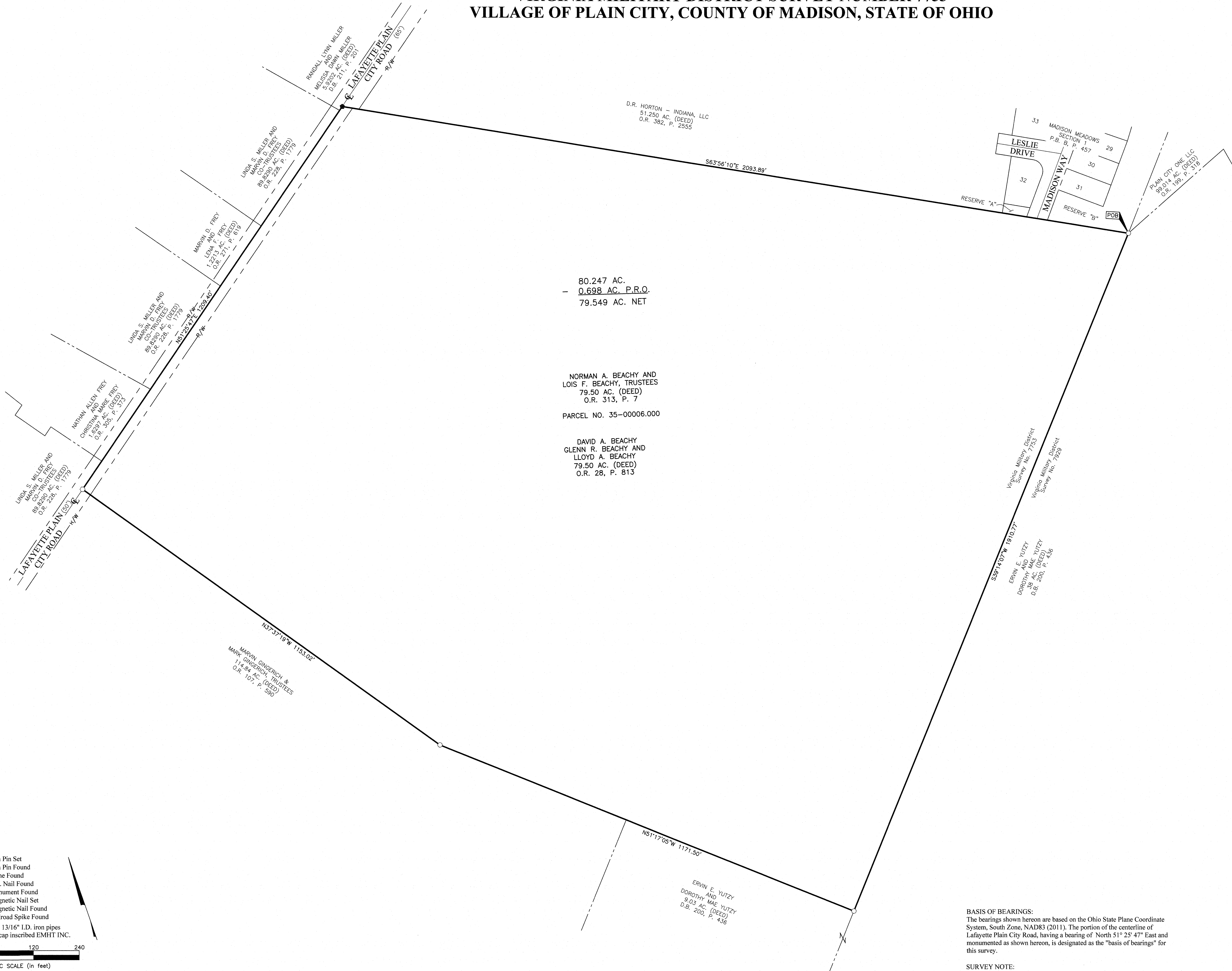


# SURVEY OF ACREAGE PARCEL

## VIRGINIA MILITARY DISTRICT SURVEY NUMBER 7753

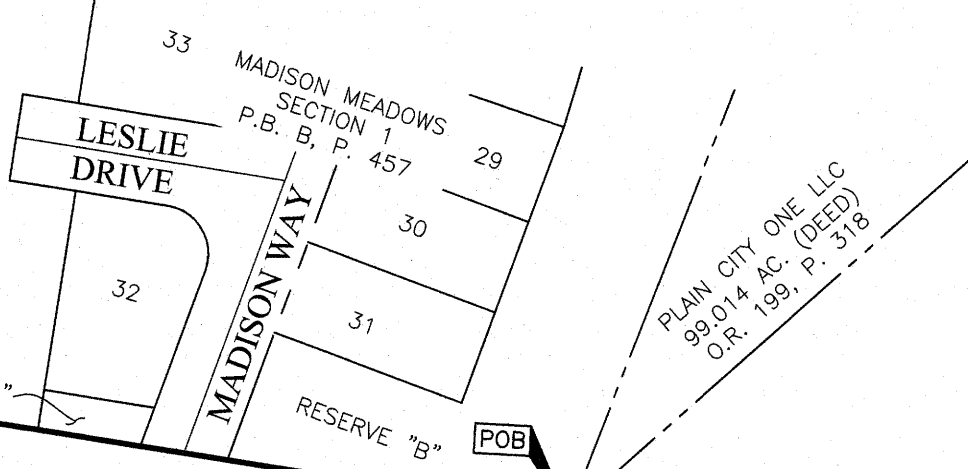
### VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO



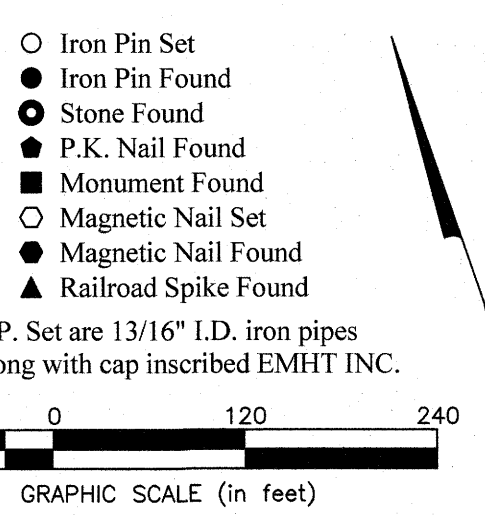
80.247 AC.  
 - 0.698 AC. P.R.O.  
 79.549 AC. NET

NORMAN A. BEACHY AND  
 LOIS F. BEACHY, TRUSTEES  
 79.50 AC. (DEED)  
 O.R. 313, P. 7  
 PARCEL NO. 35-00006.000

DAVID A. BEACHY  
 GLENN R. BEACHY AND  
 LLOYD A. BEACHY  
 79.50 AC. (DEED)  
 O.R. 28, P. 813



By Matthew A. Kirk 19 July 22  
 Matthew A. Kirk Date  
 Professional Surveyor No. 7865  
 mkirk@emht.com



**BASIS OF BEARINGS:**  
 The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). The portion of the centerline of Lafayette Plain City Road, having a bearing of North 51° 25' 47" East and monumented as shown hereon, is designated as 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.

<b>EMHT</b> 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: July 19, 2022
		Scale: 1" = 120'
		Job No: 2021-0728
		Sheet: 1 of 1
REVISIONS		
MARK	DATE	DESCRIPTION

**80.247 ACRES**

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military District Survey Number 7753, being all of that tract of land conveyed to Norman A. Beachy and Lois F. Beachy, Trustees by deed of record in Official Record 313, Page 7, and David A. Beachy, Glenn R. Beachy and Lloyd A. Beachy by deed of record in Official Record 28, Page 813 (Parcel Number 35-00006.000) (all references refer to the records of the Recorder's Office, Madison County, Ohio) and more particularly bounded and described as follows:

BEGINNING at an iron pin set at the southeasterly corner of Reserve "B" of the subdivision entitled "Madison Meadows Section 1", of record in Plat Book B, Page 457, a southwesterly corner of that 99.014 acre tract conveyed to Plain City One LLC by deed of record in Official Record 199, Page 318, a northwesterly corner of that 38 acre tract conveyed to Ervin E. Yutzy and Dorothy Mae Yutzy by deed of record in Deed Book 200, Page 436, in the common line of Virginia Military Survey District Numbers 7753 and 7929;

Thence South 39° 14' 07" West, with the westerly line of said 38 acre tract and with said common line, a distance of 1910.77 feet to an iron pin set at a northeasterly corner of that 9.03 acre tract conveyed to Ervin E. Yutzy and Dorothy Mae Yutzy by deed of record in Deed Book 200, Page 436;

Thence North 51° 17' 05" West, with the northerly line of said 9.03 acre tract and with the northerly line of that 114.84 acre tract conveyed to Marvin Gingerich and Mark Gingerich, Trustees by deed of record in Official Record 107, Page 590, a distance of 1171.50 feet to an iron pin set;

Thence North 37° 37' 19" West, with the northerly line of said 114.84 acre tract, a distance of 1153.02 feet to magnetic nail set in the centerline of Lafayette Plain City Road;

Thence North 51° 25' 47" East, with said centerline, a distance of 1209.40 feet to a PK nail found at the southwesterly corner of said "Madison Meadows Section 1";

Thence South 63° 56' 10" East, with the southerly line of said "Madison Meadows Section 1" and the southerly line of that 51.250 acre tract conveyed to D.R. Horton- Indiana, LLC by deed of record in Official Record 382, Page 2555, a distance of 2093.89 feet to the POINT OF BEGINNING, containing 80.247 acres of land, more or less, of which 0.698 acre falls within the presently occupied right of way of Lafayette Plain City 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 shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011). The portion of the centerline of Lafayette Plain City Road, having a bearing of North 51° 25' 47" East and monumented as shown hereon, is designated as the "basis of bearings" for this description.

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

EVANS, MECHWART, HAMBLETON AND TILTON, INC.



*Matthew A. Kirk*

19 JULY 22

Matthew A. Kirk  
Professional Surveyor No. 7865