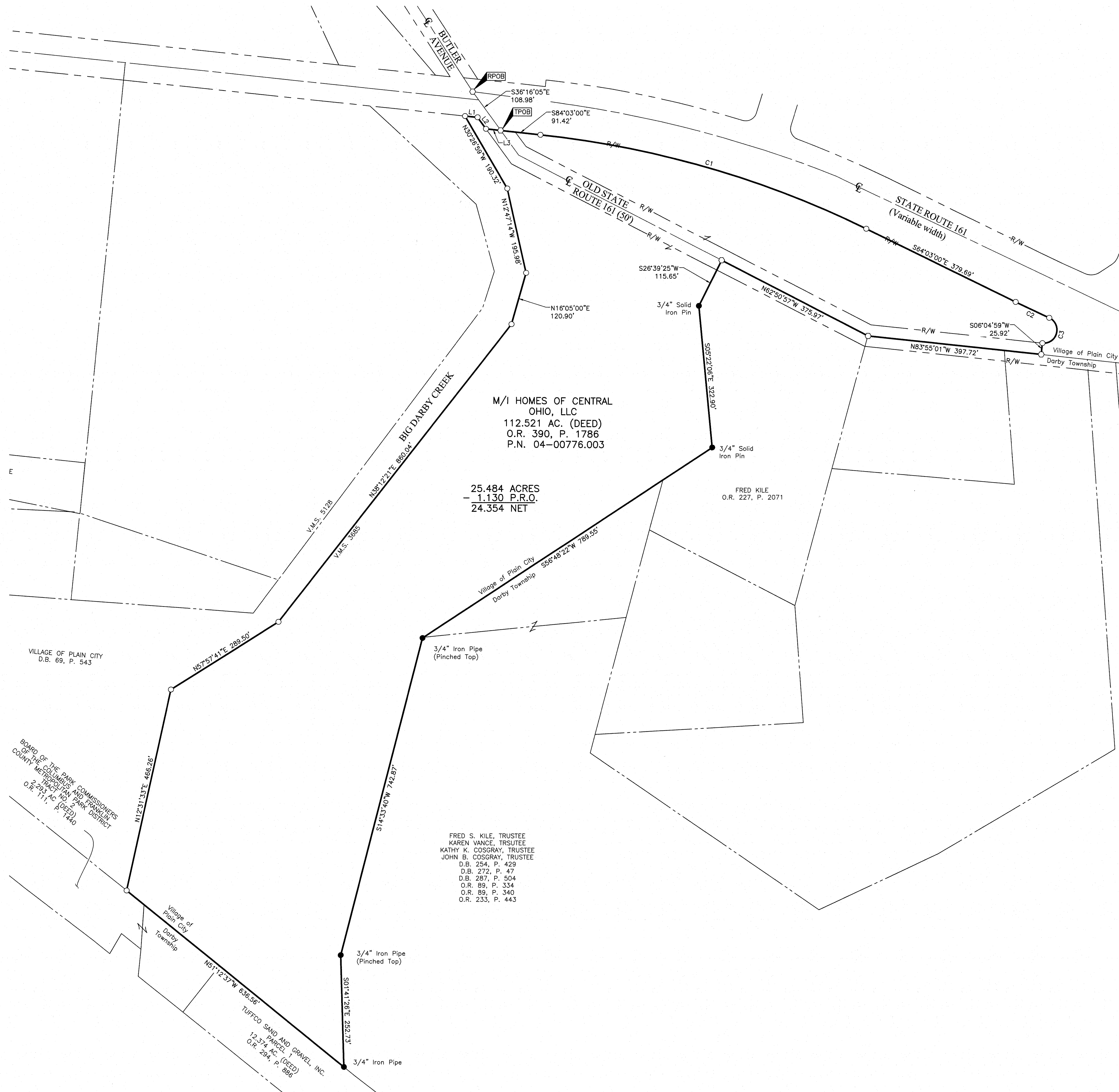


# SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY DISTRICT SURVEY NO. 3685  
VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S84°07'31"E	28.46'
L2	S36°33'31"E	32.53'
L3	S84°03'00"E	33.70'

CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	20°00'00"	2226.83'	777.31'	S74°03'00"E	773.37'
C2	1°39'39"	2929.79'	84.93'	S64°52'49"E	84.93'
C3	161°47'13"	30.00'	84.71'	S15°10'57"W	59.24'



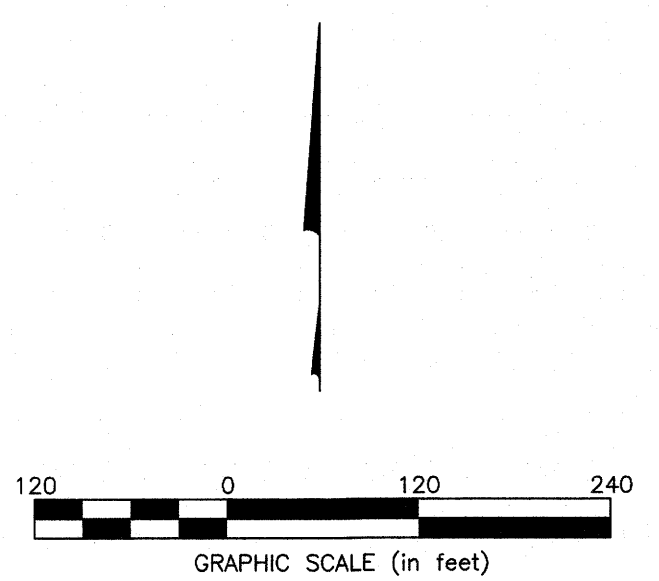
- Iron Pin Set
  - Iron Pin Found
  - Stone Found
  - P.K. Nail Found
  - Monument Found
  - Magnetic Nail Set
  - Magnetic Nail Found
  - ▲ Railroad Spike Found
  - ◎ Permanent Marker Set
- Iron Pins Set are 13/16" I.D. iron pipes 30" long with cap stamped EMHT INC.  
Permanent Markers set are one-inch 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 North 83° 55' 01" West, assigned to a portion of the centerline of State Route 161, is designated the basis of bearings for this description.

**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 6 APR 23  
Matthew A. Kirk  
Professional Surveyor No. 7865  
mkirk@emht.com  
Date



<p>Evans, Mechwart, Hambleton &amp; Tilton, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3648 emht.com</p>	Date: April 6, 2023																		
	Scale: 1" = 120'																		
	Job No: 2020-1237																		
	Sheet: 1 of 1																		
<table border="1"> <thead> <tr> <th colspan="3">REVISIONS</th> </tr> <tr> <th>MARK</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>		REVISIONS			MARK	DATE	DESCRIPTION												
REVISIONS																			
MARK	DATE	DESCRIPTION																	

## 25.484 ACRES

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military District Survey Number 3685, being 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 (all references are to the records of the Recorder's Office, Madison County, Ohio) 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 South  $36^{\circ} 16' 05''$  East, with the centerline of said Butler Avenue, a distance of 108.96 feet to a magnetic nail set at the TRUE POINT OF BEGINNING for this description;

Thence with the southerly right-of way line of said State Route 161 the following courses and distances:

South  $84^{\circ} 03' 00''$  East, a distance of 91.42 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of  $20^{\circ} 00' 00''$ , a radius of 2226.83 feet, an arc length of 777.31 feet, a chord bearing of South  $74^{\circ} 03' 00''$  East, and chord distance of 773.37 feet to an iron pin set;

South  $64^{\circ} 03' 00''$  East, a distance of 379.69 feet to an iron pin set;

With the arc of a curve to the left, having a central angle of  $01^{\circ} 39' 39''$ , a radius of 2929.79 feet, an arc length of 84.93 feet, a chord bearing of South  $64^{\circ} 52' 49''$  East and chord distance of 84.93 feet to an iron pin set;

With the arc of a curve to the right, having a central angle of  $161^{\circ} 47' 13''$ , a radius of 30.00 feet, an arc length of 84.71 feet, a chord bearing of South  $15^{\circ} 10' 57''$  West, and chord distance of 59.24 feet to an iron pin set; and

South  $06^{\circ} 04' 59''$  West, a distance of 25.92 feet to a magnetic nail set in the centerline of said Old State Route 161;

Thence North  $83^{\circ} 55' 01''$  West, with said centerline, a distance of 397.72 feet to a railroad spike found;

Thence North  $62^{\circ} 50' 57''$  West, with said centerline, a distance of 375.97 feet to a magnetic nail set at the northwesterly corner of that tract conveyed to Fred Kile by deed of record in Official Record 227, Page 2071;

Thence with the boundary of said Kile tract and the boundary of that tract conveyed to Fred S. Kile, Trustee, Karen Vance, Trustee, Kathy K. Cosgray, Trustee and John B. Cosgray, Trustee by deeds of record in Deed Book 254, Page 429, Deed Book 272, Page 47, Deed Book 287, Page 504, Official Record 89, Page 334, Official Record 89, Page 340 and Official Record 233, Page 443, the following courses and distances:

South  $26^{\circ} 39' 25''$  West, a distance of 115.65 feet to a  $3/4''$  solid iron pin found;

South  $05^{\circ} 22' 06''$  East, a distance of 322.90 feet to a  $3/4''$  solid iron pin found;

South  $56^{\circ} 48' 22''$  West, a distance of 789.55 feet to a  $3/4''$  iron pipe (pinched top) found;

South  $14^{\circ} 33' 40''$  West, a distance of 742.87 feet to a  $3/4''$  iron pipe (pinched top) found;  
and

South  $01^{\circ} 41' 26''$  East, a distance of 252.73 feet to a  $3/4''$  iron pipe found in the northerly line of that 12.374 acre tract conveyed as Parcel 1 to Tuffco Sand and Gravel, Inc. by deed of record in Official Record 294, Page 886;

Thence North 51° 12' 37" West, with said northerly line and the northerly line of that 2.293 acre tract conveyed as Tract No. 2 to Board of the Park Commissioners of the Columbus and Franklin Metropolitan Park District by deed of record in Official Record 111, Page 1440, a distance of 636.56 feet to an iron pin set in the easterly low water mark of Big Darby Creek;

Thence with said easterly low water mark of Big Darby Creek the following courses and distances:

North 12° 31' 33" East, a distance of 466.26 feet to an iron pin set;

North 57° 57' 41" East, a distance of 289.50 feet to an iron pin set;

North 38° 12' 21" East, a distance of 860.04 feet to an iron pin set;

North 16° 05' 00" East, a distance of 120.90 feet to an iron pin set;

North 12° 47' 14" West, a distance of 195.98 feet to an iron pin set; and

North 30° 26' 59" West, a distance of 190.32 feet to an iron pin set in the southerly right-of-way line of said State Route 161;

Thence South 84° 07' 31" East, with said southerly right-of-way line, a distance of 28.46 feet to an iron pin set in the westerly right-of-way line of Old State Route 161;

Thence South 36° 33' 31" East, with said westerly right-of-way line, a distance of 32.53 feet to an iron pin set;

Thence South 84° 03' 00" East, crossing said Old State Route 161, a distance of 33.70 feet to the TRUE POINT OF BEGINNING, containing 25.484 acres of land, more or less, of which 1.130 acres falls within the presently occupied right of way of Old State Route 161.

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 83° 55' 01" West, assigned to a portion of 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*

Matthew A. Kirk  
Professional Surveyor No. 7865

6 APRIL 23

Date

