

78.635 ACRES

Situated in the State of Ohio, Counties of Union and Madison, Village of Plain City, in Virginia Military District Survey Numbers 3685 and 3743, being comprised of part of that 99.253 acre tract of land conveyed to Arlene P. McKittrick, and Rosalyn S. Farb, Co-Trustees by deeds of record in Official Record 399, Page 996 (Madison County), Official Record 405, Page 667 (Madison County), Instrument Number 202204110003655 (Union County), and Instrument Number 202209090008547 (Union County), and part of that 167.96 acre tract of land conveyed as Tract I to Bethel Road Investment Co. Inc. by deeds of record in Deed Book 271, Page 224 (Madison County) and Deed Book 300, Page 714 (Union County) (all references are to the records of the Recorder's Office, Madison and Union Counties, Ohio) and more particularly bounded and described as follows:

Beginning, for reference, at a concrete post found at the southeasterly corner of Reserve "B" of the subdivision entitled "Darby Station Phase 1 Part 2", of record in Plat Book 6, Page 123 (Union County) and Plat Book B, Page 465 (Madison County), a northeasterly corner of that 106.741 acre tract conveyed to Roger C. Scheiderer by deed of record in Official Record 197, Page 1276 (Madison County), in a westerly line of that 112.524 acre tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Official Record 390, Page 1786 (Madison County) and Instrument Number 202109280012870 (Union County), in the common line of Virginia Military District Survey Numbers 3685 and 3743;

Thence South $32^{\circ} 32' 18''$ East, with the common line to said Virginia Military District Survey Numbers 3685 and 3743, a distance of 349.06 feet to an iron pin set at a northeasterly corner of said 106.741 acre tract, a southwesterly corner of that 61.865 acre tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Official Record 405, Page 2498 (Madison County) and Instrument Number 202209270009100 (Union County), the TRUE POINT OF BEGINNING for this description;

Thence North $37^{\circ} 59' 15''$ East, with the southerly line of said 61.865 acre tract, a distance of 787.63 feet an iron pin set in the westerly line of that 43.113 acre tract conveyed to M/I Homes of Central Ohio, LLC by deeds of record in Official Record 413, Page 971 (Madison County) and Instrument Number 202305150003306 (Union County);

Thence with the boundary of said 43.113 acre tract the following courses and distances:

South $51^{\circ} 50' 45''$ East, a distance of 296.18 feet an iron pin set;

North $57^{\circ} 55' 14''$ East, a distance of 479.06 feet to an iron pin set;

North $32^{\circ} 04' 46''$ West, a distance of 1923.06 feet to an iron pin set;

South $57^{\circ} 55' 14''$ West, a distance of 293.77 feet to an iron pin set;

South $38^{\circ} 09' 15''$ West, a distance of 324.39 feet to an iron pin set;

North $32^{\circ} 14' 53''$ West, a distance of 459.65 feet an iron pin set;

North $78^{\circ} 09' 17''$ West, a distance of 402.42 feet to an iron pin set; and

South $57^{\circ} 45' 07''$ West, a distance of 61.99 feet to an iron pin set at a southeasterly corner of said 61.865 acre tract;

Thence North $32^{\circ} 14' 53''$ West, with an easterly line of said 61.865 acre tract, a distance of 404.00 feet to an iron pin set at a corner thereof;

Thence South $57^{\circ} 45' 07''$ West, with a northerly line of said 61.865 acre tract, a distance of 389.83 feet an iron pin set at the southeasterly 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 32° 32' 18" West, with the easterly line of said 80 acre tract, a distance of 728.35 feet a stone found at the southwesterly corner of that 47.25 acre tract conveyed as Tract 3 to W. Frederick Yoder and Debra A. Yoder by deed of record in Instrument Number 201801180000497 (Union County);

Thence North 58° 15' 04" East, with the southerly line of said 47.25 acre tract, a distance of 2104.87 feet a 3/4" pinched top iron pin found in the westerly line of that 79.90 acre tract conveyed to W&D Thomas Family, LLC by deed of record in Instrument Number 201410270007616 (Union County);

Thence South 31° 26' 51" East, with said westerly line, a distance of 993.59 feet to an iron pin set in the northerly line of that 55.35 acre tract conveyed as Tract Two to DWC Holdings, Ltd. by deed of record in Official Record 540, Page 869 (Union County);

Thence South 57° 50' 34" West, with said northerly line, a distance of 684.80 feet an iron pin set at a corner thereof;

Thence South 32° 04' 46" East, with the westerly line of said 55.35 acre tract and the westerly line of that 113.147 acre tract conveyed to PC161 Holdings, LLC by deed of record in Instrument Number 202209150008702 (Union County) and Official Record 405, Page 742 (Madison County), a distance of 3137.42 feet an iron pin set at a corner thereof;

Thence with the boundary of said 113.147 acre tract the following courses and distances:

South 58° 00' 54" West, a distance of 1185.69 feet a concrete post found; and

South 04° 17' 11" East, a distance of 257.13 feet a magnetic nail set in the centerline of State Route 161;

Thence North 84° 42' 37" West, with said centerline, a distance of 101.74 feet a magnetic nail set at the southeasterly corner of that 3.600 acre tract conveyed to 8620 LLC by deed of record in Official Record 393, Page 2189 (Madison County);

Thence with the boundary of said 3.600 acre tract the following courses and distances:

North 04° 32' 48" West, a distance of 473.86 feet an iron pin set; and

North 84° 42' 47" West, a distance of 298.47 feet an iron pin set in the easterly line of said 106.741 acre tract;

Thence North 04° 35' 54" East, with said easterly line, a distance of 41.77 feet the TRUE POINT OF BEGINNING, containing 78.635 acres of land, more or less., of which 0.096 acre falls within the presently occupied right of way of State Route 161. Also, 45.606 acres are out of Union County Parcel Number 18-0002171.0000, 16.721 acres are out of Union County Parcel Number 18-0021025.0000, and 16.308 acres are out of Madison County Parcel Number 04-00818.000.

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 in October of 2023.

EVANS, MECHWART, HAMBLETON & TILTON, INC.

Matthew A. Kirk

26 OCT 23

Matthew A. Kirk

Date

Professional Surveyor No. 7865

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