

SURVEY OF ACREAGE PARCEL

VIRGINIA MILITARY SURVEY NO. 5128

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



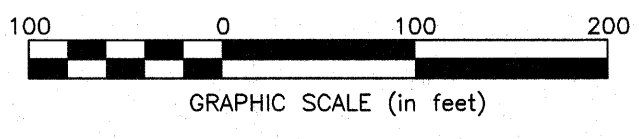
By Matthew A. Kirk Date 26 April 23
 Matthew A. Kirk
 Professional Surveyor No. 7865
 mkirk@emht.com

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S15°17'51"E	158.25'
L2	S17°57'10"W	86.63'

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.

- Iron Pin Set
 - Iron Pin Found
 - Stone Found
 - P.K. Nail Found
 - Monument Found
 - Magnetic Nail Set
 - Magnetic Nail Found
 - ▲ Railroad Spike Found
- Iron Pins Set are 13/16" I.D. iron pipes
 30" long with cap inscribed EMHT INC.



 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: April 26, 2023	
	Scale: 1" = 100'	
	Job No: 2020-1237	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

J:\20201237\DWG\ASSETS\BOUNDARY\20201237-VS-BNDY-03.DWG plotted by MKRK, MATTHEW on 4/26/2023 12:54:36 PM last saved by TDROMA on 4/26/2023 10:59:31 AM

17.806 ACRES

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military District Survey Number 5128, being part of that 17.806 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 at an iron pin set at the southeasterly corner of the subdivision entitled "Cappy Jackson Addition", of record in Plat Book 1, Page 302, the northeasterly corner of that 2.4892 acre tract conveyed as Tract 1 to The Village of Plain City, Ohio by deed of record in Official Record 270, Page 454, the northwesterly corner of that 1.441 acre tract conveyed as Tract 2 to The Village of Plain City, Ohio by deed of record in Official Record 270, Page 454;

Thence North 05° 45' 09" East, with the easterly line of said subdivision, a distance of 1025.90 feet to a magnetic nail set in the centerline of State Route 161;

Thence South 84° 07' 38" East, with said centerline, a distance of 511.98 feet to a magnetic nail set;

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

South 47° 33' 44" East, a distance of 395.40 feet to an iron pin set;

South 15° 17' 51" East, a distance of 158.25 feet to an iron pin set;

South 17° 57' 10" West, a distance of 86.63 feet to an iron pin set; and

South 37° 04' 33" West, a distance of 773.50 feet to an iron pin set at the northeasterly corner of said 1.441 acre tract;

Thence North 71° 35' 33" West, with the northerly line of said 1.441 acre tract, a distance of 477.06 feet to the POINT OF BEGINNING, containing 17.806 acres of land, more or less, of which 0.491 acre falls within the presently occupied right of way of 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 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

26 APR 23

Matthew A. Kirk

Date

Professional Surveyor No. 7865

