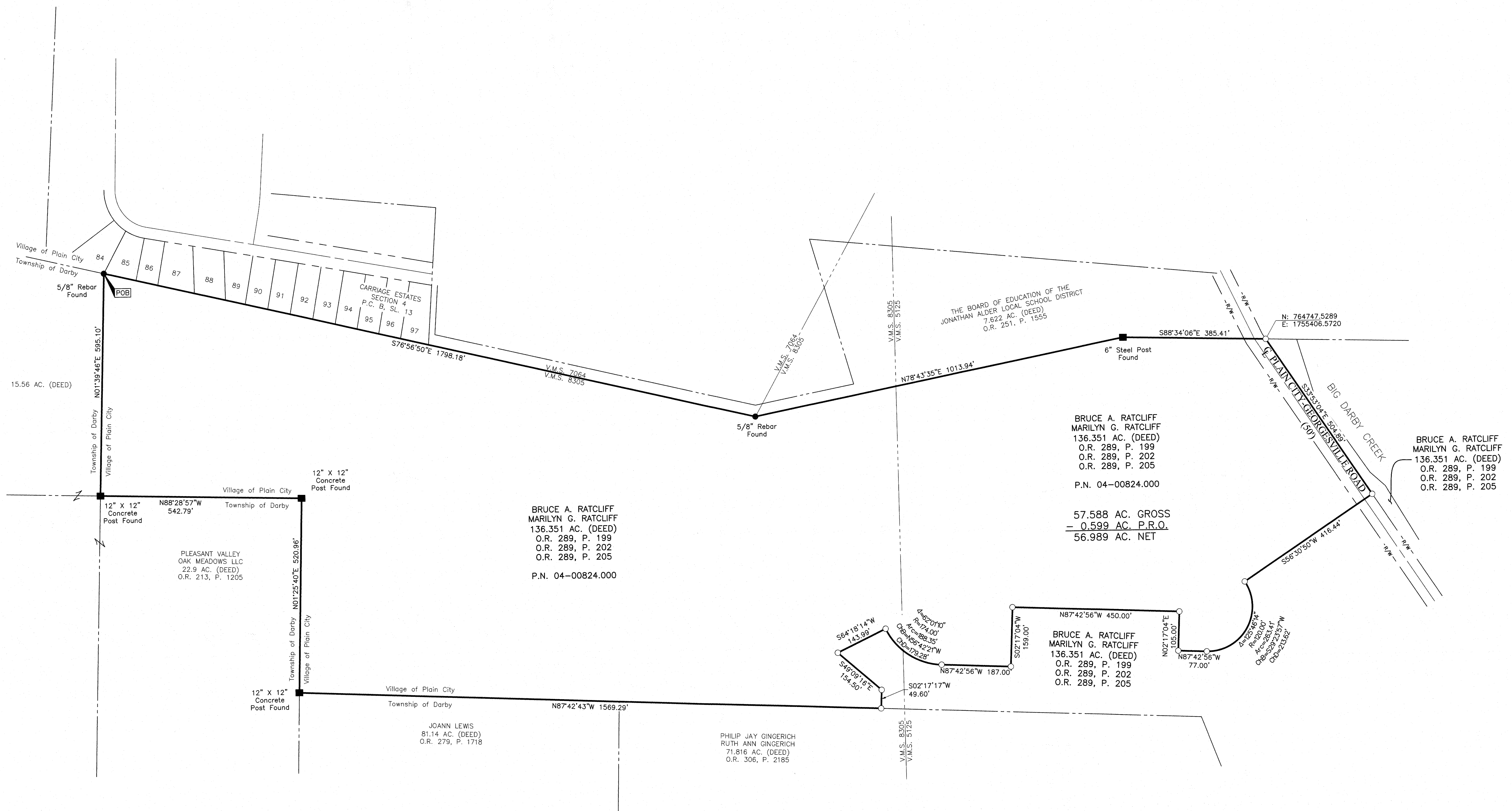


SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NUMBERS 5125 AND 8305

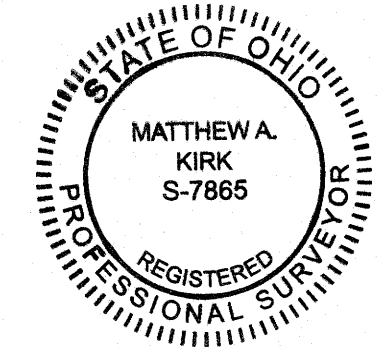
VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO



- = STONE FND.
 - = POST FND.
 - = I.P. FND.
 - = I.P. SET
 - = MAG. NAIL FND.
 - = MAG. NAIL SET
 - ▲ = R.R. SPK. FND.
 - △ = R.R. SPK. SET
 - = P.K. NAIL FND.
- I.P. Set are 13/16" I.D. iron pipes 30" long with cap inscribed EMHT INC.
-
- GRAPHIC SCALE (in feet)

SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in February 2017.

BASIS OF BEARINGS:
The bearings shown on this survey are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.



By Matthew A. Kirk Date 26 April 17
Matthew A. Kirk
Professional Surveyor No. 7865

EMHT		Date: April 26, 2017
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Fax: 614.775.3448 emht.com		Scale: 1" = 150'
Job No: 2016-1340		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

57.588 ACRES

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military Survey Numbers 5125 and 8305, being part of that 136.351 acre tract of land conveyed to Bruce A. Ratcliff and Marilyn G. Ratcliff by deeds of record in Official Record 289, Page 199, Official Record 289, Page 202 and Official Record 289, Page 205, also being Auditor's Parcel Number 04-00824.000 (all references refer to the records of the Recorder's Office, Madison County, Ohio), and more particularly bounded and described as follows:

BEGINNING at a 5/8 inch rebar found at the southeasterly corner of Lot 84 and the southwesterly corner of Lot 85 of the subdivision entitled "Carriage Estates Section 4", of record in Plat Cabinet B, Slide 13, a northeasterly corner of that 15.56 acre tract conveyed to Pleasant Valley Oak Meadows LLC by deed of record in Official Record 213, Page 1205;

Thence South $76^{\circ} 56' 50''$ East, with the southerly line of said "Carriage Estates Section 4" and that 7.622 acre tract conveyed to The Board of Education of the Jonathan Alder Local School District by deed of record in Official Record 251, Page 1555, a distance of 1798.18 feet to a 5/8 inch rebar found;

Thence North $78^{\circ} 43' 35''$ East, with said southerly line, a distance of 1013.94 feet to a 6 inch steel post found;

Thence South $88^{\circ} 34' 06''$ East, with said southerly line, a distance of 385.41 feet to an iron pin set in the easterly right-of-way line of Plain City-Georgesville Road (50 feet wide);

Thence South $33^{\circ} 53' 04''$ East, with said easterly right-of-way line, a distance of 504.89 feet to an iron pin set;

Thence crossing said 136.351 acre tract the following courses and distances:

South $56^{\circ} 30' 50''$ West, a distance of 416.44 feet to an iron pin set on the arc of a curve to the right;

with the arc of said curve, having a central angle of $125^{\circ} 46' 14''$, a radius of 120.00 feet, an arc length of 263.41 feet, a chord bearing of South $29^{\circ} 23' 57''$ West and chord distance of 213.62 feet to an iron pin set;

North $87^{\circ} 42' 56''$ West, a distance of 77.00 feet to an iron pin set;

North $02^{\circ} 17' 04''$ East, a distance of 105.00 feet to an iron pin set;

North $87^{\circ} 42' 56''$ West, a distance of 450.00 feet to an iron pin set;

South $02^{\circ} 17' 04''$ West, a distance of 159.00 feet to an iron pin set;

North $87^{\circ} 42' 56''$ West, a distance of 187.00 feet to an iron pin set at a point of curvature to the right;

with the arc of said curve, having a central angle of $62^{\circ} 01' 10''$, a radius of 174.00 feet, an arc length of 188.35 feet, a chord bearing of North $56^{\circ} 42' 21''$ West and chord distance of 179.28 feet to an iron pin set;

South $64^{\circ} 18' 14''$ West, a distance of 143.99 feet to an iron pin set;

South $49^{\circ} 09' 16''$ East, a distance of 154.50 feet to an iron pin set; and

South $02^{\circ} 17' 17''$ West, a distance of 49.60 feet to an iron pin set in the northerly line of that 71.816 acre tract conveyed to Philip Jay Gingerich and Ruth Ann Gingerich by deed of record in Official Record 306, Page 2185, in the existing corporation line of the Village of Plain City;

Thence North $87^{\circ} 42' 43''$ West, with the northerly lines of said 71.816 acre tract and that 81.14 acre tract conveyed to Joann Lewis by deed of record in Official Record 279, Page 1718, and said corporation line, a distance of 1569.29 feet to a 12 inch by 12 inch concrete post found in an easterly line of that 22.9 acre tract conveyed to Pleasant Valley Oak Meadows LLC tract by deed of record in Official Record 213, Page 1205;

57.588 ACRES

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Thence with the boundary of said Pleasant Valley Oak Meadows LLC tract and said corporation line the following courses and distances:

North 01° 25' 40" East, a distance of 520.96 feet to a 12 inch by 12 inch concrete post found;

North 88° 28' 57" West, a distance of 542.79 feet to a 12 inch by 12 inch concrete post found; and

North 01° 39' 46" East, a distance of 595.10 feet to the POINT OF BEGINNING, containing 57.588 acres of land, more or less, of which 0.599 acre falls within the presently occupied right of way of Plain City-Georgesville Road.

Subject, however, to all legal rights-of-way and/or easements, if any, of previous record.

Iron pins set, where indicated, are iron pipes, thirteen sixteenths (13/16) inch inside diameter, thirty (30) inches long with a plastic plug placed in the top bearing the initials EMHT INC.

The bearings herein are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

This description is based on an actual field survey performed by, or under the direct supervision of, Matthew A. Kirk, Professional Surveyor Number 7865, in February of 2017.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

26 APRIL 17

Matthew A. Kirk
Professional Surveyor No. 7865

Date

