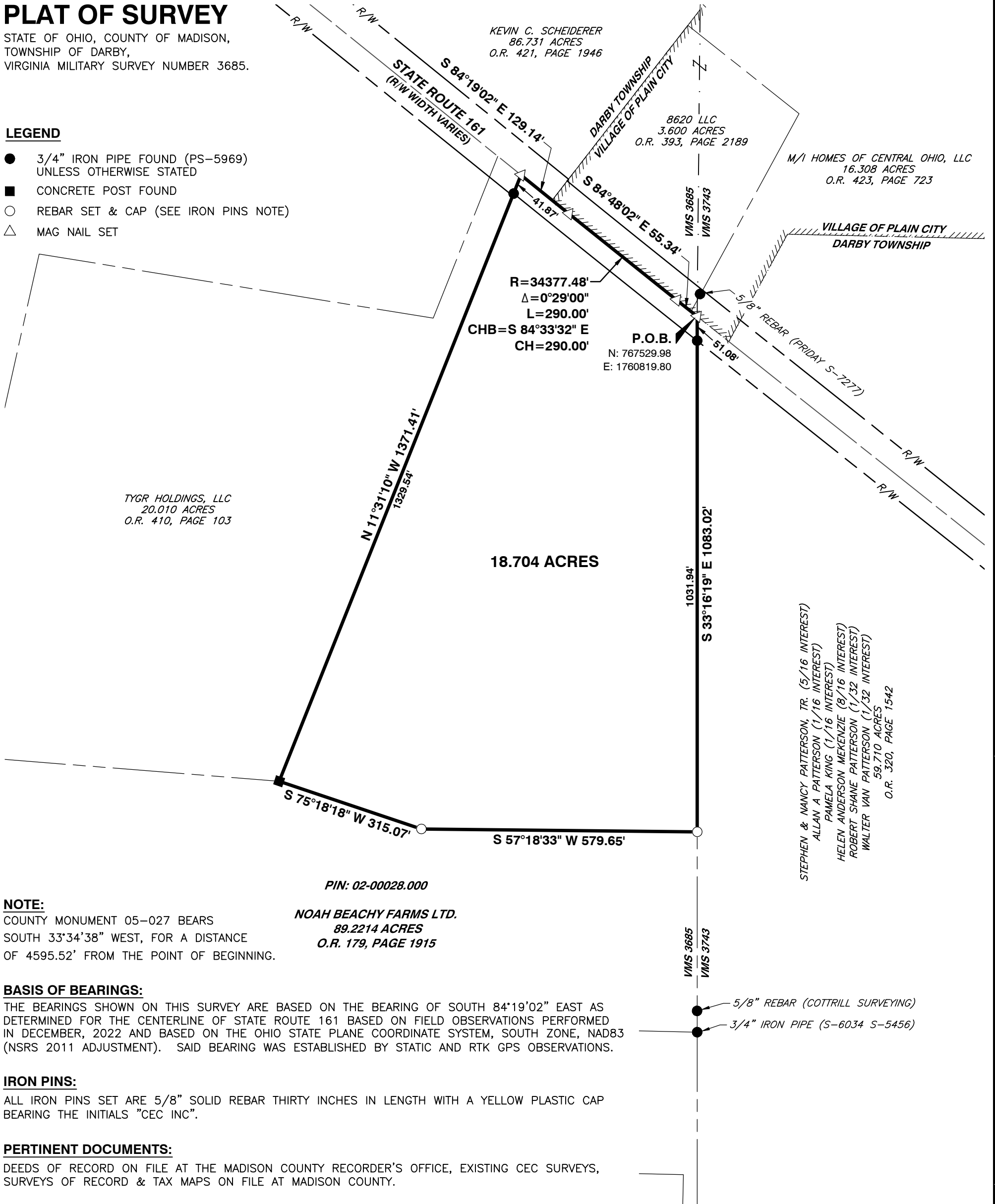


PLAT OF SURVEY

STATE OF OHIO, COUNTY OF MADISON,
TOWNSHIP OF DARBY,
VIRGINIA MILITARY SURVEY NUMBER 3685.

LEGEND

- 3/4" IRON PIPE FOUND (PS-5969)
UNLESS OTHERWISE STATED
- CONCRETE POST FOUND
- REBAR SET & CAP (SEE IRON PINS NOTE)
- △ MAG NAIL SET



NOTE:
COUNTY MONUMENT 05-027 BEARS
SOUTH 33°34'38" WEST, FOR A DISTANCE
OF 4595.52' FROM THE POINT OF BEGINNING.

PIN: 02-00028.000
NOAH BEACHY FARMS LTD.
89.2214 ACRES
O.R. 179, PAGE 1915

BASIS OF BEARINGS:
THE BEARINGS SHOWN ON THIS SURVEY ARE BASED ON THE BEARING OF SOUTH 84°19'02" EAST AS DETERMINED FOR THE CENTERLINE OF STATE ROUTE 161 BASED ON FIELD OBSERVATIONS PERFORMED IN DECEMBER, 2022 AND BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (NSRS 2011 ADJUSTMENT). SAID BEARING WAS ESTABLISHED BY STATIC AND RTK GPS OBSERVATIONS.

IRON PINS:
ALL IRON PINS SET ARE 5/8" SOLID REBAR THIRTY INCHES IN LENGTH WITH A YELLOW PLASTIC CAP BEARING THE INITIALS "CEC INC".

PERTINENT DOCUMENTS:
DEEDS OF RECORD ON FILE AT THE MADISON COUNTY RECORDER'S OFFICE, EXISTING CEC SURVEYS, SURVEYS OF RECORD & TAX MAPS ON FILE AT MADISON COUNTY.

CERTIFICATION:
I HEREBY CERTIFY THAT THE FOREGOING BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL FIELD SURVEY PERFORMED BY OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH CHAPTER 4733-37 OHIO ADMINISTRATIVE CODE. THE SURVEY WAS PERFORMED IN DECEMBER, 2022.



Jeremy L. Van Ostran
JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283
DATE: 4/16/24



NORTH

SCALE IN FEET



CEC
Civil & Environmental Consultants, Inc.
250 W. Old Wilson Bridge Road · Suite 250 · Worthington, OH 43085
614-540-6633 · 888-598-6808
www.cecinc.com

GRAND COMMUNITIES, LLC
MADISON COUNTY
STATE OF OHIO
18.704 ACRE LOT SPLIT

DRAWN BY:	KAS	CHECKED BY:	JLV	APPROVED BY:	JLV	EXHIBIT:	
DATE:	APRIL 2024	DWG SCALE:	1"=200'	PROJECT NO:	327-957		SRV

DESCRIPTION OF 18.704 ACRES

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 3685, being part of an 89.2214 acre tract of land (Tax Pin 02-00028.000) described in deed to Noah Beachy Farms LTD. of record in Official Record 179, Page 1915, all references to records being on file in the Office of the Recorder, Madison County, Ohio, said 18.704 acre tract being more fully described herein;

BEGINNING at a MAG nail set in the centerline of State Route 161, being on the east line of Virginia Military Survey Number 3685, being on the west line of Virginia Military Survey Number 3743, being on a north line of Darby Township, being on the south corporation line of the Village of Plain City, being at the northeast corner of said 89.2214 acre tract, being on the south line of a 16.308 acre tract of land described in deed to M/I Homes of Central Ohio, LLC of record in Official Record 423, Page 723, and being at the northwest corner of a 59.710 acre tract of land described in deed to Stephen & Nancy Patterson, Tr. (5/16 Interest) Allan A Patterson (1/16 Interest) Pamela King (1/16 Interest) Helen Anderson Mekenzie (8/16 Interest) Robert Shane Patterson (1/32 Interest) Walter Van Patterson (1/32 Interest) of record in Official Record 320, Page 1542;

Thence **S 33°16'19" E**, passing over a 3/4" iron pipe found (PS-5969) at a distance of 51.08 feet, for a total distance of **1083.02** feet, with the east line of said 89.2214 acre tract, with the west line of said 59.710 acre tract, with the east line of said Virginia Military Survey Number 3685, and with the west line of said Virginia Military Survey Number 3743, to an iron pin set;

Thence across said 89.2214 acre tract, the following two (2) courses:

1. **S 57°18'33" W**, a distance of **579.65** feet, to an iron pin set;
2. **S 75°18'18" W**, a distance of **315.07** feet, to a concrete post found at the southeast corner of a 20.010 acre tract of land described in deed to Tygr Holdings, LLC of record in Official Record 410, Page 103;

Thence **N 11°31'10" W**, passing over a 3/4" iron pipe found (PS-5969) at a distance of 1329.54 feet, for a total distance of **1371.41** feet, with the west line of said 89.2214 acre tract, and with the east line of said 20.010 acre tract, to a MAG Nail set in the centerline of said State Route 161, being at the northwest corner of said 89.2214 acre tract, being at the northeast corner of said 20.010 acre tract, and being on a north line of a 86.731 acre tract of land described in deed to Kevin C. Scheiderer of record in Official Record 421, Page 1946;

Thence **S 84°19'02" E**, a distance of **129.14** feet, with the north line of said 89.2214 acre tract, with a north line of said 86.731 acre tract, with a south line of a 3.600 acre tract of land described in deed to 8620 LLC of record in Official Record 393, Page 2189, with a north line of said Darby Township, with the south corporation line of said Village of Plain City, and with the centerline of said State Route 161, to a MAG nail set at a point of curvature;

Thence with the arc of a curve to the left, having a radius of **34,377.48** feet, a delta angle of **00°29'00"**, an arc length of **290.00** feet, a chord bearing of **S 84°33'32" E** and a chord distance of **290.00** feet, with the north line of said 89.2214 acre tract, with the south line of said 3.600 acre tract, with a north line of said Darby Township, with the south corporation line of said Village of Plain City, and with the centerline of said State Route 161, to a MAG nail set at a point of tangency;

Thence **S 84°48'02" E**, a distance of **55.34** feet, with the north line of said 89.2214 acre tract, with the south line of said 3.600 acre tract, with the south line of said 16.308 acre tract, with a north line of said Darby Township, with the south corporation line of said Village of Plain City, and with the centerline of said State Route 161, to the **POINT OF BEGINNING**, containing 18.704 acres, subject to all easements and documents of record.


All iron pins set are 5/8-inch solid rebar 30 inches in length with a yellow plastic cap bearing the initials "CEC INC".

The bearings shown on this survey are based on the bearing of South 84°19'02" East as determined for the centerline of State Route 161 based on field observations performed in December, 2022 and based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011 adjustment). Said bearing was established by Static and RTK GPS Observations.

The foregoing boundary survey was prepared from an actual field survey performed by or under my direct supervision in accordance with chapter 4733-37 Ohio Administrative Code. The survey was performed in December, 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.




Jeremy L. Van Ostran, P.S.
Registered Surveyor No. 8283

4/16/24

Date