



Evans, Mechwart, Hambleton & Tilton, Inc.  
 Engineers • Surveyors • Planners • Scientists  
 5500 New Albany Road, Columbus, OH 43054  
 Phone: 614.775.4500 Toll Free: 888.775.3648  
 emht.com

# SURVEY OF ACREAGE PARCEL

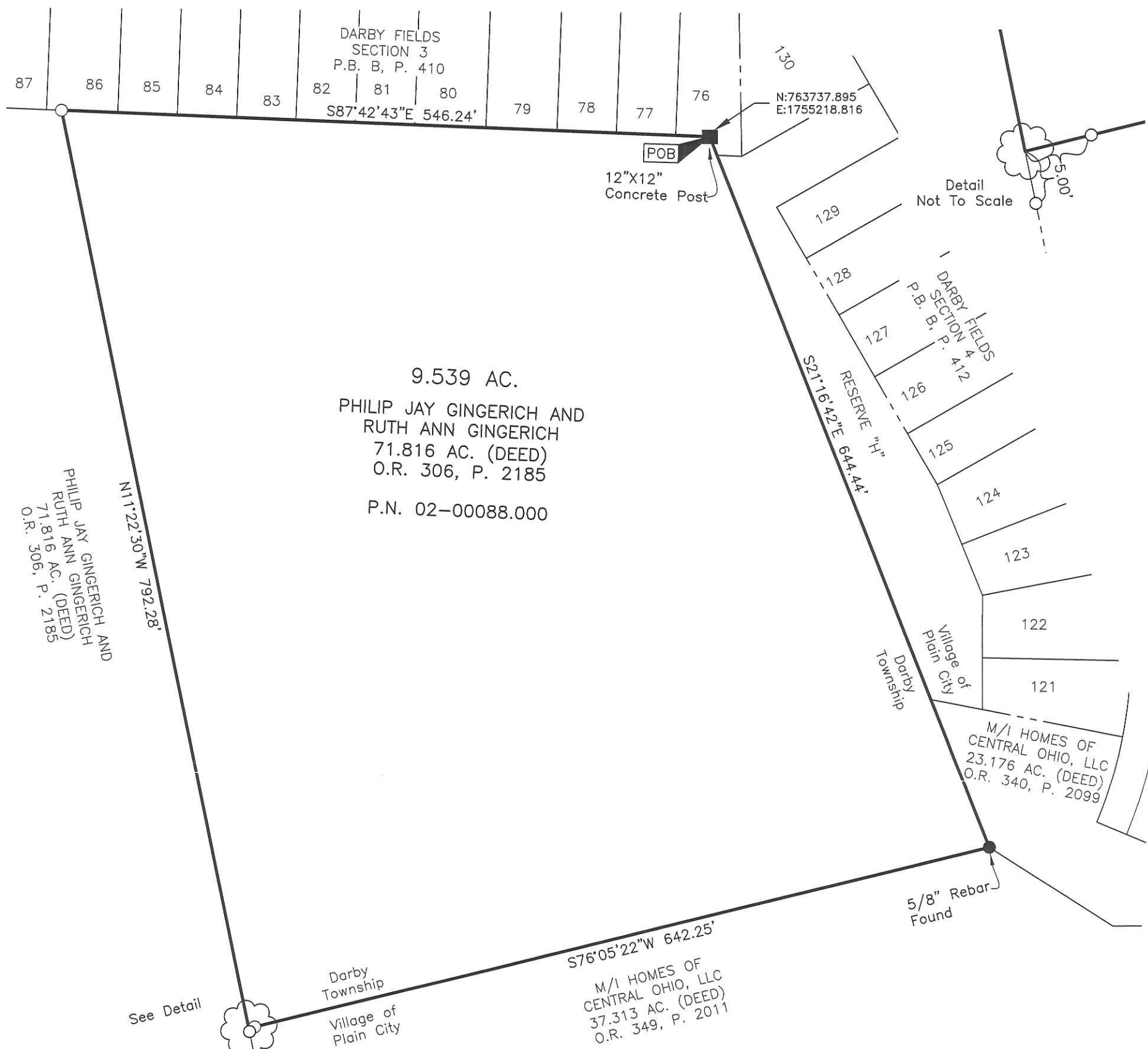
VIRGINIA MILITARY SURVEY NUMBER 5125

TOWNSHIP OF DARBY, COUNTY OF MADISON, STATE OF OHIO

Date: May 17, 2019

Job No: 2019-0537

Scale: 1" = 100'



9.539 AC.  
 PHILIP JAY GINGERICH AND  
 RUTH ANN GINGERICH  
 71.816 AC. (DEED)  
 O.R. 306, P. 2185  
 P.N. 02-00088.000

PHILIP JAY GINGERICH AND  
 RUTH ANN GINGERICH  
 71.816 AC. (DEED)  
 O.R. 306, P. 2185

M/I HOMES OF  
 CENTRAL OHIO, LLC  
 23.176 AC. (DEED)  
 O.R. 340, P. 2099

M/I HOMES OF  
 CENTRAL OHIO, LLC  
 37.313 AC. (DEED)  
 O.R. 349, P. 2011

- = 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)

**BASIS OF BEARINGS:** The bearings shown hereon 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.

**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 May, 2019.



By Matthew A. Kirk 17 MAY 19  
 Matthew A. Kirk Date  
 Professional Surveyor No. 7865

J:\20190537\DWG\04SHEETS\BOUNDARY\20190537-VS-BNDY-01.DWG plotted by YOUSSEF, SHERRI on 7/11/2019 7:31:35 AM last saved by SYOUSSEF on 5/17/2019 7:24:16 AM  
 Xrefs: 20171383-VS-BNDY-01.DWG & 20180548-VS-BNDY-01.DWG & 20171383-VS-PLAT-SEC4.DWG

9.539 ACRES

Situated in the State of Ohio, County of Madison, Township of Darby, in Virginia Military Survey Number 5125, being a part of that 71.816 acre tract of land conveyed to Philip Jay Gingerich and Ruth Ann Gingerich by deed of record in Official Record 306, Page 2185, Also being Auditor's Parcel Number 02-00088.000 (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 12"x12" concrete post found at the northeasterly corner of said 71.816 acre tract, a southerly corner of Lot 76 of the subdivision entitled "Darby Fields Section 3", of record in Plat Book B, Page 410;

Thence South 21° 16' 42" East, with the boundary of said "Darby Fields Section 3", the westerly line of the subdivision entitled "Darby Fields Section 4", of record in Plat Book B, Page 412, and the westerly line of that 23.176 acre tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 340, Page 2099, a distance of 644.44 feet to a 5/8" iron rebar found at the southwesterly corner of said 23.716 acre tract, the northeasterly corner of that 37.313 acre tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 349, Page 2011;

Thence South 76° 05' 22" West, with the northerly line of said 37.313 acre tract, (passing an iron pin set on line at 637.25 feet) a total distance of 642.25 feet to a 24" tree found at the northwesterly corner of said 37.313 acre tract;

Thence North 11° 22' 30" West, crossing said 71.816 acre tract, a distance of 792.28 feet to an iron pin set in the southerly line of said "Darby Fields Section 3";

Thence South 87° 42' 43" East, with said southerly line, a distance of 546.24 feet to the POINT OF BEGINNING, containing 9.539 acres of land, more or less.

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 shown hereon 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 survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in May, 2019.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

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17 MAY 19

Date

