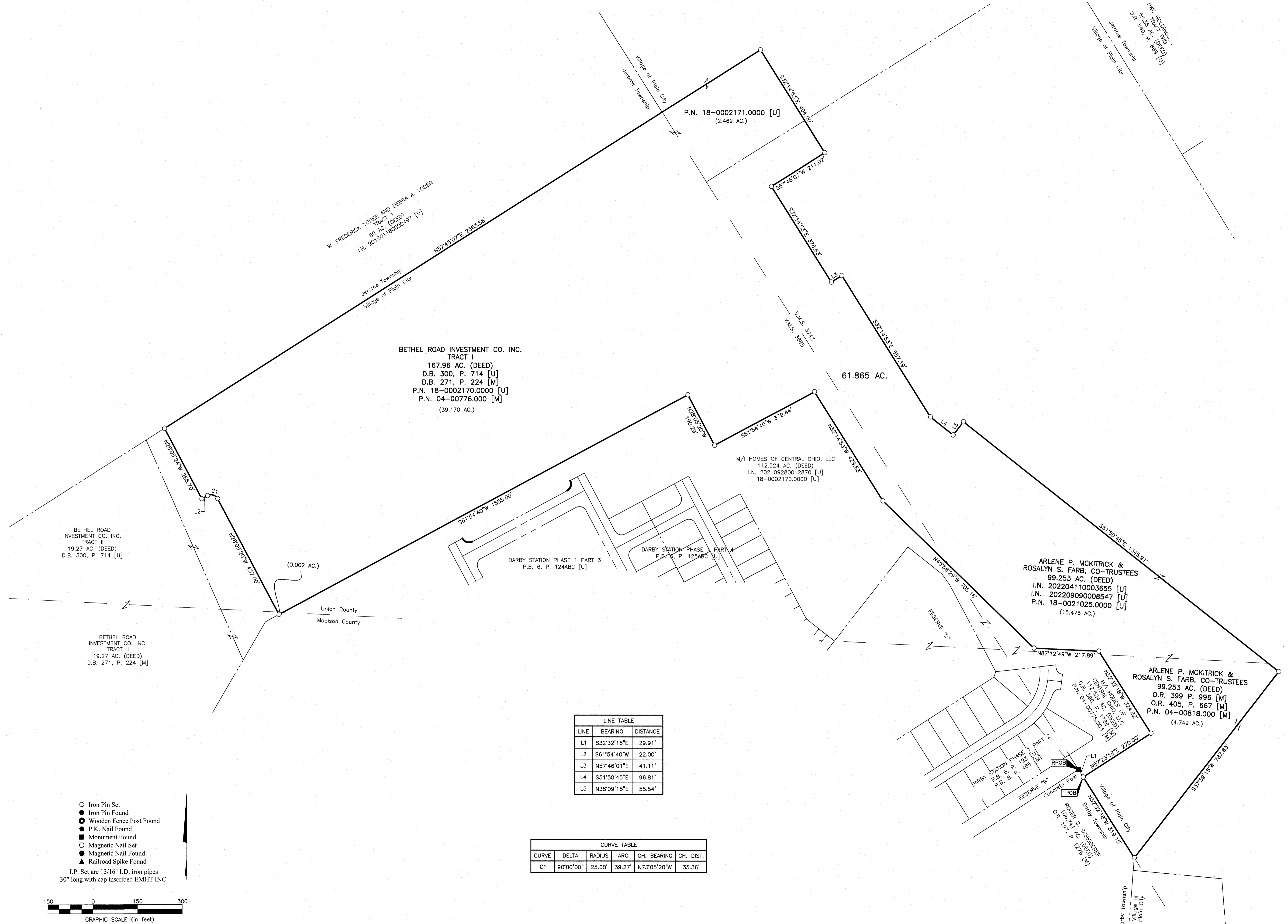


SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY DISTRICT SURVEY NOS. 3685 AND 3743

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



BASIS OF BEARINGS:
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 survey.

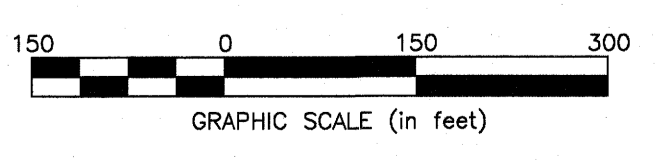
SURVEY NOTE:
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey.

RECORD NOTE:
[M] = Madison County Recorder's Office.
[U] = Union County Recorder's Office.

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S32°32'18"E	29.91'
L2	S61°54'40"W	22.00'
L3	N57°46'01"E	41.11'
L4	S51°50'45"E	96.81'
L5	N38°09'15"E	55.54'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	90°00'00"	25.00'	39.27'	N73°05'20"W	35.36'

- Iron Pin Set
 - Iron Pin Found
 - Wooden Fence Post Found
 - P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
- I.P. Set are 13/16" I.D. iron pipes
30" long with cap inscribed EMHT INC.



By Matthew A. Kirk 13 Sep 22
Date
Matthew A. Kirk
Professional Surveyor No. 7865
mkirk@emht.com

EMHT 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	Date: September 13, 2022	
	Scale: 1" = 150'	
Job No: 2021-0983	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

61.865 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 part of that 99.253 acre tract of land conveyed to Arlene P. McKittrick, and Rosalyn S. Farb, Co-Trustees by deeds of record in Official Record 399, Page 996 (Madison County), Official Record 405, Page 667 (Madison County), Instrument Number 202204110003655 (Union County), and Instrument Number 202209090008547 (Union County), and part of that 167.96 acre tract of land conveyed as Tract 1 to Bethel Road Investment Co. Inc. by deeds of record in Deed Book 300, Page 714 (Union County) and Deed Book 271, Page 224 (Madison County), (all references are to the records of the Recorder's Office, Madison and Union Counties, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a concrete post found at the southeasterly corner of Reserve "B" of the subdivision entitled "Darby Station Phase 1 Part 2", of record in Plat Book 6, Page 123 (Union County) and Plat Book B, Page 465 (Madison County) a northwesterly corner of that 106.741 acre tract conveyed to Roger C. Scheiderer by deed of record in Official Record 197, Page 1276 (Madison County), in a westerly line of that 112.524 acre tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Official Record 390, Page 1786 (Madison County) and Instrument Number 202109280012870 (Union County), in the common line of said Virginia Military District Survey Numbers 3685 and 3743;

Thence South $32^{\circ} 32' 18''$ East, with said westerly line and said VMS line, a distance of 29.91 feet to an iron pin set at a southwesterly corner of said 112.524 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 112.524 acre tract the following courses and distances:

North $57^{\circ} 23' 18''$ East, a distance of 270.00 feet to an iron pin set;

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

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

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

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

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

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

South $61^{\circ} 54' 40''$ West, a distance of 1555.00 feet to an iron pin set;

Thence crossing said 167.96 acre tract the following courses and distances:

North $28^{\circ} 05' 20''$ West, a distance of 437.00 feet to an iron pin set at a point of curvature to the left;

With the arc of said curve, having a central angle of $90^{\circ} 00' 00''$, a radius of 25.00 feet, an arc length of 39.27 feet, a chord bearing of North $73^{\circ} 05' 20''$ West and chord distance of 35.36 feet to an iron pin set;

South $61^{\circ} 54' 40''$ West, a distance of 22.00 feet to an iron pin set; and

North $28^{\circ} 05' 24''$ West, a distance of 265.70 feet to an iron pin set in the southerly line of that 80 acre tract conveyed as Tract 1 to W. Frederick Yoder and Debra A. Yoder by deed of record in Instrument Number 201801180000497 (Union County);

Thence North $57^{\circ} 45' 07''$ East, partly with said southerly line and partly crossing said 167.96 acre tract, a distance of 2363.56 feet to an iron pin set;

61.865 ACRES

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Thence crossing said 167.96 and 99.253 acre tracts the following courses and distances:

South 32° 14' 53" East, a distance of 404.00 feet to an iron pin set;

South 57° 45' 07" West, a distance of 211.02 feet to an iron pin set;

South 32° 14' 53" East, a distance of 376.63 feet to an iron pin set;

North 57° 46' 01" East, a distance of 41.11 feet to an iron pin set;

South 32° 14' 53" East, a distance of 557.19 feet to an iron pin set;

South 51° 50' 45" East, a distance of 96.81 feet to an iron pin set;

North 38° 09' 15" East, a distance of 55.54 feet to an iron pin set;

South 51° 50' 45" East, a distance of 1345.91 feet to an iron pin set; and

South 37° 59' 15" West, a distance of 787.63 feet to an iron pin at a northeasterly corner of said 106.741 acre tract, in the common line to said Virginia Military District Survey Numbers 3685 and 3743;

Thence North 32° 32' 18" West, with the easterly line of said 106.741 acre tract and said VMS line, a distance of 319.15 feet to the TRUE POINT OF BEGINNING, containing 61.865 acres of land, more or less, of which 4.749 acres are out of Madison County Parcel Number 04-00818.000, 15.475 acres are out of Union County Parcel Number 18-0021025.0000, 39.170 acres are out of Union County Parcel Number 18-0002170.0000, 0.002 acre is out of Madison County Parcel Number 04-00776.000, and 2.469 acres are out of Union County Parcel Number 18-002171.0000.

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

13 SEP 22

Matthew A. Kirk
Professional Surveyor No. 7865

Date

