

Plain City Ltd.  
OR 120, Page 503  
(Parcel #04-00815.000)

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PARCEL CONTAINS:  
3.4980 ACRES

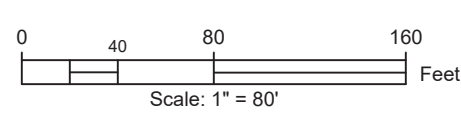
PLEASANT VALLEY OAK  
MEADOWS LLC  
OR 213, Page 1205  
22.7 acres

ADA BEACHY TRUSTEE OF THE  
ADA BEACHY FAMILY TRUST  
OR 267, Page 1124  
1.7770 acres



*Steven W. Clutter*  
Date: 4/23/2021  
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	

<b>PLAIN CITY LTD.</b>	
<b>BOUNDARY SURVEY</b>	
DARBY TOWNSHIP VILLAGE OF PLAIN CITY	PART OF VMS 7064 MADISON COUNTY, OHIO
SCALE: 1" = 80'	DATE: 04/15/2021
DESIGN:	JOB NO.: 758985
DRAWN:	SHEET NO.: 1 OF 1
CHECKED:	 <b>WWW.CESOINC.COM</b>

## 3.4980 Acre Parcel

Situated in the Village of Plain City (formerly Darby Township) 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 northwest corner of Lot 75 of Copperfield Section 3 – Phase 2 (Slide B-372 & 373), said corner also being on the southerly right-of-way line of Alcott Drive (66') (Copperfield Section 1, Slide B-227, 228 & 229) and the **TRUE PLACE OF BEGINNING** of the parcel herein described,

thence **S 04°33'38" W**, along the westerly line of said Copperfield Section 3 – Phase 2, a distance of **454.36 feet** to the southwest corner thereof, the north line of a parcel conveyed to Pleasant Valley Oak Meadows LLC (OR 213, Page 1205) and a 5/8" iron pin found with cap marked "POMEROY & ASSOC", having passed through a 5/8" iron pin set with cap marked "CESO, Inc" at 10.00 feet;

thence **N 77°47'15" W**, along the north line of said Pleasant Valley Oak Meadows LLC parcel and the north line of a parcel conveyed to Ada Beachy, trustee of the Ada Beachy Family Trust (OR 267, Page 1124), a distance of **377.23 feet** to the east right-of-way line of U.S. Route 42 (60'), having passed through a 1" iron pipe with cap at 377.07 feet;

thence **Northerly, along the easterly right-of-way line of U.S. Route 42, a distance of 381.45 feet along a non-tangent curve to the left with a Chord Bearing N 09°19'34" E, 381.29 feet and a Radius of 3,869.72 feet, and having a Central Angle of 05°38'52"** to a point of reverse curvature and a 1" iron pipe with cap found;

thence **Northeasterly, a distance of 38.42 feet along a reverse curve to the right having a Radius of 25.00 feet, a Chord Bearing N 50°31'53" E, 34.75 feet and a Central Angle of 88°03'30"** to a point of tangency on the south right-of-way line of Alcott Drive, referenced by a 1" iron pipe found S 52°47'49" E, 0.21 feet;

thence **S 85°26'22" E**, along the south right-of-way line of Alcott Drive, a distance of **317.21 feet** to the **TRUE PLACE OF BEGINNING** and containing **3.4980 acres**, more or less, as surveyed by Steven W. Clutter for and on behalf of CESO, Inc. in April 2021.

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

