

# SURVEY OF ACREAGE PARCEL

## VIRGINIA MILITARY SURVEY NO. 3685

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

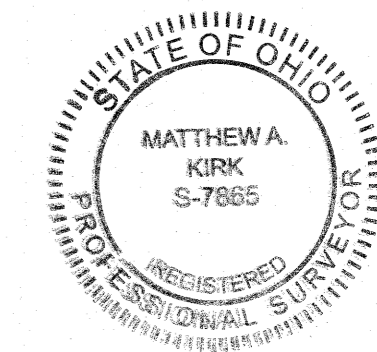
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N33°04'41"W	37.70'
L2	N61°54'40"E	22.00'
L3	S61°54'40"W	50.56'
L4	S05°57'00"W	15.00'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	90°00'00"	25.00'	39.27'	S73°05'20"E	35.36'
C2	5°17'26"	2351.83'	217.17'	N81°24'17"W	217.09'

**FEMA NOTE:**  
 According to the Federal Emergency Management Agency's Flood Insurance Rate Map No. 39159C0460D (dated December 16, 2008), the subject tract shown hereon lies within Zone AE (Area of 1% annual chance flood with Base Flood Elevations determined) and Zone X (areas determined to be outside of the 0.2% annual chance floodplain). Any floodplain lines shown are georeferenced and are not based on actual field elevations.

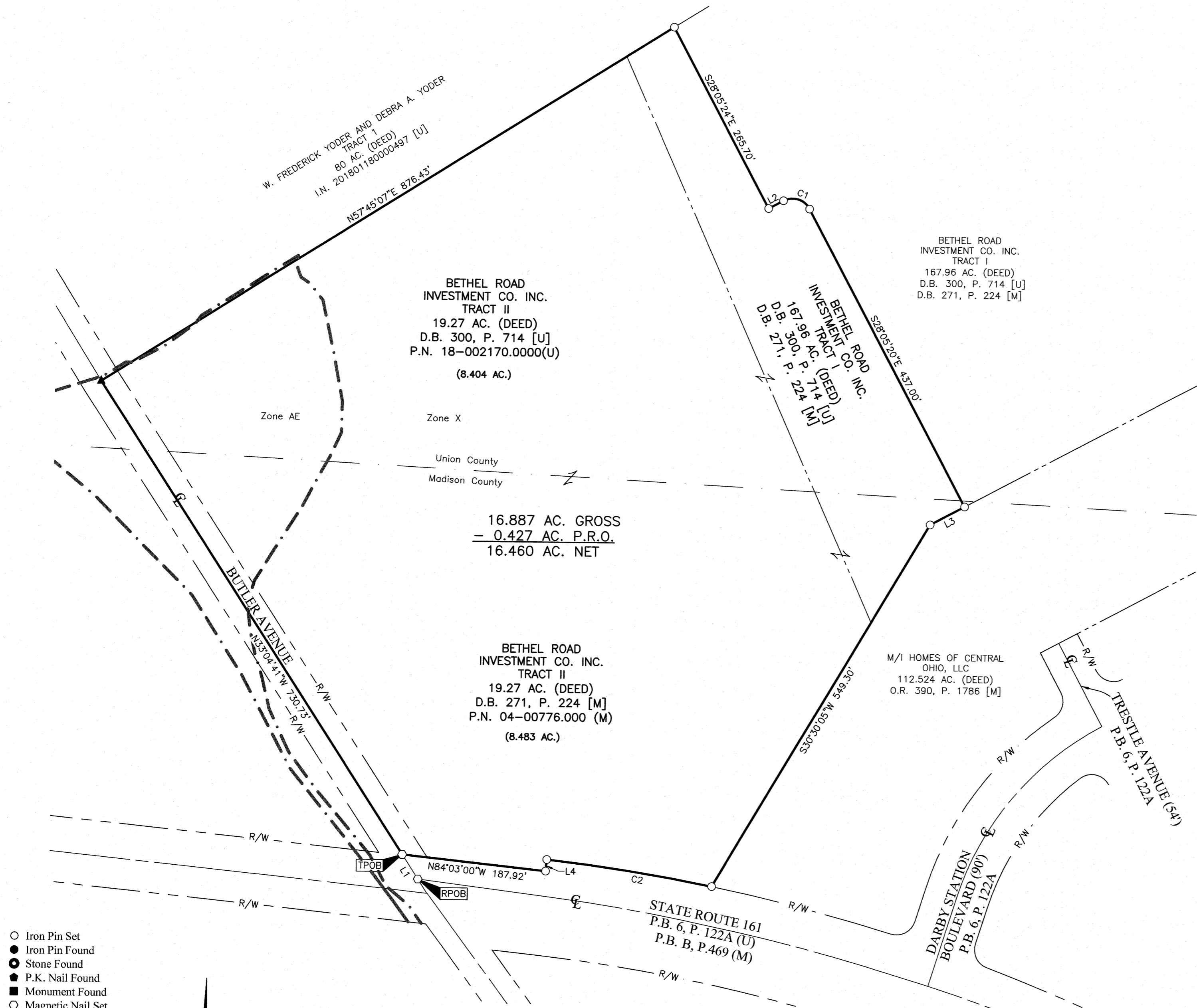
**BASIS OF BEARINGS:**  
 The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone NAD 83 (2011). The bearing of North 33° 04' 41" West, assigned to the centerline of Butler Avenue, is designated the basis of bearings for this survey.

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

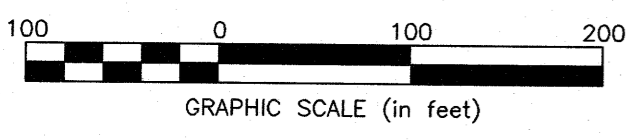


By Matthew A. Kirk 22 SEP 22  
 Matthew A. Kirk Date  
 Professional Surveyor No. 7865  
 mkirk@emht.com

<b>EMHT</b> 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	Date: September 22, 2022
	Scale: 1" = 100'
	Job No: 2021-0983
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION



- Iron Pin Set
  - Iron Pin Found
  - Stone 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.



20210983-VS-BNDY-02.DWG plotted by OMAS on 9/22/2022 7:33:34 AM last saved by OMAS on 9/22/2022 7:33:29 AM

## 16.887 ACRES

Situated in the State of Ohio, Counties of Union and Madison, Village of Plain City, in Virginia Military Survey Number 3685, being part of those tracts of land conveyed to Bethel Road Investment Co. Inc. by deed of record in Deed Book 300, Page 714 (Union County) and Deed Book 271, Page 224 (Madison County) (all references refer to the records of the Recorder's Office, Madison and Union Counties) and more particularly bounded and described as follows:

Beginning, for reference, at a magnetic nail set marking the centerline intersection of State Route 161 and Butler Avenue, as shown on the subdivision plat entitled "Darby Station Phase 1 Part 1", of record in Plat Book 6, Page 122A (Union County) and Plat Book B, Page 469 (Madison County);

Thence North  $33^{\circ} 04' 41''$  West, with the centerline of said Butler Avenue, a distance of 37.70 feet to a magnetic nail set at a southwesterly corner of said Bethel Road tracts, the TRUE POINT OF BEGINNING for this description;

Thence North  $33^{\circ} 04' 41''$  West, with said centerline, a distance of 730.73 feet to railroad spike found at the southwesterly corner 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, with the southerly line of said 80 acre tract, a distance of 876.43 feet to an iron pin set;

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

South  $28^{\circ} 05' 24''$  East, a distance of 265.70 feet to an iron pin set;

North  $61^{\circ} 54' 40''$  East, a distance of 22.00 feet to an iron pin set at a point of curvature to the right;

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 South  $73^{\circ} 05' 20''$  East and chord distance of 35.36 feet to an iron pin set; and

South  $28^{\circ} 05' 20''$  East, a distance of 437.00 feet to an iron pin set in the northerly line of that 112.524 acre tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 390, Page 1786 (Madison County);

Thence South  $61^{\circ} 54' 40''$  West, with said northerly line, a distance of 50.56 feet to an iron pin set;

Thence South  $30^{\circ} 30' 05''$  West, with said northerly line, a distance of 549.30 feet to an iron pin set in the northerly right of way line of said State Route 161;

Thence with said northerly right of way line the following courses and distances:

With the arc of a curve to the left, having a central angle of  $05^{\circ} 17' 26''$ , a radius of 2351.83, an arc length of 217.17 feet, a chord bearing of North  $81^{\circ} 24' 17''$  West, and a chord distance of 217.09 feet to an iron pin set;

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

North  $84^{\circ} 03' 00''$  West, a distance of 187.92 feet to the TRUE POINT OF BEGINNING, containing 16.887 acres of land, more or less, of which 0.427 acre falls within the presently occupied right of way of Butler Avenue. Also, 8.483 acres are out of Madison County Parcel Number 04-00776.000, and 8.404 acres are out of Union County Parcel Number 18-002170.0000.

16.887 ACRES

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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 North 33° 04' 41" West, assigned to the centerline of Butler Avenue, is designated the basis of bearings for this survey.

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*

22 SEP 22

Matthew A. Kirk  
Professional Surveyor No. 7865

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