

Perry Rd. West Ave.

1" Iron Pin in Monument Box Fnd. & Usd

1080.64 Calc. (1088.50' Survey 40-90)
N 4° 33' 22" E

DUTCH COPORATION AN OHIO CORPORATION
OR 21, PAGE 562

DUTCH COPORATION AN OHIO CORPORATION
OR 45, PAGE 556

0.0556 acres in Darby Township
Parcel 02-00385.000

JAMES K SKAGGS & LINDA S SKAGGS
DB 285, PAGE 23

Plain City Ltd.
OR 120, Page 503
PARCEL CONTAINS:
3.2110 acres in Plain City Corp.
Parcel 04-00815.000
(3.2666 acres total)

3/4" Iron Pin in Concrete Fnd. & Usd at 30.00'

Concrete Right-of-Way Monument Fnd. & Usd at 30.00'

U.S. ROUTE 42 (60')

Alcott Drive (66')

Copperfield Section 1 (Slides B-227, 228 & 229)

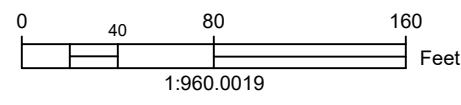
Curve table					
Curve	Radius	Arc Length	Chord	Delta Angle	Tangent
C1	25.00'	39.37'	N40° 19' 19"W, 35.43'	090° 14' 06"	25.10'
C2	3869.72'	16.16'	N4° 40' 33"E, 16.16'	000° 14' 21"	8.08'



Steven W. Clutter
Date: 9/01/2022

Steven W. Clutter, P.S. 7655
CESO, Inc.
175 Montrose West Ave, Suite 400
Akron, OH 44321
(330) 665-0660

BASIS OF BEARINGS
NAD 83 (2011), OHIO NORTH Derived from GPS
Observations NAD 83 (2011) (Geoid 2018)



SURVEY LEGEND

- - 5/8"x30" Iron Pin Set w/cap CESO, Inc Fnd. (F) - Found
- ⊙ - Iron Pin Found as Described Usd. (U) - Used
- - Iron Pipe Found as Described Obs. (O) - Observed
- - PK Nail/Mag Nail Found Rec. (R) - Deed
- - PK Nail/Mag Nail Set Calc. (C) - Calculated
- - Monument Found as Described

PLAIN CITY LTD.

BOUNDARY SURVEY

DARBY TOWNSHIP PART OF VMS 7064
VILLAGE OF PLAIN CITY MADISON COUNTY, OHIO

SCALE: 1" = 80' DATE: 9/1/2022

DESIGN:
DRAWN:
CHECKED:



JOB NO.:
758985
SHEET NO.:
1 OF 1

3.2666 Acre Parcel

Situated in the Darby Township (Parcel 02-00385.000) and Village of Plain City (formerly Darby Township)(Parcel 04-00815.000) County of Madison, State of Ohio and part of VMS 7064 being that parcel (Parcel #04-00815.000) conveyed to Plain City Ltd. (OR 120, Page 503) further described as follows:

Commencing at the southwest corner of Lot 1 of Copperfield Section 1 (Slide B-227, 228 & 229), said corner also being on the northerly right-of-way line of Alcott Drive (66') and the **TRUE PLACE OF BEGINNING** of the parcel herein described,

thence **N 85°26'22" W**, along the northerly right-of-way line of Alcott Drive, a distance of **315.21 feet** to a point of curvature and a 1" iron pipe found;

thence **Northwesterly, along said right-of-way a distance of 39.37 feet along a curve to the right, with a Chord Bearing N 40°19'19" W, 35.43 feet, having a Radius of 25.00 feet and a Central Angle of 90°14'06"** to a point of reverse curvature on the easterly right-of-way line of U.S. Route 42 and a pin set;

thence **Northerly, along the easterly right-of-way line of U.S. Route 42, a distance of 16.16 feet along a reverse curve to the left having a Radius of 3,869.72 feet, a Chord Bearing N 04°40'33" E, 16.16 feet and a Central Angle of 00°14'21"** to a point of tangency and a pin set;

thence **N 04°33'22" E**, continuing along the easterly right-of-way line of U.S. Route 42, a distance of **118.69 feet** to a ¾" iron pipe with cap marked "M-E COMPANY" found on the southerly line of a parcel conveyed to James K. Skaggs and Linda S. Skaggs by deed Book 285, Page 23;

thence **S 85°24'37" E**, along the southerly line of said Skaggs parcel, a distance of **250.00 feet** to the southeast corner thereof and a ¾" iron pipe found;

thence **N 04°33'22" E**, along the easterly line of said Skaggs parcel, a distance of **300.00 feet** to the northeast corner thereof, referenced by a ¾" iron pipe found N 2°50'50" W, 1.02 feet;

thence **N 85°24'37" W**, along the northerly line of said Skaggs parcel, a distance of **300.00 feet** to the northwest corner thereof and the centerline of U.S. Route 42, having passed a ¾" iron pipe found at 270.43 feet and 0.20 feet south;

thence **N 04°33'22" E**, along the centerline of U.S. Route 42, a distance of **82.79 feet** to the southwest corner of a parcel conveyed to Dutch Corporation, an Ohio corporation by Official Record 45, Page 556;

thence **S 77°24'53" E**, along the southerly line of said Dutch Corporation parcel, a distance of **180.16 feet** to the southeast corner thereof, referenced by a 5/8" rebar with cap marked "SA ENGLAND" found S 35°05'53" E, 0.86 feet, having passed a 5/8" rebar with cap "SA ENGLAND" at 30.05 feet and 0.41 feet south;

thence **N 09°17'17" E**, along the easterly line of said Dutch Corporation parcel, a distance of **104.00 feet** to the northeast corner thereof, the south line of a parcel conveyed to Dutch Corporation, an Ohio Corporation and a 5/8" rebar with cap marked "SA ENGLAND" found;

thence **S 77°22'05" E**, along a south line of the aforementioned Dutch Corporation parcel, a distance of **394.29 feet** to the westerly line of Lot 7 of the said Copperfield Section 1 subdivision and a pin set;

thence **S 53°31'10" W**, along a westerly line of said Copperfield Section 1 subdivision, a distance of **248.78 feet** to a deflection therein and a pin set;

thence **S 04°29'17" W**, continuing along a westerly line of said Copperfield Section 1 subdivision a distance of **402.56 feet** to the **TRUE PLACE OF BEGINNING** and containing **3.2666 acres** (0.0556 acre in Darby Twp. Parcel 02-00385.000 and 3.2110 acres in Plain City Corp. Parcel 04-00815.000), more or less, as surveyed by Steven W. Clutter for and on behalf of CESO, Inc. in August 2022.

Pins set are 5/8" x 30 rebar with yellow cap marked "CESO, INC"

Reference documents are on file with the Madison County Ohio Recorder's Office

Basis of Bearings for this survey is OHIO SOUTH Derived from GPS Observations NAD 83 (2011) (Geoid 2018)

