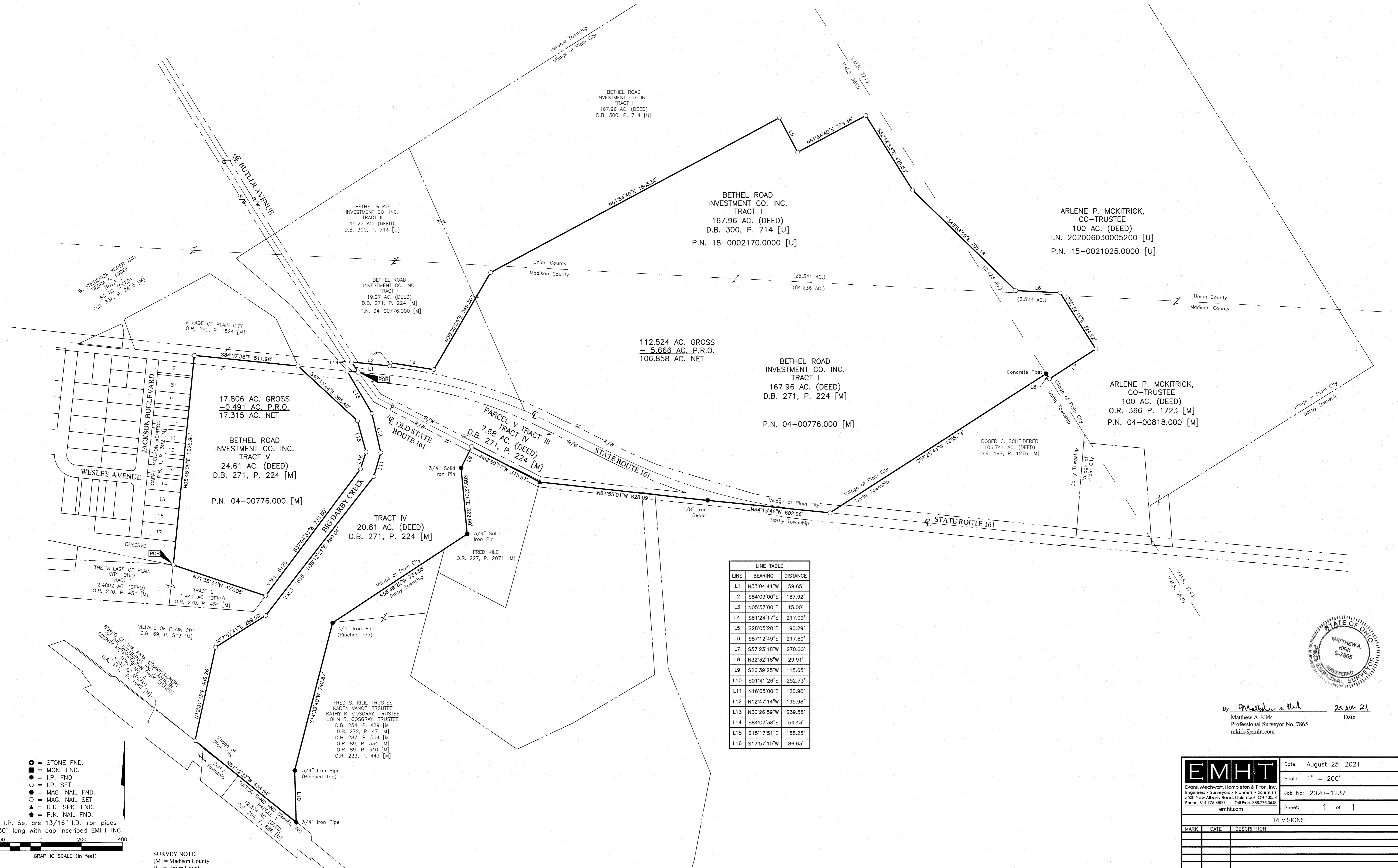


# SURVEY OF ACREAGE PARCELS

## VIRGINIA MILITARY DISTRICT SURVEY NOS. 3685, 3743 AND 5128

### VILLAGE OF PLAIN CITY, COUNTIES OF UNION AND MADISON, STATE OF OHIO



112.524 AC. GROSS  
 = 5,666 AC. P.R.O.  
 106.858 AC. NET

17.806 AC. GROSS  
 - 0.491 AC. P.R.O.  
 17.315 AC. NET

BETHEL ROAD INVESTMENT CO. INC. TRACT V  
 24.61 AC. (DEED)  
 D.B. 271, P. 224 [M]  
 P.N. 04-00776.000 [M]

TRACT IV  
 20.81 AC. (DEED)  
 D.B. 271, P. 224 [M]

BETHEL ROAD INVESTMENT CO. INC. TRACT I  
 167.96 AC. (DEED)  
 D.B. 271, P. 224 [M]  
 P.N. 04-00776.000 [M]

BETHEL ROAD INVESTMENT CO. INC. TRACT I  
 167.96 AC. (DEED)  
 D.B. 300, P. 714 [U]  
 P.N. 18-0002170.0000 [U]

ARLENE P. MCKITRICK, CO-TRUSTEE  
 100 AC. (DEED)  
 I.N. 202006030005200 [U]  
 P.N. 15-0021025.0000 [U]

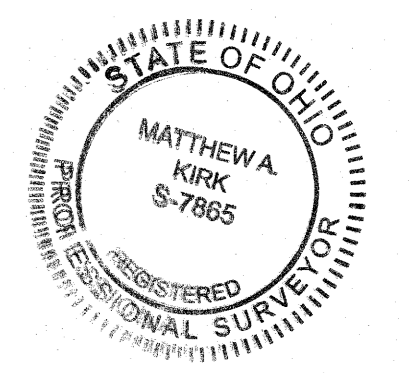
ARLENE P. MCKITRICK, CO-TRUSTEE  
 100 AC. (DEED)  
 O.R. 366 P. 1723 [M]  
 P.N. 04-00818.000 [M]

ROGER C. SCHEIDERER  
 106.741 AC. (DEED)  
 O.R. 197, P. 1276 [M]

FRED KILE  
 O.R. 227, P. 2071 [M]

FRED S. KILE, TRUSTEE  
 KAREN VANCE, TRUSTEE  
 KATHY K. COSGRAY, TRUSTEE  
 JOHN B. COSGRAY, TRUSTEE  
 D.B. 254, P. 429 [M]  
 D.B. 272, P. 47 [M]  
 D.B. 287, P. 504 [M]  
 O.R. 89, P. 334 [M]  
 O.R. 89, P. 340 [M]  
 O.R. 233, P. 443 [M]

LINE	BEARING	DISTANCE
L1	N33°04'41"W	59.65'
L2	S84°03'00"E	187.92'
L3	N05°57'00"E	15.00'
L4	S81°24'17"E	217.09'
L5	S28°05'20"E	190.29'
L6	S87°12'49"E	217.89'
L7	S57°23'18"W	270.00'
L8	N32°32'18"W	29.91'
L9	S26°39'25"W	115.65'
L10	S01°41'26"E	252.73'
L11	N16°05'00"E	120.90'
L12	N12°47'14"W	195.98'
L13	N30°26'59"W	239.58'
L14	S84°07'38"E	54.43'
L15	S15°17'51"E	158.25'
L16	S17°57'10"W	86.63'



By *Matthew A. Kirk* 25 Apr 21  
 Matthew A. Kirk  
 Professional Surveyor No. 7865  
 mkirk@emht.com

● = STONE FND.  
 ■ = MON. FND.  
 ○ = I.P. FND.  
 ○ = I.P. SET  
 ● = MAG. NAIL FND.  
 ○ = MAG. NAIL SET  
 ● = R.R. SPK. FND.  
 ● = 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:  
 [M] = Madison County  
 [U] = Union County

<b>EMHT</b>		Date: August 25, 2021
Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 550 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com		Scale: 1" = 200'
		Job No: 2020-1237
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

17.806 ACRES

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military District Survey Number 5128, being part of that 24.61 acre tract of land conveyed as Tract V to Bethel Road Investment Co. Inc. by deed of record in Deed Book 271, Page 224 (all references are 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 the subdivision entitled "Cappy Jackson Addition", of record in Plat Book 1, Page 302, the northeasterly corner of that 2.1366 acre tract conveyed as Tract 1 to The Village of Plain City, Ohio by deed of record in Official Record 270, Page 454, the northwesterly corner of that 1.3951 acre tract conveyed as Tract 2 to The Village of Plain City, Ohio by deed of record in Official Record 270, Page 454;

Thence North 05° 45' 09" East, with the easterly line of said subdivision, a distance of 1025.90 feet to a magnetic nail set in the centerline of State Route 161;

Thence South 84° 07' 38" East, with said centerline, a distance of 511.98 feet to a magnetic nail set;

Thence with the westerly low water mark of Big Darby Creek the following courses and distances:

South 47° 33' 44" East, a distance of 395.40 feet to an iron pin set;

South 15° 17' 51" East, a distance of 158.25 feet to an iron pin set;

South 17° 57' 10" West, a distance of 86.63 feet to an iron pin set; and

South 37° 04' 33" West, a distance of 773.50 feet to an iron pin set at the northeasterly corner of said 1.3951 acre tract;

Thence North 71° 35' 33" West, with the northerly line of said 1.3951 acre tract, a distance of 477.06 feet to the POINT OF BEGINNING, containing 17.806 acres of land, more or less, of which 0.491 acre falls within the presently occupied right of way of State Route 161.

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 herein are based on the Ohio State Plane Coordinate System, South Zone NAD 83 (2011). The bearing of South 84° 07' 38" East, assigned to the centerline of State Route 161, is designated the basis of bearings for this description.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

25 APR 21

Matthew A. Kirk  
Professional Surveyor No. 7865

Date



**112.524 ACRES**

Situated in the State of Ohio, Counties of Union and Madison, Village of Plain City, in Virginia Military District Survey Numbers 3685 and 3743, being comprised of a part of each of those tracts of land conveyed as to Bethel Road Investment Co. Inc. by deeds of record in Deed Book 271, Page 224 (Madison County) and Deed Book 300, Page 714 (Union County), and part of that tract of land conveyed to Arlene P. McKitrick, Trustee by deeds of record in Official Record 366, Page 1723 (Madison County) and Instrument Number 202006030005200 (Union County) and more particularly bounded and described as follows:

BEGINNING at a magnetic nail set at the intersection of Old State Route 161, State Route 161 and Butler Avenue:

Thence North  $33^{\circ} 04' 41''$  West, with the centerline of said Butler Avenue, a distance of 59.65 feet to a magnetic nail set;

Thence South  $84^{\circ} 03' 00''$  East, partly crossing said Butler Avenue and partly with the northerly right of way line of said State Route 161, a distance of 187.92 feet to an iron pin set;

Thence crossing said Bethel Road tracts and said McKitrick tract the following courses and distances:

North  $05^{\circ} 57' 00''$  East, a distance of 15.00 feet to an iron pin set;

South  $81^{\circ} 24' 17''$  East, a distance of 217.09 feet to an iron pin set;

North  $30^{\circ} 30' 05''$  East, a distance of 549.30 feet to an iron pin set;

North  $61^{\circ} 54' 40''$  East, a distance of 1605.56 feet to an iron pin set;

South  $28^{\circ} 05' 20''$  East, a distance of 190.29 feet to an iron pin set;

North  $61^{\circ} 54' 40''$  East, a distance of 379.44 feet to an iron pin set;

South  $32^{\circ} 14' 53''$  East, a distance of 429.63 feet to an iron pin set;

South  $45^{\circ} 58' 29''$  East, a distance of 705.16 feet to an iron pin set;

South  $87^{\circ} 12' 49''$  East, a distance of 217.89 feet to an iron pin set;

South  $32^{\circ} 32' 18''$  East, a distance of 324.82 feet to an iron pin set; and

South  $57^{\circ} 23' 18''$  West, a distance of 270.00 feet to an iron pin set in the easterly line of that 106.741 acre tract conveyed to Roger C. Scheiderer by deed of record in Official Record 197, Page 1276 (Madison County);

Thence North  $32^{\circ} 32' 18''$  West, with said easterly line, a distance of 29.91 feet to a concrete post found at the northerly corner thereof;

Thence South  $57^{\circ} 25' 44''$  West, with the westerly line of said 106.741 acre tract, a distance of 1258.79 feet to a magnetic nail set in the centerline of said State Route 161;

Thence North  $84^{\circ} 13' 46''$  West, partly with said centerline and partly with the centerline of said Old State Route 161, a distance of 602.96 feet to a 5/8" rebar found;

Thence North  $83^{\circ} 55' 01''$  West, with the centerline of said Old State Route 161, a distance of 828.09 feet to a railroad spike found;

Thence North  $62^{\circ} 50' 57''$  West, with the centerline of said Old State Route 161, a distance of 375.97 feet to a mag nail set at the northwesterly corner of that tract conveyed to Fred Kile by deed of record in Official Record 227, Page 2071 (Madison County);

Thence with the boundary of said Kile tract and the boundary of that tract conveyed to Fred S. Kile, Trustee, Karen Vance, Trustee, Kathy K. Cosgray, Trustee and John B. Cosgray, Trustee by deeds of record in Deed Book 254, Page 429, Deed Book 272, Page 47, Deed Book 287, Page 504,

Official Record 89, Page 334, Official Record 89, Page 340 and Official Record 233, Page 443 (all Madison County), the following courses and distances:

South 26° 39' 25" West, a distance of 115.65 feet to a 3/4" solid iron pin found;

South 05° 22' 06" East, a distance of 322.90 feet to a 3/4" solid iron pin found;

South 56° 48' 22" West, a distance of 789.55 feet to a 3/4" iron pipe (pinched top) found;

South 14° 33' 40" West, a distance of 742.87 feet to a 3/4" iron pipe (pinched top) found; and

South 01° 41' 26" East, a distance of 252.73 feet to a 3/4" iron pipe found in the northerly line of that 12.374 acre tract conveyed as Parcel 1 to Tuffco Sand and Gravel, Inc. by deed of record in Official Record 294, Page 886 (Madison County);

Thence North 51° 12' 37" West, with said northerly line and the northerly line of that 2.293 acre tract conveyed as Tract No. 2 to Board of the Park Commissioners of the Columbus and Franklin Metropolitan Park District by deed of record in Official Record 111, Page 1440 (Madison County), a distance of 636.56 feet to an iron pin set in the easterly low water mark of Big Darby Creek;

Thence with said easterly low water mark of Big Darby Creek the following courses and distances:

North 12° 31' 33" East, a distance of 466.26 feet to an iron pin set;

North 57° 57' 41" East, a distance of 289.50 feet to an iron pin set;

North 38° 12' 21" East, a distance of 860.04 feet to an iron pin set;

North 16° 05' 00" East, a distance of 120.90 feet to an iron pin set;

North 12° 47' 14" West, a distance of 195.98 feet to an iron pin set; and

North 30° 26' 59" West, a distance of 239.58 feet to a magnetic nail set in the centerline of said State Route 161;

Thence South 84° 07' 38" East, with said centerline, a distance of 54.43 feet to the POINT OF BEGINNING, containing 112.524 acres of land, more or less, of which 5.666 acres falls within the presently occupied right of way of State Route 161. Also, 25.341 acres are out of Union County parcel number 18-0002170.0000, 0.423 acre is out of Union County parcel number 15-0021025.0000, 84.236 acres are out of Madison County parcel number 04-00776.000 and 2.524 acres are out of Madison County parcel number 04-00818.000.

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 herein are based on the Ohio State Plane Coordinate System, South Zone NAD 83 (2011). The bearing of South 84° 07' 38" East, assigned to the centerline of State Route 161, is designated the basis of bearings for this description.

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

EVANS, MECHWART, HAMBLETON & TILTON, INC.



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25 AUG 21  
Date