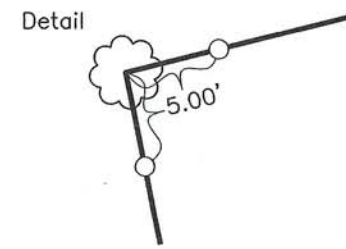


# SURVEY OF ACREAGE PARCEL

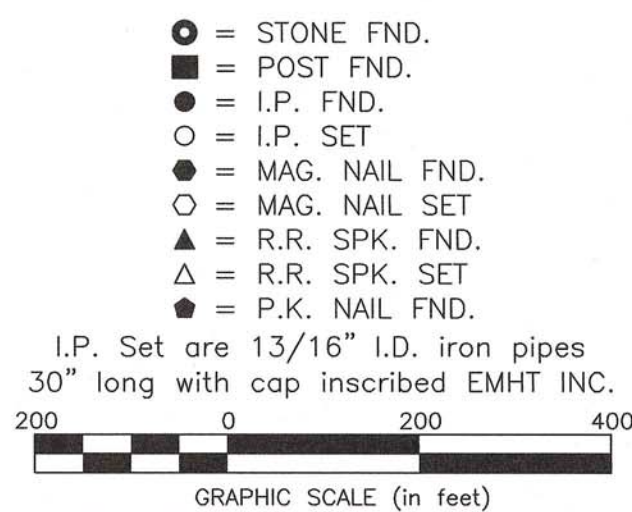
## VIRGINIA MILITARY SURVEY NUMBER 5125

### VILLAGE OF PLAIN CITY, COUNTY OF MADISON, STATE OF OHIO



CURVE TABLE					
CURVE	DELTA	RADIUS	ARC	CH. BEARING	CH. DIST.
C1	2°22'37"	2912.72'	120.84'	S30°33'29"E	120.83'
C2	79°38'26"	114.83'	159.61'	S10°27'02"W	147.07'
C3	20°18'31"	550.54'	195.14'	S60°25'28"W	194.12'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S31°53'36"E	54.63'
L2	S61°34'20"W	25.05'
L3	S31°53'36"E	280.12'
L4	S58°15'13"W	24.22'
L5	S22°31'15"E	99.72'
L6	S70°34'42"W	87.27'
L7	S55°14'17"W	68.04'
L8	S19°25'18"E	22.50'
L9	S70°21'06"W	60.00'



**BASIS OF BEARINGS:** The bearings shown hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

**SURVEY NOTE:**  
This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey prepared in January, 2019.



By Matthew A. Kirk 25 JAN 19  
 Matthew A. Kirk Date  
 Professional Surveyor No. 7865

<b>EMHT</b> Evans, Mechwart, Hambleton & Tillon, Inc. Engineers • Surveyors • Planners • Scientists 5500 New Albany Road, Columbus, OH 43054 Phone: 614.775.4500 Toll Free: 888.775.3448 emht.com	Date: January 25, 2019	
	Scale: 1" = 200'	
	Job No: 2018-0546	
	Sheet: 1 of 1	
REVISIONS		
MARK	DATE	DESCRIPTION

J:\20180546\DWG\CASHEETS\BOUNDARY\20180546-VS-BNDY-01.DWG plotted by KING, BRANDON on 2/13/2019 11:34:40 AM last saved by BRANDON on 2/13/2019 11:34:18 AM  
 xref: 20180546-VS-BNDY-01.DWG & 20180546-VS-BNDY-02.DWG & 20180546-VS-BNDY-03.DWG & 20180546-VS-BNDY-04.DWG & 20180546-VS-BNDY-05.DWG & 20180546-VS-BNDY-06.DWG & 20180546-VS-BNDY-07.DWG & 20180546-VS-BNDY-08.DWG & 20180546-VS-BNDY-09.DWG & 20180546-VS-BNDY-10.DWG & 20180546-VS-BNDY-11.DWG & 20180546-VS-BNDY-12.DWG & 20180546-VS-BNDY-13.DWG & 20180546-VS-BNDY-14.DWG & 20180546-VS-BNDY-15.DWG & 20180546-VS-BNDY-16.DWG & 20180546-VS-BNDY-17.DWG & 20180546-VS-BNDY-18.DWG & 20180546-VS-BNDY-19.DWG & 20180546-VS-BNDY-20.DWG & 20180546-VS-BNDY-21.DWG & 20180546-VS-BNDY-22.DWG & 20180546-VS-BNDY-23.DWG & 20180546-VS-BNDY-24.DWG & 20180546-VS-BNDY-25.DWG & 20180546-VS-BNDY-26.DWG & 20180546-VS-BNDY-27.DWG & 20180546-VS-BNDY-28.DWG & 20180546-VS-BNDY-29.DWG & 20180546-VS-BNDY-30.DWG & 20180546-VS-BNDY-31.DWG & 20180546-VS-BNDY-32.DWG & 20180546-VS-BNDY-33.DWG & 20180546-VS-BNDY-34.DWG & 20180546-VS-BNDY-35.DWG & 20180546-VS-BNDY-36.DWG & 20180546-VS-BNDY-37.DWG & 20180546-VS-BNDY-38.DWG & 20180546-VS-BNDY-39.DWG & 20180546-VS-BNDY-40.DWG & 20180546-VS-BNDY-41.DWG & 20180546-VS-BNDY-42.DWG & 20180546-VS-BNDY-43.DWG & 20180546-VS-BNDY-44.DWG & 20180546-VS-BNDY-45.DWG & 20180546-VS-BNDY-46.DWG & 20180546-VS-BNDY-47.DWG & 20180546-VS-BNDY-48.DWG & 20180546-VS-BNDY-49.DWG & 20180546-VS-BNDY-50.DWG

### 37.313 ACRES

Situated in the State of Ohio, County of Madison, Village of Plain City, in Virginia Military Survey Number 5125, being part of that 136.351 acre tract of land conveyed to Bruce A. Ratcliff and Marilyn G. Ratcliff by deeds of record in Official Record 289, Page 199, Official Record 289, Page 202 and Official Record 289, Page 205, also being Auditor's Parcel Number 04-00824.000 (all references refer to the records of the Recorder's Office, Madison County, Ohio) and more particularly bounded and described as follows:

BEGINNING at a 5/8" rebar with cap stamped "Patridge Surveying" found at the northwesterly corner of Lot 1 of the subdivision entitled "Holmes Subdivision", of record in Plat Cabinet 1, Slot 641, in an easterly line of that 71.816 acre tract conveyed to Philip Jay Gingerich and Ruth Ann Gingerich by deed of record in Official Record 306, Page 2185;

Thence North  $11^{\circ} 22' 30''$  West, with an easterly line of said Gingerich tract, passing an iron pin set on line at 933.73 feet, a total distance of 938.73 feet to a 24" tree found at a corner thereof;

Thence North  $76^{\circ} 05' 22''$  East, with a southerly line of said Gingerich tract, passing an iron pin set on line at 5.00 feet, a total distance of 642.25 feet to a 5/8" iron rebar found at a corner thereof, a southwesterly corner of that 23.176 acre tract conveyed to M/I Homes of Central Ohio, LLC by deed of record in Official Record 340, Page 2099;

Thence with the boundary of said M/I Homes tract the following courses and distances:

South  $57^{\circ} 22' 58''$  East, a distance of 123.16 feet to an iron pin set;

North  $89^{\circ} 42' 53''$  East, a distance of 258.67 feet to an iron pin set; and

North  $58^{\circ} 06' 24''$  East, a distance of 567.34 feet to an iron pin set in the easterly right-of-way line of Plain City-Georgesville Road;

Thence South  $31^{\circ} 53' 36''$  East, with said easterly right-of-way line, a distance of 54.63 feet to a 12"x12" concrete post with a chiseled square on the top found in the northerly line of Parcel Two of those tracts conveyed to Ralph E. Smucker by deed of record in Official Record 280, Page 1400;

Thence South  $61^{\circ} 34' 20''$  West, with said northerly line, a distance of 25.05 feet to a railroad spike found in the centerline of said Plain City-Georgesville Road;

Thence South  $31^{\circ} 53' 36''$  East, with said centerline, a distance of 280.12 feet to a mag nail found at the northeasterly corner of that tract conveyed as Parcel No. 1 to Madison County Commissioners by deed of record in Official Record 227, Page 1964;

Thence South  $58^{\circ} 15' 13''$  West, crossing said Plain City-Georgesville Road, a distance of 24.22 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found in the westerly right-of-way line of said Plain City-Georgesville Road;

Thence with said westerly right-of-way line the following courses and distances:

South  $22^{\circ} 31' 15''$  East, a distance of 99.72 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found;

South  $31^{\circ} 44' 47''$  East, a distance of 477.65 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found at a point of curvature to the right;

With the arc of said curve, having a central angle of  $02^{\circ} 22' 37''$ , a radius of 2912.72 feet, an arc length of 120.84 feet, a chord bearing of South  $30^{\circ} 33' 29''$  East and chord distance of 120.83 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found;

With the arc of a curve to the right, having a central angle of  $79^{\circ} 38' 26''$ , a radius of 114.83 feet, an arc length of 159.61 feet, a chord bearing of South  $10^{\circ} 27' 02''$  West and chord distance of 147.07 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found;

37.313 ACRES

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With the arc of a curve to the right, having a central angle of 20° 18' 31", a radius of 550.54 feet, an arc length of 195.14 feet, a chord bearing of South 60° 25' 28" West and chord distance of 194.12 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found;

South 70° 34' 42" West, a distance of 87.27 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found;

South 55° 14' 17" West, a distance of 68.04 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found; and

South 19° 25' 18" East, a distance of 22.50 feet to a mag nail set in the centerline of Converse-Huff Road;

Thence South 70° 21' 06" West, with said centerline, a distance of 320.48 feet to a mag nail set at a southeasterly corner of said "Holmes Subdivision";

Thence with the boundary of said subdivision the following courses and distances:

North 19° 38' 54" West, passing at 40.00 feet a 5/8" iron rebar found, a total distance of 420.00 feet to a 5/8" iron rebar found;

South 70° 21' 06" West, a distance of 600.00 feet to a 5/8" iron rebar found; and

South 19° 38' 54" East, passing at 380.00 feet a 5/8" iron rebar found, a total distance of 420.00 feet to a mag nail set in the centerline of said Converse-Huff Road;

Thence South 70° 21' 06" West, with said centerline, a distance of 60.00 feet to a mag nail set at a southeasterly corner of said "Holmes Subdivision";

Thence with the boundary of said subdivision the following courses and distances:

North 19° 38' 54" West, passing a 5/8" iron rebar found at 40.00 feet, a total distance of 420.00 feet to a 3/4" iron pin with cap stamped "Advanced 7661" found; and

South 70° 21' 06" West, a distance of 400.00 feet to the POINT OF BEGINNING, containing 37.313 acres of land, more or less, of which 0.220 acre falls within the presently occupied right of way of Plain City-Georgesville Road and 0.196 acre falls within the presently occupied right of way of Converse-Huff Road.

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 hereon are based on the Ohio State Plane Coordinate System, South Zone, NAD 83 (2011). Said bearings originated from a field traverse which was tied (referenced) to said coordinate system by positional solutions derived by the National Geodetic Survey's Online Positioning Users Service software using GPS observations and observations of selected CORS base stations in the National Spatial Reference System.

This survey was prepared using documents of record, prior plats of survey, and observed evidence located by an actual field survey performed in January, 2019.



EVANS, MECHWART, HAMBLETON & TILTON, INC.

*Matthew A. Kirk*

Matthew A. Kirk  
Professional Surveyor No. 7865

25 JAN 19

Date