FS 7845".

Karen S. Coffman  
 Surveyor  
 Registration No. 7845

KAREN S  
 COFFMAN  
 S-7845  
 STATE OF OHIO  
 SURVEYOR  
 EXPIRATION DATE 12/31/2024

5/8" IRON BAR FOUND (SLSL) AT 30.00 FEET  
 5/8" IRON BAR FOUND (SLSL) AT 249.76 FEET  
 5/8" IRON BAR FOUND (SLSL) AT 30.51 FEET

**GENERAL WARRANTY DEED**  
(Statutory Form, Sections 5302.05 - .06, Ohio Revised Code)

UP Land LLC, an Ohio limited liability company, for valuable consideration paid, grants, with general warranty covenants, to UP Land LLC, an Ohio limited liability company, the following-described real estate, together with all appurtenances thereon.

See Exhibits A-B attached hereto, and plat attached hereto as Exhibit C.

Split from Parcel No.: 400-100-01-110-1005

Tax-billing address: 2770 Peachblow Road, Lewis Center, OH 43035

This deed is executed by the Grantor and accepted by the Grantee subject to all legal highways, and subject to and with all restrictions, easements, conditions, limitations and reservations of record, zoning restrictions which have been imposed thereon, and except for taxes and assessments.

For prior instrument reference, see O.R. Vol. 1764, Page 1845, and O.R. Vol. 1805, Page 759, Recorder's Office, Delaware County, Ohio.

The Grantor has executed this instrument this \_\_\_\_ day of April, 2021.

UP Land LLC, an Ohio limited liability company

By: \_\_\_\_\_  
Patrick D. Paykoff, Member

STATE OF OHIO  
COUNTY OF DELAWARE, ss.

The foregoing instrument was acknowledged before me this \_\_\_\_ day of April, 2021, by Patrick D. Paykoff, Member, of UP Land LLC, an Ohio limited liability company, on behalf of the company.

\_\_\_\_\_  
NOTARY PUBLIC

This instrument was prepared by Matthew F. Kear, Attorney at Law, 236 West Central Avenue, Delaware, Ohio 43015.