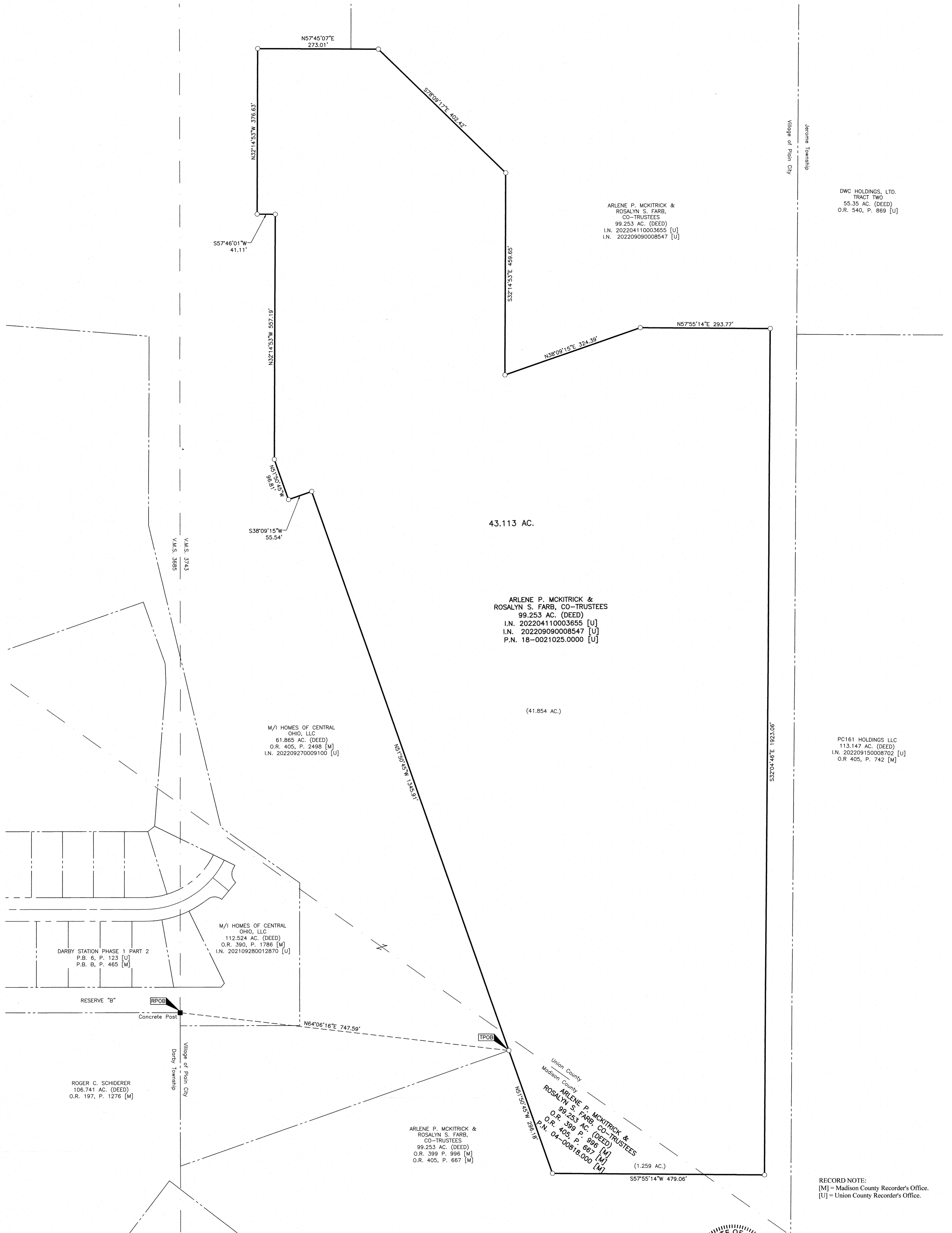


SURVEY OF ACREAGE PARCELS

VIRGINIA MILITARY DISTRICT SURVEY NUMBER 3743

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



DWC HOLDINGS, LTD.
 TRACT TWO
 55.35 AC. (DEED)
 O.R. 540, P. 869 [U]

PC161 HOLDINGS LLC
 113.147 AC. (DEED)
 I.N. 202209150008702 [U]
 O.R. 405, P. 742 [M]

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

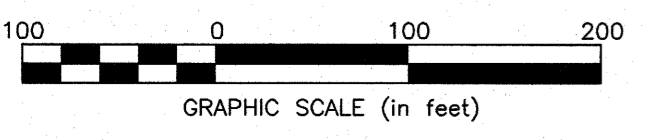


By: Matthew A. Kirk 27 MARCH 23
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com
 Date

- Iron Pin Set
 - Iron Pin Found
 - Stone Found
 - P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
 - ◎ Permanent Marker Set
- Iron Pins Set are 1 3/16" I.D. iron pipes 30" long with cap stamped EMHT INC.
 Permanent Markers set are one-inch solid iron pins with aluminum cap stamped EMHT INC.

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.



EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43254 Phone: 614.775.4500 • Toll Free: 888.775.3648 emht.com		Date: March 27, 2023
Scale: 1" = 100'		Job No: 2022-0582
Sheet: 1 of 1		
REVISIONS		
MARK	DATE	DESCRIPTION

43.113 ACRES

Situated in the State of Ohio, Counties of Union and Madison, Village of Plain City, in Virginia Military District Survey Number 3743, being 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) (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 Virginia Military District Survey Numbers 3685 and 3743;

Thence North 64° 06' 16" East, crossing said 112.524 acre tract and that 61.865 acre tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Instrument Number 202209270009100 (Union County) and Official Record 405, Page 2498 (Madison County), a distance of 747.59 feet to an iron pin set at the southeasterly corner of said 61.865 acre tract, the TRUE POINT OF BEGINNING for this description;

Thence with the boundary of said 61.865 acre tract the following courses and distances:

North 51° 50' 45" West, a distance of 1345.91 feet to an iron pin set;

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

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

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

South 57° 46' 01" West, a distance of 41.11 feet to an iron pin set; and

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

Thence North 57° 45' 07" East, partly with the boundary of said 61.865 acre tract and partly crossing said 99.253 acre tract, a distance of 273.01 feet to an iron pin set;

Thence crossing said 99.253 acre tract the following courses and distances:

South 78° 09' 17" East, a distance of 402.42 feet to an iron pin set;

South 32° 14' 53" East, a distance of 459.65 feet to an iron pin set;

North 38° 09' 15" East, a distance of 324.39 feet to an iron pin set;

North 57° 55' 14" East, a distance of 293.77 feet to an iron pin set;

South 32° 04' 46" East, a distance of 1923.06 feet to an iron pin set;

South 57° 55' 14" West, a distance of 479.06 feet to an iron pin set; and

North 51° 50' 45" West, a distance of 296.18 feet to the TRUE POINT OF BEGINNING, containing 43.113 acres of land, more or less, of which 1.259 acres are out of Madison County Parcel Number 04-00818.000, 41.854 acres are out of Union County Parcel Number 18-0021025.0000.

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

27 MARCH 23

Matthew A. Kirk
Professional Surveyor No. 7865

Date

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