

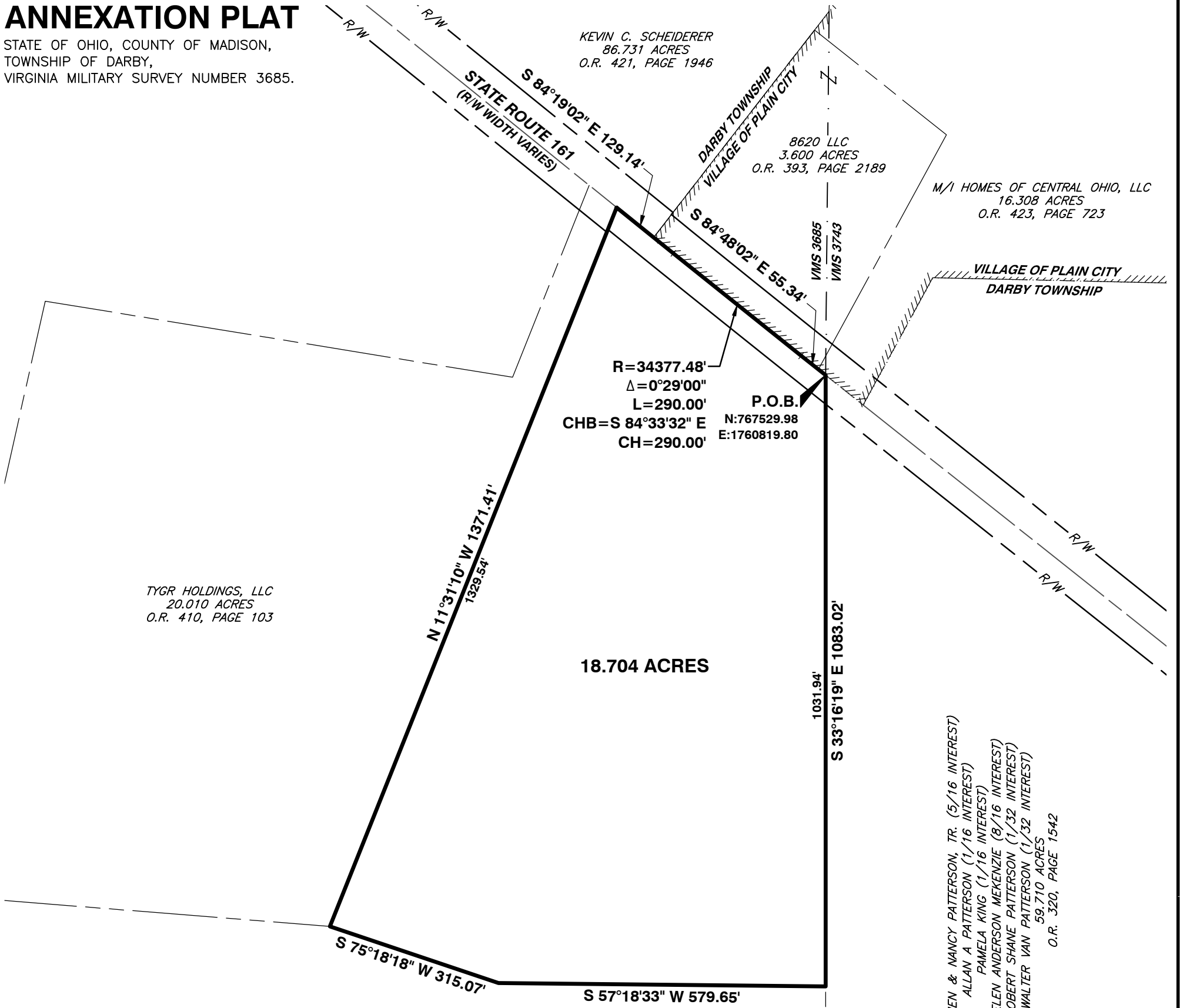
ANNEXATION PLAT

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

KEVIN C. SCHEIDERER
86.731 ACRES
O.R. 421, PAGE 1946

8620 LLC
3.600 ACRES
O.R. 393, PAGE 2189

M/I HOMES OF CENTRAL OHIO, LLC
16.308 ACRES
O.R. 423, PAGE 723



TYGR HOLDINGS, LLC
20.010 ACRES
O.R. 410, PAGE 103

18.704 ACRES

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)
59.710 ACRES
O.R. 320, PAGE 1542


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

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

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.

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:
THIS ANNEXATION PLAT IS A GENERAL DESCRIPTION OF THE LOCATION OF PROPERTY TO BE ANNEXED AND IS NOT A BOUNDARY SURVEY AS DEFINED IN THE O.A.C. CHAPTER 4733-37.


JEREMY L. VAN OSTRAN
PROFESSIONAL LAND SURVEYOR NO. 8283

4/16/24
DATE



PREAPPROVED
DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER

**ANNEXATION
PLAT**

ANNEXATION NOTE:
AREA TO BE ANNEXED SHALL BE AN EXPEDITED II ANNEXATION, WITH THE VILLAGE OF PLAIN CITY.


CONTIGUOUS LENGTH: 390.43'
TOTAL PERIMETER: 3,823.62'
CONTIGUOUS PERCENTAGE: 10.2%
P.R.O.: 0.445 ACRE



NORTH

SCALE IN FEET



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

**DESCRIPTION OF AN ANNEXATION OF 18.704 ACRES
TO THE VILLAGE OF PLAIN CITY FROM DARBY TOWNSHIP**

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.

The above description is based on deeds of record and available existing surveys, the aforementioned description is not intended to be used for the transfer of real property. The acreages and distances shown are intended for annexation purposes only.

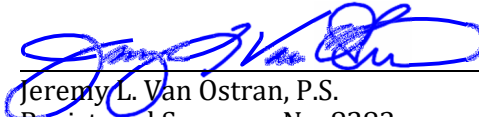
The bearings shown on this survey are based on the bearing of South 84°19'02" East as determined for the centerline of State Route 161 based on field observations performed in December, 2022 and based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2011 adjustment). Said bearing was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

Area to be annexed shall be an Expedited II annexation, with 390.43 feet contiguity with the existing corporation line of the Village of Plain City, having a total perimeter of 3,823.62 feet that contains 10.2% contiguity with the existing corporation lines of the Village of North Baltimore.

The above description is a general description of the location of the property to be annexed and is based on a boundary survey performed under my direct supervision in December, 2022.

CIVIL & ENVIRONMENTAL CONSULTANTS, INC.




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

4/16/24

Date