

Line Table		
Line #	Direction	Length
L1	S66° 05' 23"E	179.46
L2	S72° 33' 14"E	347.60
L3	N32° 15' 33"W	14.88
L4	N07° 05' 54"E	275.08
L5	S32° 16' 35"E	213.63
L6	S57° 45' 38"W	203.87
L7	S32° 15' 35"E	213.63

Curve Table				
Curve	Radius	Arc Length	Chord	Delta Angle
C1	2864.79'	210.54'	S68° 11' 43"E, 210.49'	004° 12' 39"
C2	2864.79'	52.90'	S70° 49' 47"E, 52.90'	001° 03' 29"
C3	2864.79'	503.69'	S76° 23' 44"E, 503.05'	010° 04' 26"
C4	2864.79'	336.49'	S84° 47' 51"E, 336.29'	006° 43' 47"

SURVEY LEGEND

⊙ - 5/8" Iron Pin Set w/cap CESO, Inc	Fnd. (F) - Found
⊙ - Monument Found as Described	Usd. (U) - Used
○ - Monument Found as Described	Obs. (O) - Observed
⊠ - Monument Box Found as Described	Rec. (R) - Deed
○ - Post	Calc. (C) - Calculated
⊠ - Stone Found as Described	

SURVEYOR'S CERTIFICATION:

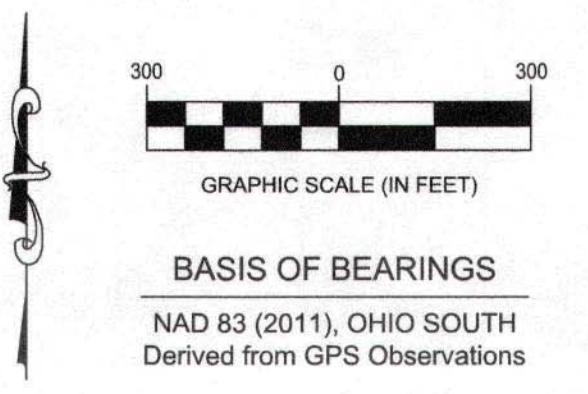
I hereby certify that this plat was prepared from actual field measurements in accordance with Chapter 4733-37 of the Ohio Administrative Code, and all monuments were either found or set as shown hereon.

Matthew J. Ackroyd PS No. 8897 Date: 12/18/24
 matt.ackroyd@cesoinc.com
 2800 Corporate Exchange Drive,
 Suite 160
 Columbus, OH 43231
 (614) 794-7080



REFERENCES:

- Madison County Deeds
- Madison County Tax Maps
- Madison County Survey Plats: 55-96, 58-95, 61-06, 72-12, 87-19, 88-05, 115-22, DA-6B, DA-28, DA-33B
- Kile Subdivision Plat, Deed Record 161, Page 424



Plat of Survey

Schottenstein Real Estate Group

10045 SR 161 Darby Township Madison County, State of Ohio VMS 3245, 3460, 3876 & 7074

SCALE: 1" = 300' DATE: December 18, 2024

DESIGN:	JOB NO. 761926
DRAWN: ATW	SHEET NO. 1 OF 1
CHECKED: SWC	

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Legal Description

Containing 251.669 Acres

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey 3245, 3876, 3460 and 7074, being out of a record 251.883 acre parcel conveyed to William C. Mohler, Caryl A. Rice, Mary Lou Atkinson, John W. Augustine and James T. Augustine, (Parcel Number: 02-00328.000) (Official Record 384, Page 2494) all references being of record in the Recorder's office, Madison County, Ohio, and being more particular described as follows:

COMMENCING at a northeasterly corner of a record 162.878 acre parcel conveyed to Andrew F. and Paula R. Thomas (Official Record 283, Page 2149) in the southerly line of said Virginia Military Survey 3245 and the northerly line of said Virginia Military Survey 3876 the **TRUE PLACE OF BEGINNING** and a pin set (N: 765359.7456 E: 1766380.5307);

Thence **North 2°50'51" West**, with an easterly line of said Thomas parcel, a distance of **999.24 feet**, to the northeasterly corner thereof and the southwesterly line of a 3.427 acre parcel conveyed to Ricky Dean and Arlene Kay Tidd, (Official Record 355, Page 2503), passing a 5/8" iron pin with cap "CLAPSADDLE 6148" found at 3.00 feet and a 5/8" iron pin with cap "CLAPSADDLE 6148" found at 935.15 feet;

Thence **South 72°33'14" East**, with the southwesterly line of said Tidd parcel, a distance of **347.80 feet** to a southeasterly corner thereof, the easterly line of said Virginia Military Survey 3245 and the westerly line of said Virginia Military Survey 7074;

Thence **North 32°15'33" West**, with the easterly line of said Tidd parcel, the easterly line of said Virginia Military Survey 3245 and the westerly line of said Virginia Military Survey 7074, a distance of **14.88 feet** to the southwesterly corner of a 2.9365 acre parcel conveyed to Gerarda S. Graber, (Official Record 331, Page 559) and in the centerline of said State Route 161 E;

Thence with said centerline and with a curve to the left, having a **radius of 2864.79 feet, an arc length of 336.49 feet, a central angle of 6°43'47", a chord bearing and a distance of South 84°47'51" East for 336.29 feet** to the southeasterly corner of said Graber parcel;

Thence **North 07°05'54" East**, with the easterly line of said Graber parcel, a distance of **275.08 feet** to the northeasterly corner thereof and a 1 1/2" iron pipe found, passing a 1 1/2" iron pipe found at 42.31 feet;

Thence **North 83°37'27" West**, with the northerly line of said Graber parcel, a distance of **565.05 feet** to a westerly corner of said Tidd parcel, northwesterly corner of said Virginia Military Survey 7074, the southwesterly corner of said Virginia Military Survey 5167 and a 1'x1'x0.5' concrete post found;

Thence **North 57°45'38" East**, with the northerly line of said Virginia Military Survey 7074, the southerly line of said Virginia Military Survey 5167, a southerly line of said Tidd parcel, a southerly line of a record 11.497 acre parcel conveyed to USASportz LLC (Official Record. 401, Page 2159) and the southerly line of a record 30.000 acre parcel conveyed to PCGreenSquared LTD (Official Record 424, Page 2427), a distance of **2,947.06 feet** to the southeasterly corner of said PCGreenSquared LTD parcel, the southwesterly line of a record 5.04 acre parcel conveyed to New York Central Lines LLC (Official Record 106, Page 703) and a 3/4" iron pipe with cap "PRIDAY 7014-7277" found, passing a 5/8" rebar with cap "CLAPSADDLE 6148" found at 203.93 feet;

Thence **South 39°15'36" East**, with the southwesterly line of said New York Central Lines LLC parcel, a distance of **677.42 feet** to a northwesterly corner of a record 0.60 acre parcel conveyed to P&M Real Estate Investments LLP (Official Record 369, Page 522) and a 5/8" iron pin with cap "STULTS" found;

Thence **South 50°07'24" West**, with the northerly line of said P&M Real Estate Investments LLP parcel, a distance of **49.50 feet** to a northwesterly corner thereof and a pin set;

Thence **South 39°15'36" East**, with the southwesterly line of said P&M Real Estate Investments LLP parcel, a distance of **524.70 feet** to the northeasterly corner of a record 11.41 acre parcel conveyed to Carter Jones Lumber Co. (Deed Book 161, Page 73, Deed Book 161, Page 145 and Deed Book 161, Page 380), passing a pin set at 491.07 feet;

Thence **South 46°36'18" West**, with a northwesterly line of said Carter Jones Lumber Co. parcel, a distance of **146.22 feet**;

Thence **South 52°03'11" West**, with a northerly line of said Carter Jones Lumber Co. parcel and a northerly line of record 53.26 acre parcel conveyed to City of Dublin (Official Record 430, Page 2210), a distance of **918.06 feet** to the northwesterly corner of said City of Dublin parcel, the westerly line of said Virginia Military Survey 7074 and the easterly line of said Virginia Military Survey 3460;

Thence **South 30°53'49" East**, with the westerly line said City of Dublin parcel, the easterly line of said Virginia Military Survey 3460 and the westerly line of said Virginia Military Survey 7074, a distance of **1881.00 feet** to a southwesterly corner of said City of Dublin parcel, the northwest corner of Virginia Military Survey 14150 and a pin set, passing a 3/4" iron pipe with cap "PRIDAY 7014-7277" found at 13.40 feet;

Thence **North 58°31'11" East**, with the southerly line of said City of Dublin parcel, the northerly line of said Virginia Military Survey 14150 and the southerly line of said Virginia Military Survey 7074, a distance of **91.70 feet** to a southwesterly corner of said City of Dublin parcel and a 8"x4" unmarked stone found;

Thence **South 30°35'49" East**, with a westerly line of City of Dublin, a distance of **415.14 feet** to a northeasterly corner of a 246.82 acre parcel conveyed to Marks Family Corp, (Official Record 249, Page 330) and a pin set;

Thence **South 53°32'57" West**, with a northerly line of said Marks Family Corp parcel, a distance of **2818.88 feet** to a northerly corner thereof and a pin set;


Thence **North 30°46'57" West**, with a westerly line of said Marks Family Corp and an easterly line of said Thomas parcel, a distance of **2842.62 feet** to the **TRUE PLACE OF BEGINNING** and containing **251.669 acres** of land, more or less, as surveyed by Matthew J. Ackroyd for and on behalf of CESO, Inc. in October of 2023.

The basis of bearings for this description is Ohio State Plan South Zone (NAD 83, 2011) derived from GPS Observations.

All iron pins called as set are 5/8" x 30" rebar with yellow cap stamped "CESO".



CESO, Inc.


Matthew J. Ackroyd, P.S. 12/18/24
Registered Surveyor No. 8897 Date