

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	S17°29'45"W	46.07'
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	83°24'53"	25.00'	36.40'	S13°37'07"W	33.27'
C3	37°49'48"	428.43'	282.87'	S36°24'39"W	277.76'
C4	89°37'13"	25.00'	39.10'	S62°18'22"W	35.24'
C5	11°09'58"	2351.83'	458.33'	N78°28'01"W	457.61'

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:

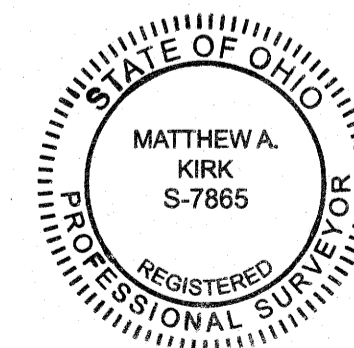
The bearings shown herein are based on the Ohio State Plane Coordinate System, South Zone NAD 83 (2011). The bearing of North 33° 04' 41" West, assigned to the centerline of Butler Avenue, is designated the basis of bearings for this survey.

SURVEY NOTE:

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

[M] = Madison County Recorder's Office
 [U] = Union County Recorder's Office

By Matthew A. Kirk 17 MAY 23
 Matthew A. Kirk Date
 Professional Surveyor No. 7865
 mkirk@emht.com

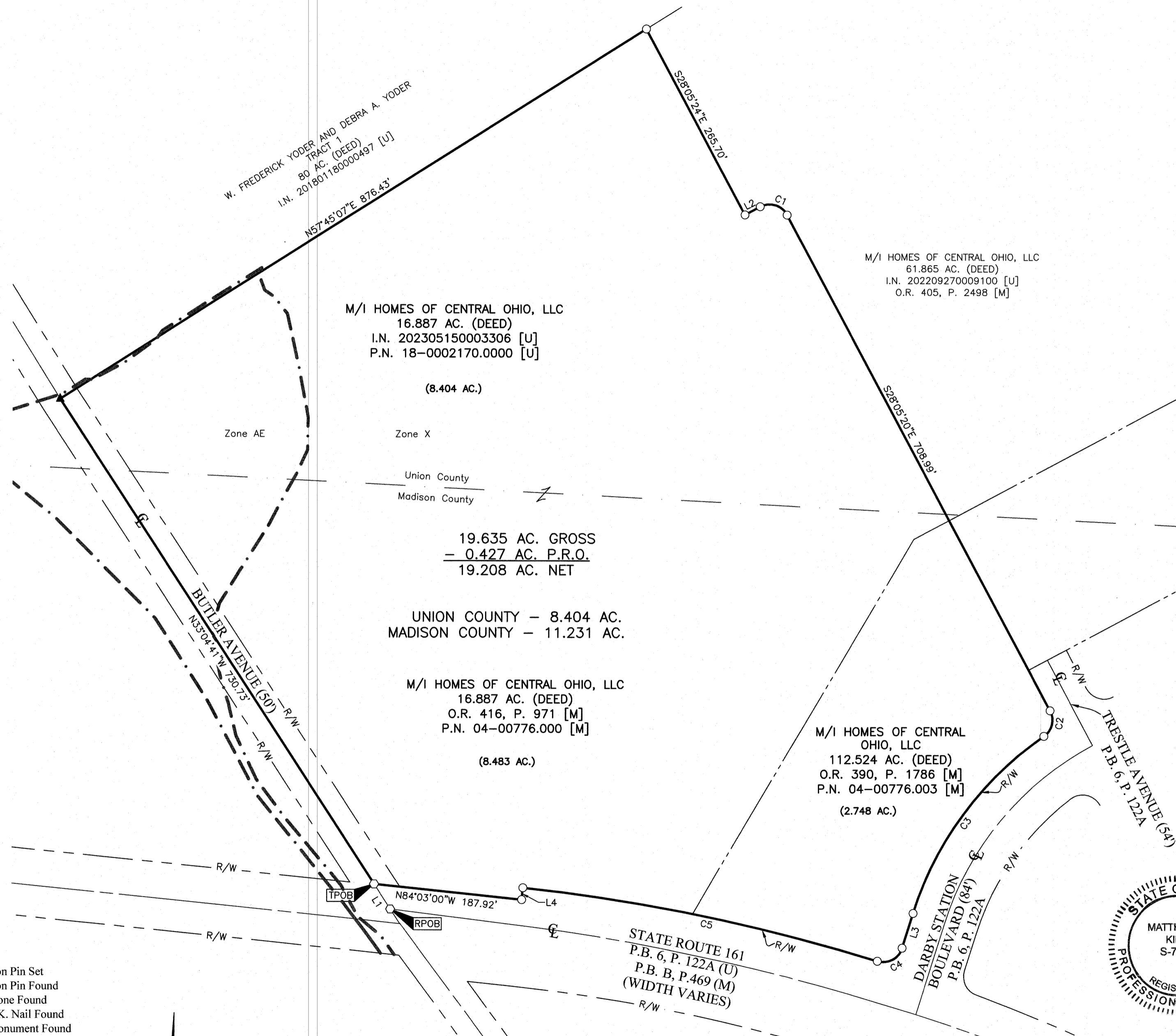
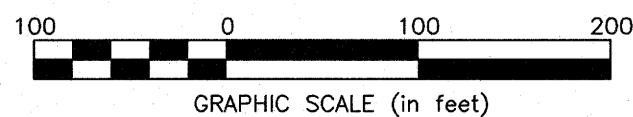


EMHT Evans, Mechwart, Hambleton & Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com	Date: May 17, 2023
	Scale: 1" = 100'
	Job No: 2021-0983
	Sheet: 1 of 1
REVISIONS	
MARK	DATE DESCRIPTION

J:\20210983\DWG\CAD\DWG\20210983-03.DWG plotted by MKRK on 5/17/2023 2:54:54 PM last saved by MKRK on 5/17/2023 1:24:21 PM

- 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 1 3/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



19.635 ACRES

Situated in the State of Ohio, Counties of Union and Madison, Village of Plain City, in Virginia Military Survey Number 3685, being comprised of part of that 112.524 acre tract of land conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 390, Page 1786 (Madison County) and all of that 16.887 acre tract of land conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 413, Page 971 (Madison County) and Instrument Number 202305150003306 (Union 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 at the centerline intersection of State Route 161 and Butler Avenue;

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 16.887 acre tract, 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 at the northwesterly corner of that 61.865 acre tract conveyed to M/I Homes Central of Ohio, LLC by deed of record in Instrument Number 202209270009100 (Union County) and Official Record 405, Page 2498 (Madison County);

Thence with the boundary of said 61.865 acre tract 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;

With the arc of a curve to the right, 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 708.99 feet to an iron pin set in the westerly right-of-way line Trestle Avenue;

Thence with said westerly right-of-way line and with the arc of a curve to the right, having a central angle of $83^{\circ} 24' 53''$, a radius of 25.00 feet, an arc length of 36.40 feet, a chord bearing of South $13^{\circ} 37' 07''$ West and a chord distance of 33.27 feet to an iron pin set in the northerly right-of-way line of Darby Station Boulevard;

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 $37^{\circ} 49' 48''$, a radius of 428.43 feet, an arc length of 282.87 feet, a chord bearing of South $36^{\circ} 24' 39''$ West and a chord distance of 277.76 feet to an iron pin set;

South $17^{\circ} 29' 45''$ West, a distance of 46.07 feet to an iron pin set; and

With the arc of a curve to the right, having a central angle of $89^{\circ} 37' 13''$, a radius of 25.00 feet, an arc length of 39.10 feet, a chord bearing of South $62^{\circ} 18' 22''$ West and a chord distance of 35.24 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:

19.635 ACRES

-2-

With the arc of a curve to the left, having a central angle of $11^{\circ} 09' 58''$, a radius of 2351.83, an arc length of 458.33 feet, a chord bearing of North $78^{\circ} 28' 01''$ West, and a chord distance of 457.61 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 19.635 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, 2.748 acres are out of Madison County Parcel Number 04-00776.003, and 8.404 acres are out of Union County Parcel Number 18-0002170.0000.

Total Union County acreage is 8.404 acres and total Madison County acreage is 11.231 acres.

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 $33^{\circ} 04' 41''$ 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

17 MAY 23

Matthew A. Kirk
Professional Surveyor No. 7865

MAK: td
19_635 ac 20210983-VS-BNDY-03

