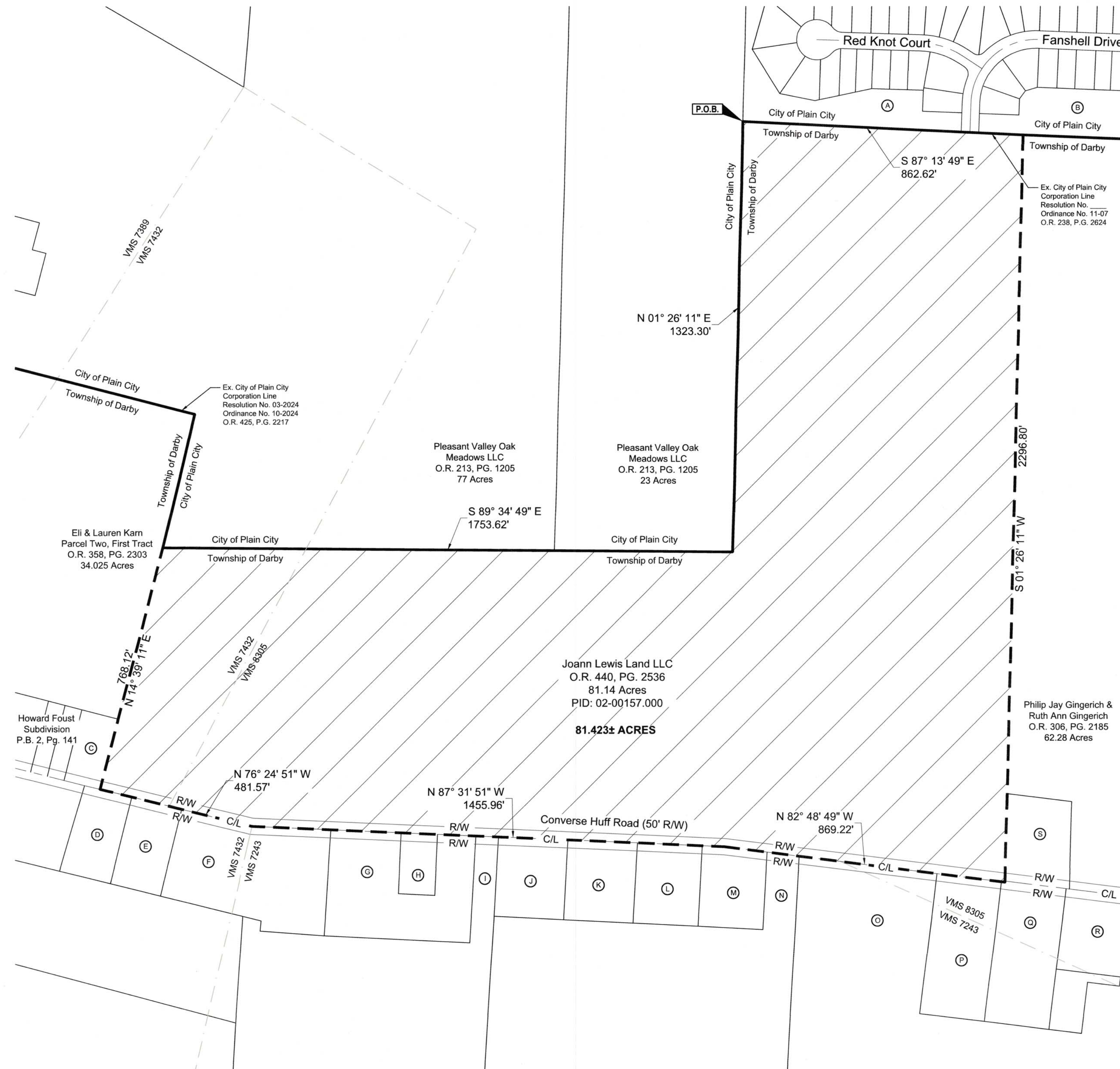
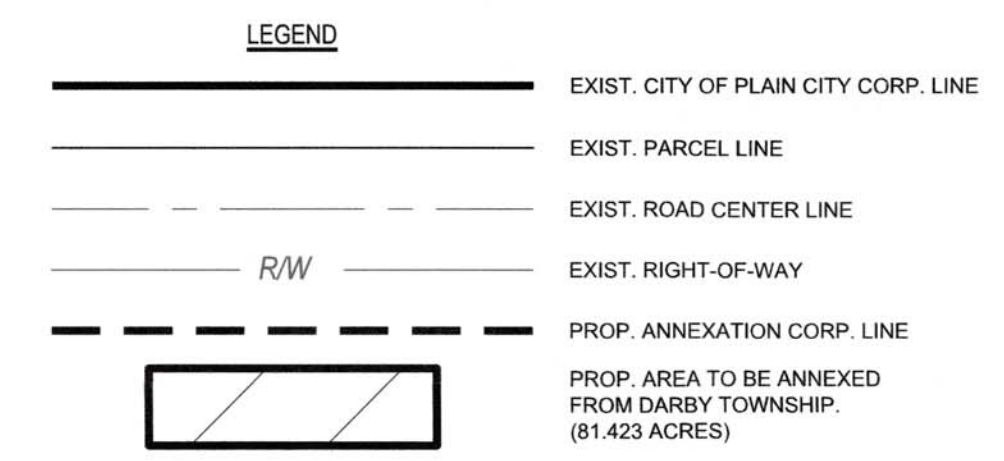
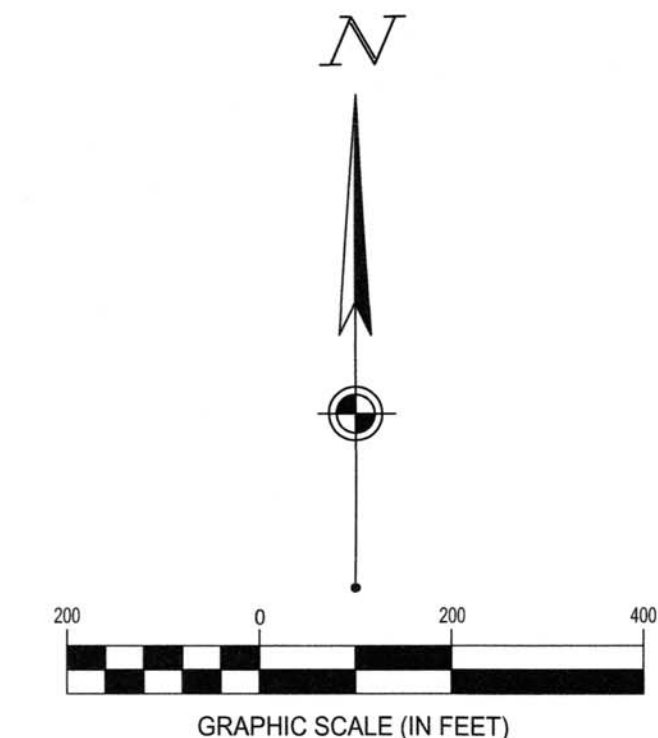
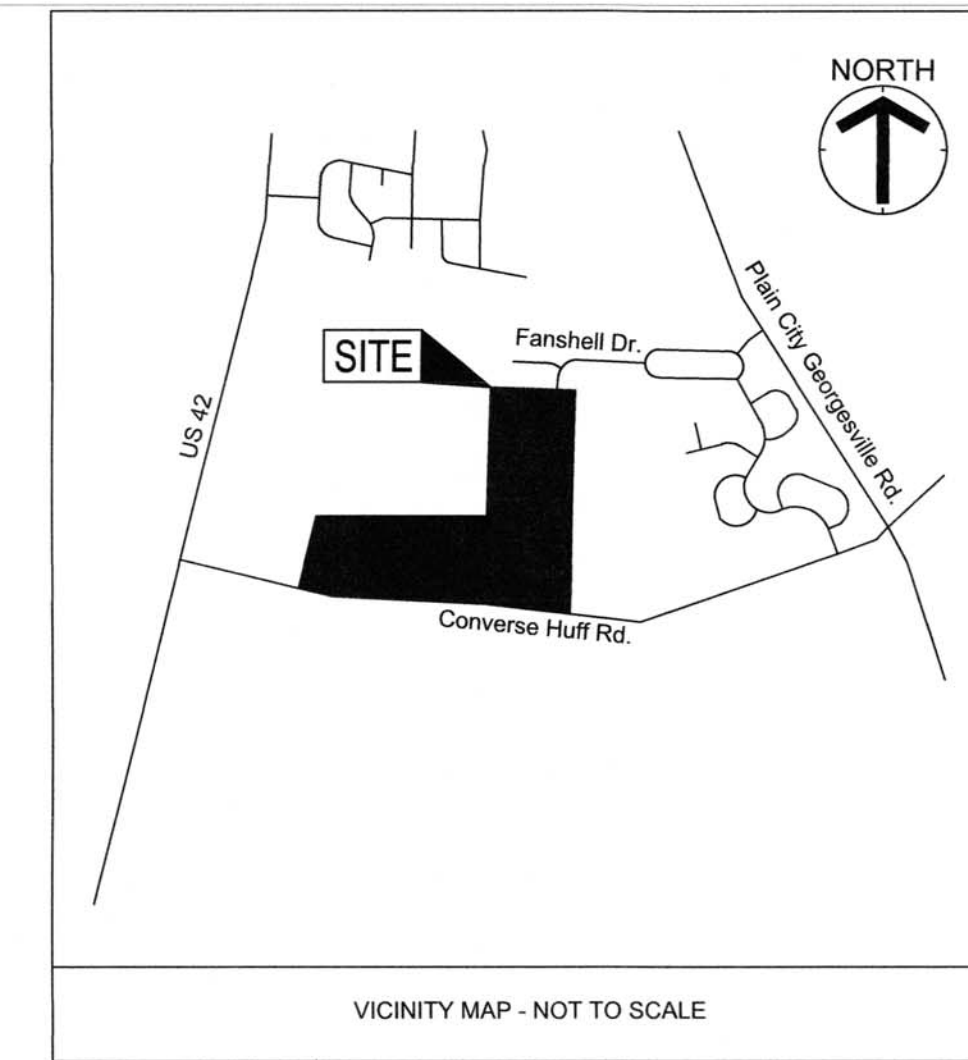


**PROPOSED ANNEXATION OF 81.423± ACRES  
FROM: DARBY TOWNSHIP  
TO: CITY OF PLAIN CITY**  
SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, TOWNSHIP OF DARBY,  
VIRGINIA MILITARY SURVEY 7432 & 8305



- Ⓐ Darby Fields Section 2 P.B. B, PG. 398 Reserve "F" 23.02 Acres
- Ⓑ Darby Fields Section 2 P.B. B, PG. 398 Reserve "E" 2.59 Acres
- Ⓒ Tyler A. & Lauryn K. Mosley O.R. 355, PG. 1442 0.88 Acres
- Ⓓ Myron M. & Marla J. Mast O.R. 289, PG. 400 1.00 Acres
- Ⓔ Jonas Beachy & Ada Ariou Beachy O.R. 103, PG. 1038 1.00 Acres
- Ⓕ John F. & Hilary L. Kosik O.R. 353, PG. 1725 3.36 Acres
- Ⓖ Clayton G. & Cynthia A. Yutzey O.R. 336, PG. 1174 2.90 Acres
- Ⓗ Clayton G. & Cynthia A. Yutzey O.R. 170, PG. 1743 0.50 Acres
- Ⓘ Sarah F. Yutzey Trustee The Sarah F. Yutzey Family Trust O.R. 354, PG. 1101 45.95 Acres
- Ⓚ William H. Ford O.R. 108, PG. 502 1.23 Acres
- Ⓛ Jason & Ronni Lee O.R. 436, PG. 420 1.23 Acres
- Ⓜ William B. & Vicky A. Pettibone O.R. 98, PG. 223 1.15 Acres
- Ⓝ Tyler J Lane & Katie L. Carroll O.R. 425 PG. 2036 1.12 Acres
- Ⓞ Dormalee A Mayer Trustee Burl J. Mayer Trust O.R. 72, PG. 1082 51.272 Acres
- Ⓟ Dormalee A Mayer Trustee Burl J. Mayer Trust O.R. 72, PG. 1080 114.36 Acres
- Ⓠ Sherri Saleh Trustee The Andrew B Mayer Trust O.R. 374, PG. 1183 2.00 Acres
- Ⓡ Steven David Beachy & Elizabeth Ann Beachy O.R. 322, PG. 2350 2.00 Acres
- Ⓢ Roger Dean Weeks & Ann Mayer Weeks O.R. 4, PG. 1112 1.141 Acres
- Ⓣ Mary A Gingerich Trustee O.R. 44, PG. 134 1.228 Acres (Exception Tract)



THIS EXHIBIT WAS PREPARED FROM RECORD INFORMATION AND GIS LINEWORK FROM THE MADISON COUNTY ENGINEER, RECORDER, AND AUDITOR'S OFFICE, AND IS NOT INTENDED FOR THE TRANSFER OF REAL PROPERTY.

**CONTIGUITY NOTE:**  
TOTAL PERIMETER OF ANNEXATION AREA IS 9811.21± FT. OF WHICH 3939.54± FT ARE CONTIGUOUS WITH THE CITY OF PLAIN CITY BY ORDINANCE NUMBER 03-2024 AND ORDINANCE NUMBER 11-07 AND GIVING 40.2% CONTIGUITY.

**SURVEYOR:**  
CESO, INC.  
2800 CORPORATE EXCHANGE DR, STE 400  
COLUMBUS, OH 43231  
PHONE: 614.794.7080  
CONTACT: MATT ACKROYD, PS

**PREAPPROVED  
ANNEXATION  
PLAT**

DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER



Matthew J. Ackroyd, Ohio P.S. No. 8897  
matt.ackroyd@cesoinc.com

Date



**81.423± ACRE ANNEXATION**  
State of Ohio, County of Madison, Township of Darby  
VMS #7432 and #8305

Revisions / Submissions		
ID	Description	Date

© 2025 CESO, INC.

Project Number: 765849  
Scale: 1"=200'  
Drawn By: CLD  
Checked By: ALB  
Date: 7/21/2025  
Issue: N/A

Drawing Title:  
**PROPOSED ANNEXATION**

**1 of 1**

# LEGAL DESCRIPTION

## Description of 81.423 ACRES +/- TO BE ANNEXED FROM DARBY TOWNSHIP TO CITY OF PLAIN CITY

Situated in the State of Ohio, County of Madison, Township of Darby, Virginia Military Survey Number 7432 and 8305, and being all of that original 81.14 acre tract of land (PID 02-00157.000) as conveyed to Joann Lewis Land LLC, of record in Official Record 440, Page 2536, all deed references are on record at the Recorder's Office of Madison County, Ohio and being more particularly described as follows:

**BEGINNING** at a northwesterly corner of said 81.14 acre tract, being a point in the existing City of Plain City Corporation Line, of record in Ordinance Number 11-07, Official Record 238, Page 2624, being the southwest corner of Reserve "F" of a subdivision entitled Darby Fields Section 2, of record in Plat Book B, Page 398 and being a point in the easterly line of a 23 acre tract of land as conveyed to Pleasant Vally Oak Meadows LLC, of record in Official Record 213, Page 1205;

Thence South 87°13'49" East, with said City of Plain City Corporation line and with the southerly line of said Darby Fields Section 2, a distance of 862.62 feet to a point at the northwesterly corner of a 62.28 acre tract of land as conveyed to Philip Jay Gingerich & Ruth Ann Gingerich, of record in Official Record 306, Page 2185;

Thence South 1°26'11" West, with the westerly line of said 62.28 acre tract, and with the westerly line of a 1.228 acre tract of land as conveyed to Mary A Gingerich, of record in Official Record 44, Page 134 a distance of 2296.80 feet to a point in the centerline of Converse Huff Road (50' Right of Way);

Thence with the centerline of said Converse Huff Road the following courses:

North 82°48'49" West, a distance of 869.22 feet to a point;

North 87°31'51" West, a distance of 1455.96 feet to a point;

North 76°24'51" West, a distance of 481.57 feet to a point being the southeasterly corner Lot 11 of a subdivision entitled Howard Foust Subdivision "A", of record in Plat Book 2, Page 141;

Thence North 14°39'11" East, with the easterly line of said Lot 11, with the easterly line of that original 34.025 acre tract of land described as Parcel Two, First Tract, as conveyed to Eli & Lauren Karn, of record in Official Record 358, Page 2303, a distance of 768.12 feet to a point in the City of Plain City Corporation line of record in Ordinance Number 03-2024, Resolution Number 10-2024, Official Record 425, Page 2217, and at the southwesterly corner of a 77 acre tract of land as conveyed to Pleasant Valley Oak Meadows LLC of record in Official Record 213, Page 1205;

Thence South 89°34'49" East, with said City of Plain City Corporation line, with the southerly line of said 77 acre tract, with the southerly line of a 23 acre tract as conveyed to Pleasant Valley Oak Meadows LLC, of record in Official Record 213, Page 1205, a distance of 1753.62 feet to a point at the southeasterly corner of said 23 acre tract;

Thence North 1°26'11" East, with said City of Plain City Corporation line, and with the easterly line of said 23 acre tract, a distance of 1323.30 feet to the **TRUE POINT OF BEGINNING** and containing 81.423 acres of land, more or less.

This annexation description of the location of the property to be annexed and is not a boundary survey as defined in O.A.C. Chapter 4733.37. The above annexation contains a perimeter distance of 3939.54 feet contiguous with the existing City of Plain City Corporation line by Ordinance Number 10-2024, Resolution Number 03-2024, Official Record 425, Page 2217 and by Ordinance Number 11-07, Official Record 238, Page 2624, and a total perimeter of 9811.21 feet to be annexed, and 40.2% of the perimeter length is contiguous to the City of City of Plain City Corporation line.

CESO, Inc.



A handwritten signature in blue ink, appearing to read "MJA", written over a horizontal line.

Matthew J. Ackroyd, PS  
Registered Surveyor No. 8897

7/21/25  
Date: