

PROPOSED ANNEXATION OF 98.426 ACRES OF LAND,
WEST OF US ROUTE 42, SOUTH OF PERRY ROAD,
SOUTH OF THE VILLAGE OF PLAIN CITY,
IN DARBY TOWNSHIP, MADISON COUNTY, OHIO
TO THE VILLAGE OF PLAIN CITY

SITUATE IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY, AND LYING IN SURVEYS 7387, 7929, AND 12882, VIRGINIA MILITARY LANDS, AND BEING 98.426 ACRES (THIS SURVEY) CONVEYED AS A 99.725 ACRE REMAINDER TRACT (PARCEL NUMBER 0200262) TO HENRY J. STUTZMAN AND MARY N. STUTZMAN, BY A DEED OF RECORD IN DEED RECORD VOLUME 215, PAGE 381, ALL RECORDS HEREIN AT THE RECORDER'S OFFICE, MADISON COUNTY, OHIO, AND SAID 98.248 ACRES OF LAND TO BE ANNEXED BEING BOUNDED AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE AT A COMMON CORNER OF SAID 99.725 ACRE STUTZMAN TRACT AND THE 4.214 ACRE TRACT OWNED BY ESTHER N. MILLER, ANNA N. MILLER, EMMA N. MILLER, AND RACHEL N. MILLER, SAID POINT ALSO BEING IN THE SOUTHERLY LINE OF THE REMAINDER OF A 5.98 ACRE TRACT (PART OF PARCEL 1) OWNED BY MEDCO PROPERTIES, INC.

THENCE SOUTH 03° 05' 24" EAST, A DISTANCE OF 979.91 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 4.214 ACRE TRACTS, TO AN IRON PIN SET MARKING A COMMON CORNER OF SAID 99.725 AND 4.214 ACRE TRACTS;

THENCE NORTH 87° 43' 16" EAST, A DISTANCE OF 17.58 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 4.214 ACRE TRACTS, TO AN IRON PIN FOUND IN THE WESTERLY RIGHT-OF-WAY LINE US ROUTE 42;

THENCE SOUTH 13° 54' 16" WEST, A DISTANCE OF 857.33 FEET, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF SAID US ROUTE 42, TO A POINT IN THE LINE COMMON TO SAID 99.725 ACRE TRACT AND A 66.6 ACRE TRACT CONVEYED AS THE SECOND TRACT TO ANNA MAE FOUST BY A DEED OF RECORD IN DEED RECORD VOLUME 201, PAGE 65;

THENCE SOUTH 81° 16' 11" WEST, A DISTANCE OF 1374.46 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 66.6 ACRE TRACTS, PASSING THE SOUTHERLY CENTER OF A 12-INCH SQUARE CONCRETE POST FOUND AT 39.25 FEET, TO A POINT IN THE SOUTHERLY CENTER OF A 12-INCH SQUARE CONCRETE POST FOUND MARKING A COMMON CORNER OF SAID 99.725 AND 66.6 ACRE TRACTS;

THENCE SOUTH 74° 15' 45" WEST, A DISTANCE OF 221.35 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 66.6 ACRE TRACTS, TO A POINT AT THE SOUTHERLY CENTER OF A 12-INCH SQUARE CONCRETE POST FOUND MARKING A COMMON CORNER OF SAID 99.725 AND A 38 ACRE TRACT OF LAND CONVEYED AS THE SECOND TRACT TO ERVIN E. YUTZY AND DOROTHY MAE YUTZY BY A DEED OF RECORD IN DEED RECORD VOLUME 200, PAGE 436;

THENCE NORTH 13° 00' 23" WEST, A DISTANCE OF 1386.42 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 38 ACRE TRACTS, TO A POINT AT THE SOUTHWESTERLY CORNER OF A 12-INCH SQUARE CONCRETE POST, FOUND MARKING A COMMON CORNER OF SAID 99.725 AND 38 ACRE TRACTS;

THENCE SOUTH 65° 39' 33" WEST, A DISTANCE OF 332.97 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 38 ACRE TRACTS, TO AN IRON PIN SET MARKING A COMMON CORNER OF SAID 99.725 AND 38 ACRE TRACTS, AND A 132.823 ACRE TRACT CONVEYED TO DAVID A. BEACHY, GLENN R. BEACHY, NORMAN A. BEACHY AND LLOYD A. BEACHY BY A CERTIFICATE OF TRANSFER IN OFFICIAL RECORDS VOLUME 28, PAGE 813, AND ALSO A 104.225 ACRE TRACT CONVEYED TO FREDA WHITMER, SARAH E. FARMWALD, ALFRED L. FARMWALD, KATIE E. BEACHY, E. MYLO FARMWALD AND MARY LEONA YUTZY BY A DEED OF RECORD IN OFFICIAL RECORDS VOLUME 85, PAGE 901;

THENCE NORTH 38° 27' 36" EAST, A DISTANCE OF 486.10 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 104.225 ACRE TRACTS, TO AN IRON PIN SET MARKING A COMMON CORNER OF SAID 99.725 AND 104.225 ACRE TRACTS;

THENCE NORTH 19° 21' 41" EAST, A DISTANCE OF 902.15 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 104.225 ACRE TRACTS, TO A POINT AT THE NORTHWEST CORNER OF A 12-INCH SQUARE CONCRETE POST FOUND MARKING A COMMON CORNER OF SAID 99.725 AND A 38.979 ACRE TRACT CONVEYED TO HOMEWOOD HOMES, INC. AN OHIO CORPORATION, BY A DEED OF RECORD IN OFFICIAL RECORDS VOLUME 105, PAGE 2124, SAID POINT ALSO BEING AN ANGLE POINT IN THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE;

THENCE NORTH 86° 27' 20" EAST, A DISTANCE OF 1342.01 FEET, ALONG A LINE COMMON TO SAID 99.725 AND 38.979 ACRE TRACTS, SAID LINE ALSO BEING THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE, TO AN IRON PIN SET MARKING A COMMON CORNER OF SAID 99.725 AND A 5.98 ACRE REMAINDER TRACT CONVEYED TO MEDCO PROPERTIES, INC. BY A DEED OF RECORD IN DEED RECORD VOLUME 272, PAGE 318, SAID IRON PIN ALSO MARKING AN ANGLE POINT IN THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE;

THENCE SOUTH 03° 12' 41" EAST, A DISTANCE OF 473.56 FEET, ALONG A LINE COMMON TO SAID 99.725 ACRE TRACT AND 5.98 ACRE REMAINDER TRACT, SAID LINE ALSO BEING THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE, TO AN IRON PIN SET MARKING A COMMON CORNER OF SAID 99.725 ACRE TRACT AND 5.98 ACRE REMAINDER TRACT, SAID IRON PIN ALSO MARKING AN ANGLE POINT IN THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE;

THENCE NORTH 86° 16' 35" EAST, A DISTANCE OF 355.97 FEET, ALONG A LINE COMMON TO SAID 99.725 ACRE TRACT AND 5.98 ACRE REMAINDER TRACT, SAID LINE ALSO BEING THE EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE, TO THE POINT OF BEGINNING, CONTAINING 98.426 ACRES, MORE OR LESS.

BASIS OF BEARINGS:

THE BEARINGS SHOWN HEREON ARE BASED ON THE GRID BEARING OF SOUTH 04°34'30" WEST, FOR THE CENTERLINE OF US ROUTE 42, SOUTH OF PERRY ROAD, AS DETERMINED BY A GPS NETWORK OF FIELD OBSERVATIONS PERFORMED IN MARCH 2000.

GENERAL NOTES:

1. THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THE SUBJECT PARCEL.
2. THIS SURVEY DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THE SUBJECT PARCEL.
3. ALL IRON PINS SET ARE 3/4 INCH IRON PIPES, 30 INCHES IN LENGTH, WITH A YELLOW CAP BEARING THE NAME "R. D. ZANDE".
4. THIS EXHIBIT WAS PREPARED FROM AN ACTUAL FIELD SURVEY.

FREDA WHITMER, SARAH E. FARMWALD, ALFRED L. FARMWALD, KATIE E. BEACHY, E. MYLO FARMWALD & MARY LEONA YUTZY
104.225 ACRES
OFFICIAL RECORDS VOLUME 85, PAGE 901

DAVID A. BEACHY, GLENN R. BEACHY, NORMAN A. BEACHY & LLOYD A. BEACHY
132.823 ACRES
OFFICIAL RECORDS VOLUME 28, PAGE 813

ERVIN E. AND DOROTHY MAE YUTZY
SECOND TRACT
38 ACRES
DEED RECORD VOLUME 200, PAGE 436

HOMEWOOD HOMES, INC.
PARCEL 11
38.979 ACRES
OFFICIAL RECORDS VOLUME 105, PAGE 2124

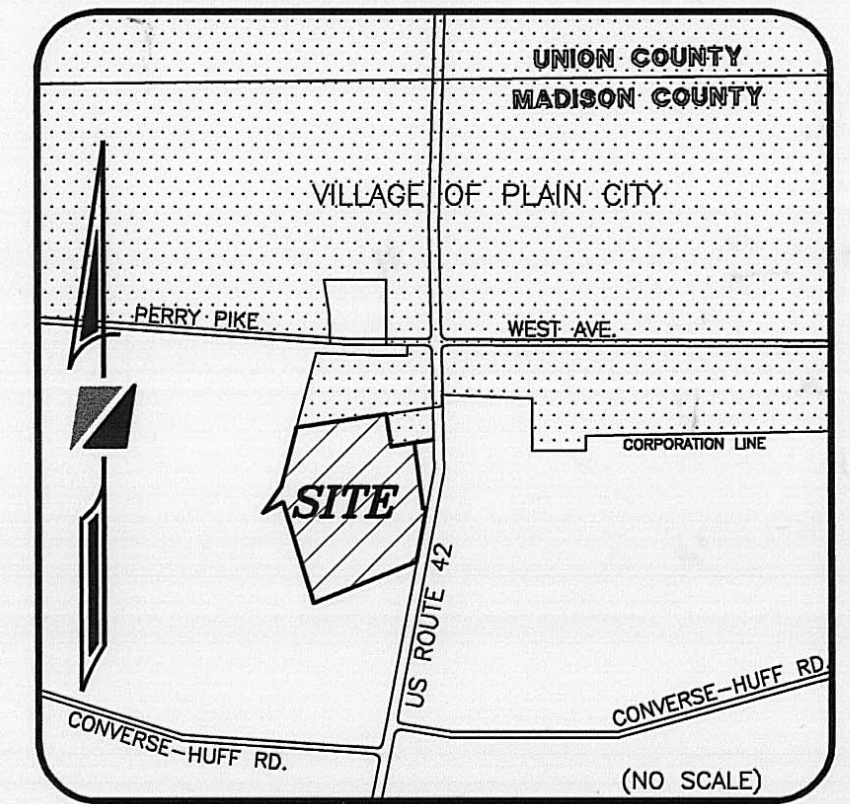
PAUL K. AND MARY LOUISE
3.0 ACRES
OFFICIAL RECORDS VOLUME 11, PAGE 110

ESTHER N. MILLER, ET AL
4.214 ACRES
D.V. 168, PG. 141

THOMAS E. MILLER AND CHARLES J. MILLER
38.433 ACRES
DEED RECORD VOLUME 284, PAGE 358

ADA BEACHY
76.84 ACRES
OFFICIAL RECORDS VOLUME 28, PAGE 234

ANNA MAE FOUST
SECOND TRACT
66.6 ACRES
DEED RECORD VOLUME 201, PAGE 65



VICINITY MAP

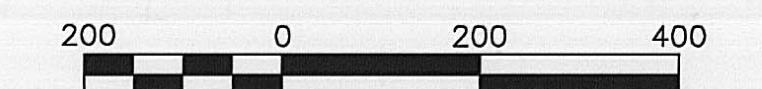
LEGEND

- IPF IRON PIN FOUND
- IPS IRON PIN SET
- ▲ RRSF RAILROAD SPIKE FOUND
- ◆ PKNF PK NAIL FOUND
- MON MONUMENT BOX FOUND
- CMF CONCRETE RIGHT-OF-WAY MONUMENT FOUND
- STONE STONE FOUND

LEGEND

- EXISTING VILLAGE OF PLAIN CITY CORPORATION LINE
- PROPOSED VILLAGE OF PLAIN CITY CORPORATION LINE
- AREA TO BE ANNEXED

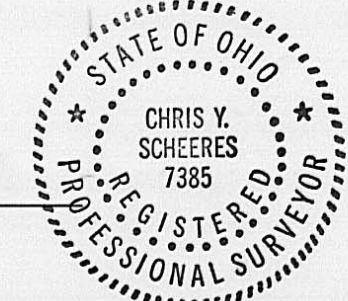
SURVEY EXHIBIT FOR
PROPOSED ANNEXATION OF
98.426 ACRES
lying in
SURVEYS 7929, 7387 & 12882
VIRGINIA MILITARY LANDS
DARBY TOWNSHIP, MADISON COUNTY, OHIO
TO
VILLAGE OF PLAIN CITY, OHIO



SCALE IN FEET
SCALE: 1 INCH = 200 FEET

PREPARED BY:
R. D. ZANDE & ASSOCIATES, INC.
1237 DUBLIN ROAD
COLUMBUS, OHIO 43215

CHRIS Y. SCHEERES, P.S.
REGISTERED SURVEYOR NO. 7385



114-2000

**PROPOSED ANNEXATION OF 98.426 ACRES OF LAND,
WEST OF US ROUTE 42, SOUTH OF PERRY ROAD,
SOUTH OF THE VILLAGE OF PLAIN CITY,
IN DARBY TOWNSHIP, MADISON COUNTY, OHIO
TO THE VILLAGE OF PLAIN CITY**

Situate in the State of Ohio, County of Madison, Township of Darby, and lying in Surveys 7387, 7929, and 12882, Virginia Military Lands, and being 98.426 acres out of the 99.014 acres (this survey) conveyed as a 99.725 acre remainder tract (Parcel Number 0200262) to Henry J. Stutzman and Mary N. Stutzman, by a deed of record in Deed Record Volume 215, page 381, all records herein at the Recorder's Office, Madison County, Ohio, and said 98.246 acres of land to be annexed being bounded and more particularly described as follows:

BEGINNING at a point in the existing Village of Plain City Corporation Line at a common corner of said 99.725 acre Stutzman tract and the 4.214 acre tract owned by Esther N. Miller, Anna N. Miller, Emma N. Miller, and Rachel N. Miller, said point also being in the southerly line of the remainder of a 5.98 acre tract (PART OF PARCEL II) owned by MEDCO Properties, Inc.

Thence South $03^{\circ} 05' 24''$ East, a distance of 979.91 feet, along a line common to said 99.725 and 4.214 acre tracts, to an iron pin set marking a common corner of said 99.725 and 4.214 acre tracts;

Thence North $87^{\circ} 43' 16''$ East, a distance of 17.58 feet, along a line common to said 99.725 and 4.214 acre tracts, to an iron pin found in the westerly right-of-way line US Route 42;

Thence South $13^{\circ} 54' 16''$ West, a distance of 857.33 feet, along the westerly right-of-way line of said US Route 42, to a point in the line common to said 99.725 acre tract and a 66.6 acre tract conveyed as the Second Tract to Anna Mae Foust by a deed of record in Deed Record Volume 201, Page 65;

Thence South $81^{\circ} 16' 11''$ West, a distance of 1374.46 feet, along a line common to said 99.725 and 66.6 acre tracts, passing the southerly center of a 12-inch square concrete post found at 39.25 feet, to a point in the southerly center of a 12-inch square concrete post found marking a common corner of said 99.725 and 66.6 acre tracts;

Thence South 74° 15' 45" West, a distance of 221.35 feet, along a line common to said 99.725 and 66.6 acre tracts, to a point the southerly center of a 12-inch square concrete post found marking a common corner of said 99.725 and a 38 acre tract of land conveyed as the Second Tract to Ervin E. Yutzy and Dorothy Mae Yutzy by a deed of record in Deed Record Volume 200, Page 436;

Thence North 13° 00' 23" West, a distance of 1386.42 feet, along a line common to said 99.725 and 38 acre tracts, to a point at the southwesterly corner of a 12-inch square concrete post found marking a common corner of said 99.725 and 38 acre tracts;

Thence South 65° 39' 33" West, a distance of 332.97 feet, along a line common to said 99.725 and 38 acre tracts, to an iron pin set marking a common corner of said 99.725 and 38 acre tracts, and a 132.823 acre tract conveyed to David A. Beachy, Glenn R. Beachy, Norman A. Beachy and Lloyd A. Beachy by a certificate of transfer in Official Records Volume 28, Page 813, and also a 104.225 acre tract conveyed to Freda Whitmer, Sarah E. Farnwald, Alfred L. Farnwald, Katie E. Beachy, E. Mylo Farnwald and Mary Leona Yutzy by a deed of record in Official Records Volume 85, Page 901;

Thence North 38° 27' 36" East, a distance of 486.10 feet, along a line common to said 99.725 and 104.225 acre tracts, to an iron pin set marking a common corner of said 99.725 and 104.225 acre tracts;

Thence North 19° 21' 41" East, a distance of 902.15 feet, along a line common to said 99.725 and 104.225 acre tracts, to a point at the northwest corner of a 12-inch square concrete post found marking a common corner of said 99.725 and a 38.979 acre tract conveyed to Homewood Homes, Inc. an Ohio corporation, by a deed of record in Official Records Volume 105, Page 2124, said point also being an angle point in the existing Village of Plain City Corporation Line;

Thence North 86° 27' 20" East, a distance of 1342.01 feet, along a line common to said 99.725 and 38.979 acre tracts, said line also being the existing Village of Plain City Corporation Line, to an iron pin set marking a common corner of said 99.725 and a 5.98 acre remainder tract conveyed to Medco Properties, Inc. by a deed of record in Deed Record Volume 272, page 318, said iron pin also marking an angle point in the existing Village of Plain City Corporation Line;

Thence South 03° 12' 41" East, a distance of 473.56 feet, along a line common to said 99.725 acre tract and 5.98 acre remainder tract, said line also being the existing

Village of Plain City Corporation Line, to an iron pin set marking a common corner of said 99.725 acre tract and 5.98 acre remainder tract, said iron pin also marking an angle point in the existing Village of Plain City Corporation Line ;

Thence North 86° 16' 35" East, a distance of 355.97 feet, along a line common to said 99.725 acre tract and 5.98 acre remainder tract, said line also being the existing Village of Plain City Corporation Line, to the **point of beginning**, containing 98.426 acres, more or less.

The bearings in the above description are based on the bearing of South 04° 34' 30" West, for the centerline of US Route 42, south of Perry Road, as determined by a GPS network of field observations performed in March 2000.

All iron pins set are 3/4" iron pipes, 30 inches in length, with a yellow cap bearing the name "R.D. ZANDE".



R. D. ZANDE & ASSOCIATES, INC.

Chris Y. Scheeres, P.S.
Chris Y. Scheeres, P.S. *3-31-00*
Registered Surveyor No. 7385

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