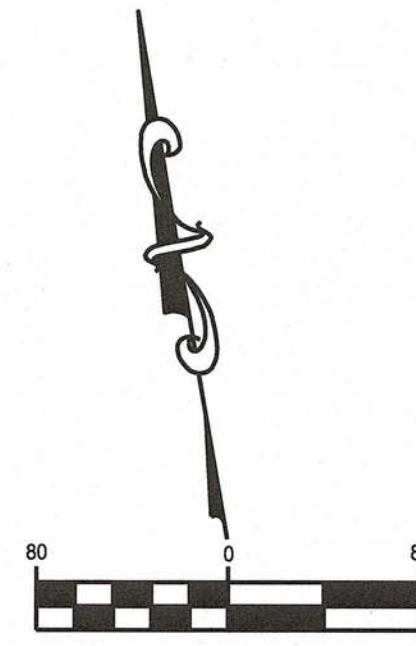


CESO
WWW.CESOINC.COM

3001 Rgby Rd., Suite 300
Mansfield, OH 44920
Phone: 937.436.6594 Fax: 688.206.4826



Curve	Delta	Radius	Arc Length	Chord
C1	89° 59' 48"	25.00'	39.27'	S81° 05' 02"W, 35.35'
C2	50° 30' 16"	435.00'	383.44'	N79° 10' 12"W, 371.14'
C3	24° 38' 30"	260.00'	111.82'	S87° 53' 55"W, 110.96'
C4	44° 07' 18"	340.00'	261.82'	S76° 16' 49"W, 255.40'

Part Of
Maren Reserve Townhomes Sub-Area A
P.B. B, PG. 525
Lot 1
36.167 Acres

Maren Reserve 1, LLC
O.R. 425, PG 1316
Original 37.241 Acres

12.600 Acres Surveyed

Maren Reserve Townhomes Sub-Area A
P.B. B, PG 525
Lot 1
36.167 Acres

Maren Reserve 1, LLC
O.R. 425, PG 1316
Original 37.241 Acres
PID: 35-00007.001

E & D Gingerich Farms, LLC
PID: 02-00047.001
D.B. 415, Pg. 1794
58.410 Acres (Original)
21.10 Acres

E & D Gingerich Farms, LLC
PID: 02-00047.000
D.B. 281, Pg. 1278
79.40 Acres (Auditor)

W:\PROJECTS\WILCOX COMMUNITIES\760510_Lafayette-PlainCity\004-SURVEY\DWG\760510_Wilcox_Phase A_Lot Split_12.600 Ac.dwg - 9/12/2024 - Alex Benson

BASIS OF BEARING:
BEARINGS SHOWN HEREON ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD 83 (2011).

I HEREBY CERTIFY THAT THIS DRAWING REPRESENTS A TRUE COMPLETE SURVEY MADE BY ME OR UNDER MY SUPERVISION ON JULY 23, 2024, AND MEETS THE LATEST PROVISION OF OHIO ADMINISTRATIVE CODE CHAPTER 4733-37 - MINIMUM STANDARDS FOR BOUNDARY SURVEYS IN THE STATE OF OHIO. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

THE FIELD WORK WAS COMPLETED IN AUGUST, 2023.

SEAN BROOKS, OHIO PS NO 8828
DATE: 9-16-2024



SURVEY LEGEND

- ⊙ - 5/8" Iron Pin Set w/cap CESO, Inc
- ⊖ - Iron Pipe Found as Described
- ⊠ - Stone Found
- ⊡ - County Monument Found
- ⊕ - PK Nail/Mag Nail Found
- ⊖ - PK Nail/Mag Nail Set
- - Concrete Post Found

Revisions / Submissions		
ID	Description	Date

© 2024 CESO, INC.
Project Number: 760510-01
Scale: 1"=80'
Drawn By: LJW
Checked By: ALB/STB
Date: 9-12-2024
Issue:

Drawing Title:

1 of 1

SURVEY OF ACREAGE
PARCEL
STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY,
VILLAGE OF PLAIN CITY, VIRGINIA MILITARY SURVEY NO. 7751 & 7774

LEGAL DESCRIPTION

12.600 Acres

Situated in the State of Ohio, County of Madison, Village of Plain City, Virginia Military Survey No. 7751 and 7774 being all out of an original 37.241 Acre tract of land, as conveyed to Maren Reserve 1, LLC. and recorded in Official Record 425, Page 1316 and being part of Lot 1 in Maren Reserve Townhomes Sub-Area A, of record in Plat Book B, Page 525, known as Parcel Number 35-00007.001, all deed references refer to the records of the Recorder's Office, Madison County, Ohio and being more particularly described as follows:

BEGINNING FOR REFERENCE at a bolt found at the centerline intersection of Perry Pike (C.R. 40) (50' R/W), as dedicated in Plat Cabinet B, Page 288 and Lafayette-Plain City Road (C.R. 5) (Variable width R/W), referenced by Madison County Monument Engineer 05-029 found North $71^{\circ}28'29''$ East at a distance of 53.10 feet;

Thence South $36^{\circ}04'17''$ West, with the centerline of said Lafayette-Plain City Road a distance of 429.73 feet to a point referenced by a Mag Nail Found 0.11 feet East;

Thence North $63^{\circ}59'22''$ West, through the right of way of said Lafayette-Plain City Road, a distance of 66.13 feet to a point in the westerly right of way line of said Lafayette-Plain City Road, being an easterly line of said Lot 1.

Thence with said westerly right of way line South $36^{\circ}05'08''$ West, a distance of 302.12 feet to a point of curvature in the northerly right of way line of Estate Road (60' R/W), as dedicated in said "Maren Reserve Townhomes Sub-Area A";

Thence with said northerly right of way line the following courses:

With a tangent a curve to the right having a radius of 25.00 feet, an arc length of 39.27 feet, a central angle of $89^{\circ}59'48''$, a chord bearing and a distance of South $81^{\circ}05'02''$ West for 35.35 feet to a point of tangency;

North $53^{\circ}55'04''$ West, a distance of 65.95 feet to a point of curvature;

With a tangent a curve to the left and with the southerly line of said Lot 1 and partially with the northerly right of way line of Estate Road (60' R/W), as recorded in Maren Reserve Patio Homes Sub-Area B, Phase 1 B, in Plat Book B, Page 529 having a radius of 435.00 feet, an arc length of 383.44 feet, a central angle of $50^{\circ}30'16''$, a chord bearing and a distance of North $79^{\circ}10'12''$ West for 371.14 feet to a point of tangency;

Thence South $75^{\circ}34'40''$ West, with said northerly right of way line, a distance of 87.42 feet to a point in the westerly line of Lot 49 of said Maren Reserve Patio Homes Sub-Area B, Phase 1 B;

Thence with the perimeter of said Maren Reserve Patio Homes Sub-Area B, Phase 1 B the following courses:

North $14^{\circ}25'20''$ West, a distance of 105.00 feet to a point;

South $75^{\circ}34'40''$ West, a distance of 25.40 feet to a point;

With a tangent a curve to the right having a radius of 260.00 feet, an arc length of 111.82 feet, a central angle of $24^{\circ}38'30''$, a chord bearing and a distance of South $87^{\circ}53'55''$ West for 110.96 feet to a point of tangency;

Thence North $79^{\circ}46'50''$ West, continuing with said perimeter and with the northerly line of a 27.038 acre parcel conveyed to Domain Timberlake Multistate, LLC, as recorded in Official Record 426, Page 281, a distance of 482.56 feet to an iron pin set and being the **POINT OF BEGINNING**;

Thence continuing with said perimeter and with the northerly line of a 27.038 acre parcel conveyed to Domain Timberlake Multistate, LLC, tract the following courses:

North $79^{\circ}46'50''$ West, a distance of 292.69 feet to an iron pin set;

North $79^{\circ}55'41''$ West, a distance of 70.90 feet to an iron pin set;

With a tangent a curve to the left having a radius of 340.00 feet, an arc length of 261.82 feet, a central angle of $44^{\circ}07'18''$, a chord bearing and a distance of South $76^{\circ}16'49''$ West for 255.40 feet to an iron pin set.

North 36°02'39" West, a distance of 86.33 feet to a concrete post found at the southeast corner of a 79.40 acre tract, as conveyed to E & D Gingerich Farms, LLC of record in Deed Book 281, Page 1278, and being the northeast corner of a 32.05 acre tract conveyed to Domain Timberlake Multistate, LLC., as recorded in Official Record 426, Page 28.

Thence North 12°11'20" East, with the easterly line of said 79.40 acre tract, passing a 5/8" iron pipe found with a "Guider S7752" cap at 785.75 feet, for a total distance of 903.84 feet to an iron pin set at the southeasterly corner of a 58.410 acre tract of land as conveyed to E & D Gingerich Farms, LLC, of record in Deed Book 415, Page 1794, and being the southwesterly corner of a 4.450 acre tract of land as conveyed to Randy and Melissa Miller, of record in Deed Book 241, Page 1784;

Thence with the southerly line of said 4.450 acre tract the following courses:

North 81°59'10" East, a distance of 304.07 feet to an iron pin set;

South 78°15'11" East, a distance of 124.17 feet to an iron pin set;

Thence with a new division line through said Lot 1 and said original 37.241 acre tract the following courses:

South 10°13'10" West, a distance of 254.01 feet an iron pin set;

South 79°46'50" East, a distance of 57.85 feet an iron pin set;

South 34°46'50" East, a distance of 14.14 feet an iron pin set;

South 79°46'50" East, a distance of 140.84 feet an iron pin set;

South 10°13'10" West, a distance of 236.00 feet to an iron pin set;

North 79°46'50" West, a distance of 18.42 feet to an iron pin set;

South 10°13'10" West, a distance of 24.00 feet an iron pin set;

North 79°46'50" West, a distance of 6.38 feet to an iron pin set;

South 10°13'10" West, a distance of 48.00 feet to an iron pin set;

South 79°46'50" East, a distance of 24.80 feet to an iron pin set;

South 10°13'10" West, a distance of 199.00 feet to an iron pin set;

South 79°46'50" East, a distance of 6.72 feet to an iron pin set;

South 10°13'10" West, a distance of 180.00 feet, to the **POINT OF BEGINNING**, Containing 12.600 Acres more or less.

Subject to all covenants, restrictions, reservations and easements contained in any instrument of record pertaining to the above described tract of land.

All iron pins set are 5/8" x 30" rebar with CESO cap;

Based on an actual field survey performed in August 2023.

The bearings shown hereon is Ohio State Plane Coordinate System, Ohio South Zone, NAD 83 (2011)



SB 9.16.2023
Sean Brooks, PS
Registered Surveyor
No. 8828