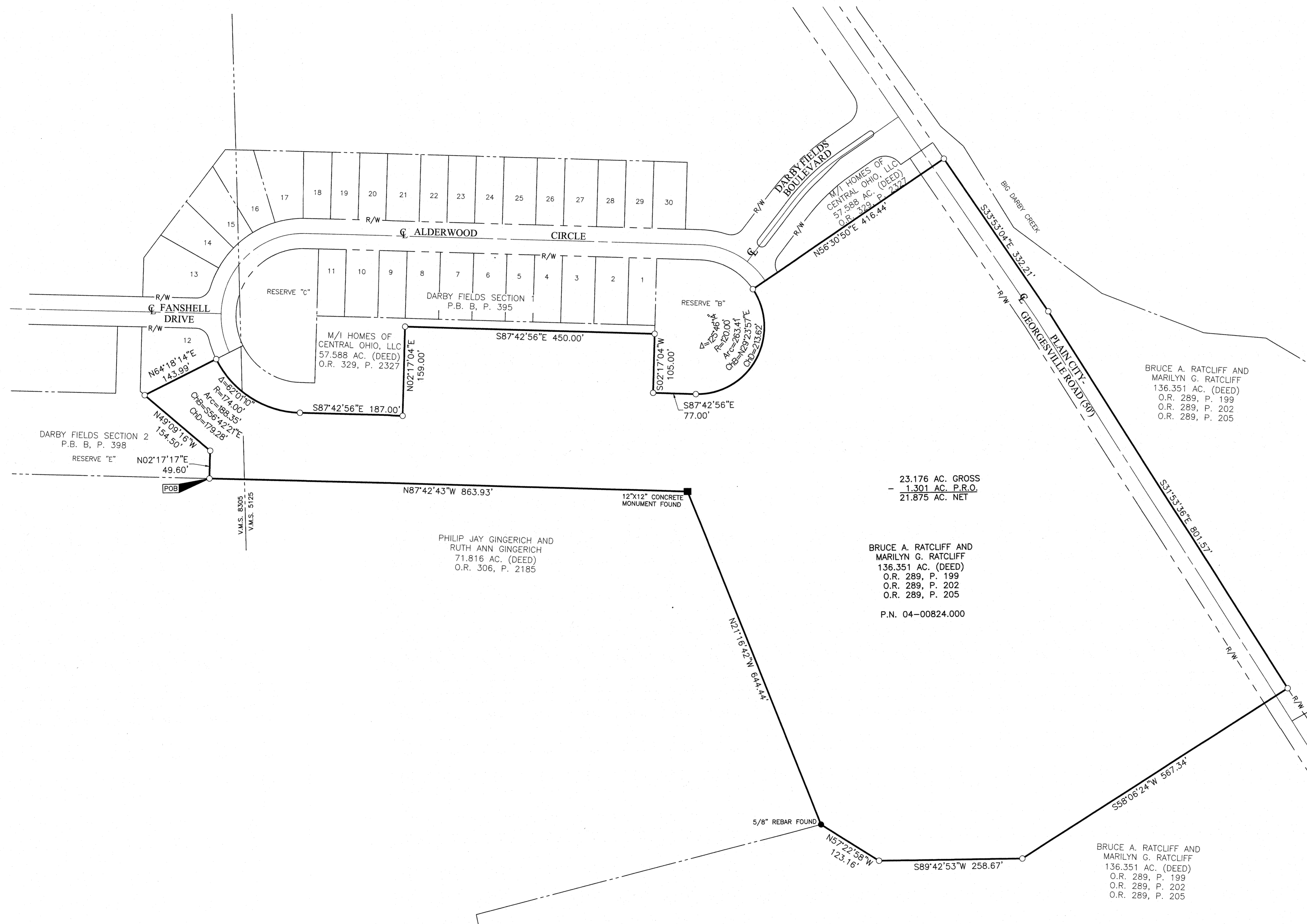


SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NUMBERS 5125 AND 8305

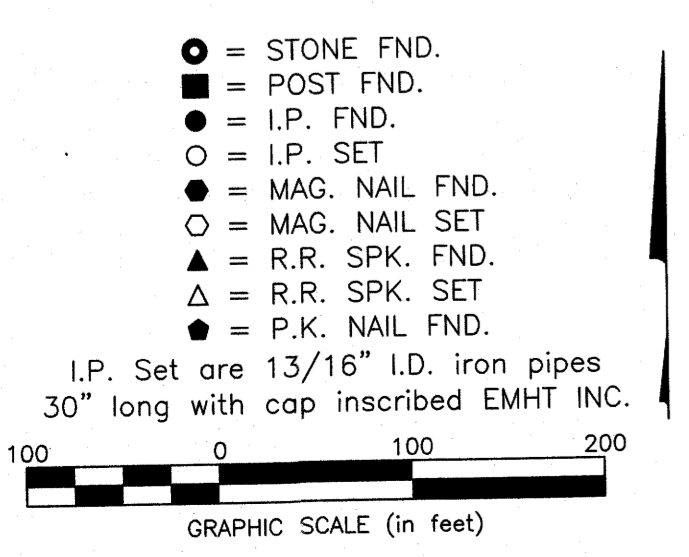
VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO



APPROVED
Jack Kuntzman
 Zoning Inspector
 5/10/18



By Matthew A. Kirk Date 20 APR 18
 Matthew A. Kirk
 Professional Surveyor No. 7865



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 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.

EMHT		Date: April 20, 2018	
Evans, Mechwart, Hombelton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com		Scale: 1" = 100'	
		Job No: 2017-1383	
		Sheet: 1 of 1	
REVISIONS			
MARK	DATE	DESCRIPTION	

23.176 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 04-00824.00 (all references refer to the records of the Recorder's Office, Madison County, Ohio), and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of Reserve "E" of the subdivision entitled "Darby Fields Section 2", of record in Plat Book B, Page 398, in the northerly line of that tract conveyed to Philip Jay Gingerich and Ruth Ann Gingerich by deed of record in Official Record 306, Page 2185;

Thence North $02^{\circ} 17' 17''$ East, with the easterly line of said Reserve "E", a distance of 49.60 feet to an iron pin set;

Thence North $49^{\circ} 09' 16''$ West, with the easterly line of said Reserve "E", a distance of 154.50 feet to an iron pin set at the southwesterly corner of Lot 12 of the subdivision entitled "Darby Fields Section 1", of record in Plat Book B, Page 395;

Thence North $64^{\circ} 18' 14''$ East, with the southerly line of said Lot 12, a distance of 143.99 feet to an iron pin set at the northeasterly corner thereof, a southwesterly corner of that tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 329, Page 2327;

Thence with the boundary of said M/I tract the following courses and distances:

With the arc of a curve to the left, 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 South $56^{\circ} 42' 21''$ East and chord distance of 179.28 feet to an iron pin set;

South $87^{\circ} 42' 56''$ East, a distance of 187.00 feet to an iron pin set;

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

South $87^{\circ} 42' 56''$ East, a distance of 450.00 feet to an iron pin set in the westerly line of Reserve "B" of said "Darby Fields Section 1";

Thence with the boundary of said Reserve "B" the following courses and distances;

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

South $87^{\circ} 42' 56''$ East, a distance of 77.00 feet to an iron pin set at a point of curvature to the left; and

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 North $29^{\circ} 23' 57''$ East and chord distance of 213.62 feet to an iron pin set;

Thence North $56^{\circ} 30' 50''$ East, partly with the boundary of said "Darby Fields Section 1" and partly with the boundary of said M/I tract, a distance of 416.44 feet to an iron pin set in the easterly right of way line of Plain City-Georgesville Road;

Thence South $33^{\circ} 53' 04''$ East, with said easterly right of way line, a distance of 332.21 feet to an iron pin set;

Thence South $31^{\circ} 53' 36''$ East, with said easterly right of way line, a distance of 801.57 feet to an iron pin set;

Thence crossing said Ratcliff tract the following courses and distances:

South $58^{\circ} 06' 24''$ West, a distance of 567.34 feet to an iron pin set;

South $89^{\circ} 42' 53''$ West, a distance of 258.67 feet to an iron pin set; and

North $57^{\circ} 22' 58''$ West, a distance of 123.16 feet to a 5/8" iron rebar found at a corner of Gingerich tract;

Thence North $21^{\circ} 16' 42''$ West, with an easterly line of said Gingerich tract, a distance of 644.44 feet to a 12" x 12" concrete post found at a corner thereof;

23.176 ACRES

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Thence North 87° 42' 43" West, with the northerly line of said Gingerich tract, a distance of 863.93 feet to the POINT OF BEGINNING, containing 23.176 acres of land, more or less, of which 1.301 acre fall within the presently occupied right of way of Plain City-Georgesville Road.

The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011 adjustment). 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.

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.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

20 APRIL 18

Matthew A. Kirk
Professional Surveyor No. 7865

MAK:td
23.176 Ac. 20171383-VS-BNDY-01



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