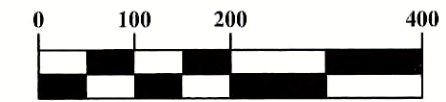


**136.95± ACRE ANNEXATION FROM THE TOWNSHIP OF DARBY TO THE VILLAGE OF PLAIN CITY**

Darby Township, Madison County, Ohio  
Virginia Military Survey No. 7389, 7432, 7929 & 8305

**GRAPHIC SCALE**

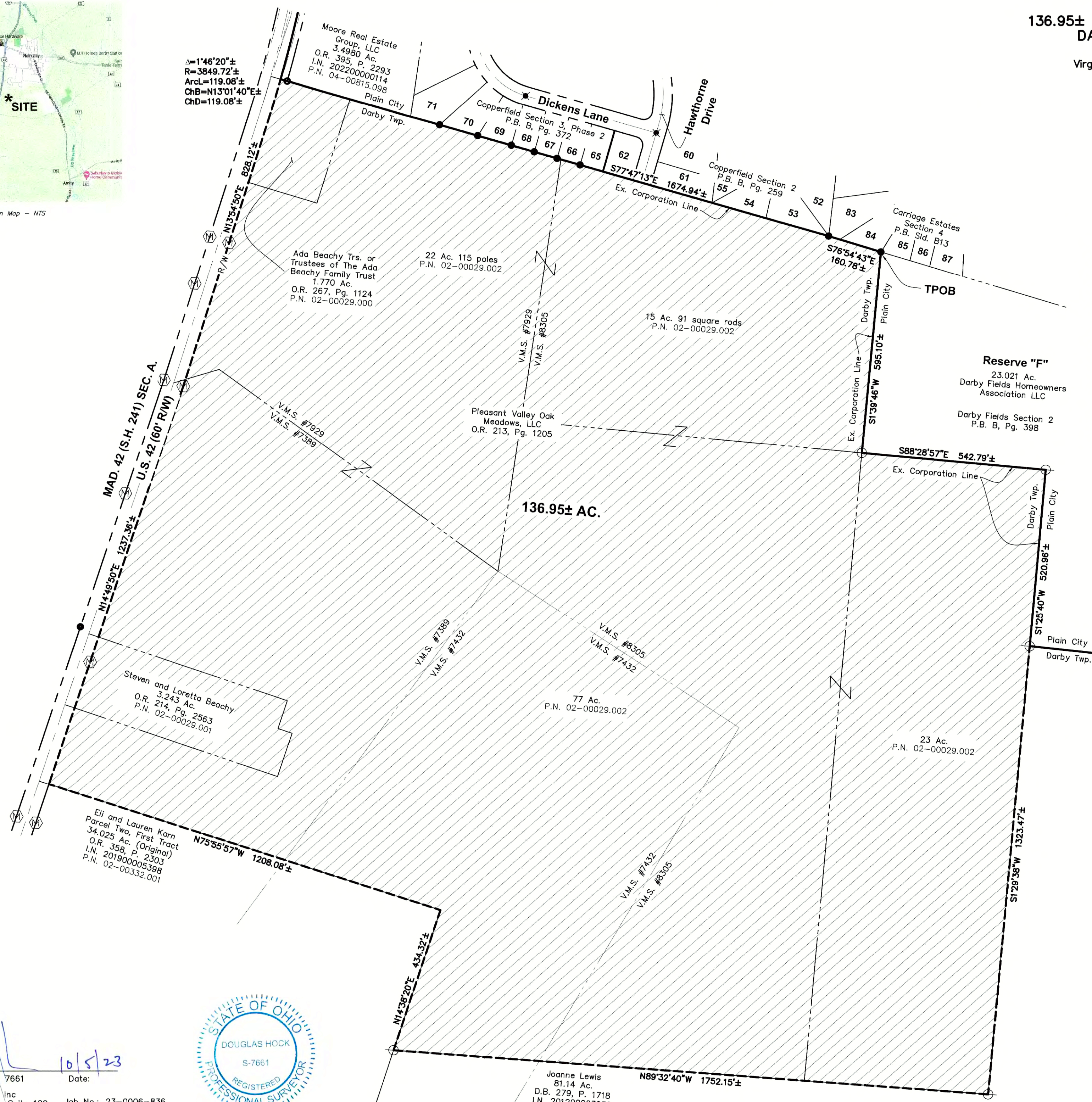


1 inch = 200 feet



Location Map - NTS

$\Delta = 1'46''20'' \pm$   
 $R = 3849.72' \pm$   
 $\text{ArcL} = 119.08' \pm$   
 $\text{ChB} = N13'01''40''E \pm$   
 $\text{ChD} = 119.08' \pm$



**Copperfield Section 3 Phase 2 Ownerships**  
Lot 71 - Tyler and Kathryn Harriman - P.I.D. 04-00815.086  
Lot 70 - Donald E. & Melissa A. Seymour - P.I.D. 04-00815.085  
Lot 69 - Barry Moore & Lindsay Carpenter - P.I.D. 04-00815.084  
Lot 68 - Stephen R. Lillie & Kerri-Su Coleman - P.I.D. 04-00815.083  
Lot 67 - Nicholas W. & Carrie A. McCullough - P.I.D. 04-00815.082  
Lot 66 - Jacquelyn Ann & Brandon Taylor Smith - P.I.D. 04-00815.081  
Lot 65 - Shelley Laessle & Brian Michael Brown - P.I.D. 04-00815.080

**Copperfield Section 2 Ownerships**  
Lot 62 - Timothy M. & Elizabeth A. Pothast - P.I.D. 04-00815.062  
Lot 61 - Bryan J. Hites - P.I.D. 04-00815.061  
Lot 55 - Thomas William Jaskiewicz - P.I.D. 04-00815.055  
Lot 54 - Michelle L. & Shawn R. Hay - P.I.D. 04-00815.054  
Lot 53 - Brett T. Hartline & Katelyn M. Clark - P.I.D. 04-00815.053  
Lot 52 - Kaitlyn McGinnis & Zachary Spyker - P.I.D. 04-00815.052

**Carriage Estates Section 4 Ownerships**  
Lot 83 - Richard E. Izzard & Betty L. Izzard, Trustees - P.I.D. 04-00803.013  
Lot 84 - Cynthia S. Phillips - P.I.D. 04-00803.014  
Lot 85 - Emmanuel O. & Wanda K. Crawford - P.I.D. 04-00803.015

Length of Contiguity: ±3,494.6 feet  
Total Length of Perimeter: ±10,397.2 feet  
Percentage of Contiguity: ±33.6%

No islands of township property are created by this annexation.

**Legend**

Area to be Annexed

Existing Village of Plain City Corp Line

Proposed Village of Plain City Corp Line

Date: 10/5/23

Douglas R. Hock, P.S. 7661  
Advanced Civil Design, Inc.  
781 Science Boulevard, Suite 100  
Gahanna, OH 43230  
Phone 614-428-7750



Job No.: 23-0006-836  
Date: 9/25/23

**PREAPPROVED**  
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
**ANNEXATION**  
**PLAT**

**Proposed 136.95± Acre Annexation  
From Darby Township  
to the Village of Plain City**

-1-

Situated in the State of Ohio, County of Madison, Township of Darby, being part of Survey Nos. 7389, 7432, 7929 & 8305 of the Virginia Military Survey and containing 136.95± acres, said 136.95± acres being part of that 1.770 acre tract of land as conveyed to Ada Beachy, Trustee or successor Trustees of the Ada Beachy Family Trust of record in Official Record 267, Page 1124, part of that 3.243 acre tract of land as conveyed to Steven and Loretta Beachy of record in Official Record 214, Page 2563, part of that 77 acre tract and 22 acre and 115 pole tract and all of that 15 acre and 91 square rod tract and 23 acre tract, all as conveyed to Pleasant Valley Oak Meadows, LLC of record in Official Record 213, Page 1205, said 136.95± being more particularly described as follows;

**Beginning**, at the northeasterly corner of said 15 acre and 91 square rod tract, said corner also being the northwesterly corner of Reserve "F" of Darby Fields Section 2 of record in Plat Book B, Page 398, being southeasterly corner of Lot 84 and the southwesterly corner of Lot 85 as numbered and delineated upon the record plat for Carriage Estates Section 4 of record in Plat Book Slide B13 and being at a southwesterly corner of an existing Village of Plain City Corporation Line;

Thence **S 01°39'46" W**, with an easterly line of said 15 acre and 91 square rod tract, a westerly line of said Reserve "F" and along said existing Corporation Line, **595.10'± feet** a common corner thereof, said corner also being a northeasterly corner of said 77 acre tract and northwesterly corner of said 23 acre tract;

Thence **S 88°28'57" E**, with a northerly line of said 23 acre tract, a southerly line of said Reserve "F" and along said existing Corporation Line, **542.79'± feet** to a common corner thereof;

Thence **S 01°25'40" W**, with an easterly line of said 23 acre tract, westerly line of said Reserve "F" and along said existing Corporation Line, **520.96'± feet** to a common corner thereof, said corner also being a northwesterly corner of that 81.14 acre tract of land as conveyed to Joanne Lewis of record in Deed Book 279, Page 1718 and Instrument No. 201200003932;

Thence **S 01°29'38" W**, with an easterly line of said 23 acre tract, westerly line of said 81.14 acre tract and leaving said existing Corporation Line, **1323.47'± feet** to a common corner thereof;

Thence **N 89°32'40" W**, with a northerly line of said 81.14 acre tract, a southerly line of said 23 acre tract and a southerly line of said 77 acre tract, **1752.15'± feet** to a common corner thereof, said corner also being in the easterly line of that Original 34.025 acre tract of land described as Parcel Two, First Tract as conveyed to Eli and Lauren Karn of record in Official Record 358, Page 2303 (Instrument No. 201900005398);

Thence with common lines of said 77 acre tract and said 34.025 acre tract, the following two (2) courses and distances:

**N 14°38'20" E, 434.32'± feet** to a common corner thereof;

**N 75°55'57" W, 1208.08'± feet** to the easterly right-of-way line of U.S. 42 (60')(MAD. 42 (S.H. 241 SEC. A));

Thence across said 77 acre, said 3.243 acre, said 22 acre 115 pole and said 1.770 acre tracts and along said easterly right-of-way line, the following three (3) courses and distances:

**N 14°49'50" E, 1237.36'± feet** to an angle point;

**N 13°54'50" E, 828.12'± feet** to a point of curvature in said right-of-way line;

**Proposed 136.95± Acre Annexation  
From Darby Township  
to the Village of Plain City**

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With a curve to the left having a central angle of  $1^{\circ}46'20'' \pm$  and a radius of  $3849.72' \pm$  feet, an arc length of  $119.08' \pm$  and a chord bearing and distance of  $N 13^{\circ}01'40'' E$ ,  $119.08' \pm$  feet to a northerly line of said 1.770 acre tract and to an existing Village of Plain City Corporation Line;

Thence with a northerly line of said 1.770 acre tract, a northerly line of said 22 acre 115 pole tract, a northerly line of said 15 acre 91 square rod tract, a southerly line of that 3.4980 acre tract of land as conveyed to Moore Real Estate Group, LLC of record in Official Record 395, Page 2293 (Instrument No. 202200000114), a southerly line of Copperfield Section 3, Phase 2 of record in Plat Book B, Page 372, a southerly line of Copperfield Section 2 of record in Plat Book B, Page 259 and partially with a southerly line of said Carriage Estates Section 4, the following two (2) courses and distances:

**S  $77^{\circ}47'13'' E$ ,  $1674.94' \pm$  feet to an angle point;**

**S  $76^{\circ}54'43'' E$ ,  $160.78' \pm$  feet to the True Point of Beginning, containing  $136.95 \pm$  acres more or less.**

The above description was prepared by Advanced Civil Design Inc. on September 25, 2023 and is based on existing Madison County Auditor records, Madison County Recorder records and an actual field survey conducted in June 2023.

The total length of annexation perimeter is  $10,397.2 \pm$  feet, of which  $3,494.6 \pm$  feet are contiguous with existing Village of Plain City Corporation Lines, being  $33.6 \pm \%$  contiguous.

All references used in this description can be found at the Recorder's Office Madison County Ohio.

This is not to be used for the transfer of land and is for annexation purposes only.

ADVANCED CIVIL DESIGN INC.

  
Douglas R. Hock, P.S. 7661

$10/4/23$   
Date:

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