

**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.

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

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

CONTIGUOUS LENGTH: 894.72'  
 TOTAL PERIMETER: 8,755.81'  
 CONTIGUOUS PERCENTAGE: 10.2%  
 P.R.O.: 1.518 ACRES

# ANNEXATION PLAT

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

KAREN VANCE (1/3 OWNERSHIP)  
 O.R. 399, PAGE 2359  
 FRED KILE (1/3 OWNERSHIP)  
 O.R. 272, PAGE 47  
 JOHN R. & KATHY K. COSGRAY,  
 TR (1/3 OWNERSHIP)  
 O.R. 272, PAGE 47  
 62.156 ACRES

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

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

NOAH BEACHY FARMS LTD.  
 18.704 ACRES  
 O.R. 425, PAGE 885

18.704 ACRE ANNEXATION  
 RESOLUTION NO. 309-24

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

VILLAGE OF PLAIN CITY,  
 DARBY TOWNSHIP

P.O.C.  
 N:767529.98  
 E:1760819.80

STEPHEN & NANCY PATTERSON, TR. (5/16 INTEREST)  
 HELEN ANDERSON KENZIE (1/16 INTEREST)  
 ROBERT SHANE PATTERSON (1/32 INTEREST)  
 WALTER VAN PATTERSON (1/32 INTEREST)  
 59.710 ACRES  
 O.R. 320, PAGE 1542  
 ALAN A. PATTERSON AND RHODA SUE GINGERICH  
 PATTERSON, TRUSTEES OF THE ALAN A. PATTERSON FAMILY  
 REVOCABLE TRUST, DATED OCTOBER 24, 2022  
 O.R. 434, PAGE 679-682

N 22°33'22" W 582.82'

N 61°16'42" E 2300.60'

N 75°18'18" E 315.07'

N 57°18'33" E 579.65'

S 57°58'34" W 684.43'

70.500 ACRES

PIN: 02-00028.000

NOAH BEACHY FARMS LTD.  
 ORIGINAL 89.2214 ACRES  
 O.R. 179, PAGE 1915

S 57°58'37" W 202.11'

S 57°58'21" W 200.16'

S 32°02'14" E 299.98'

S 32°02'34" E 300.00'

LINDSAY A. KAUFFMAN  
 AND LYNDON M. KAUFFMAN  
 6.133 ACRES  
 O.R. 392, PAGE 2684

KAYLA L. HUFF  
 AND MICHAEL R. HUFF  
 4.947 ACRES  
 O.R. 349, PAGE 2399

C/L CEMETERY PIKE  
 (60' R/W WIDTH)

VMS 3685  
 VMS 1479

VMS 3685  
 VMS 3743

KATIE ALBERTA YUTZY, TRUSTEE  
 190.83 ACRES  
 O.R. 417, PAGE 407

JEREMY E. THORPE  
 0.925 ACRES (PARCEL ONE)  
 O.R. 409, PAGE 2231

JOHN T. CARL  
 AND MARGARET E. CARL  
 27.845 ACRES  
 O.R. 384, PAGE 2255

JOHN T. CARL  
 AND MARGARET E. CARL  
 29.405 ACRES  
 O.R. 384, PAGE 2255

**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  
 DATE: 2/11/25

**PREAPPROVED**  
 DESCRIPTION ACCEPTABLE MADISON COUNTY ENGINEER  
**ANNEXATION**  
**PLAT**



250 W. Old Wilson Bridge Road  
 Suite 250  
 Worthington, OH 43085  
 Ph: 614.540.6633  
 www.cecinc.com



**GRAND COMMUNITIES, LLC**  
**MADISON COUNTY**  
**STATE OF OHIO**

<b>70.490 ACRE ANNEXATION</b>	
DATE:	FEBRUARY 2025
DRAWN BY:	KAS
CHECKED BY:	JLV
PROJECT NO.:	327-957
APPROVED BY:	JLV
DRAWING NO.:	<b>ANNEX</b>
SHEET	1 OF 1

P:\320-000\327-957-Survey\Draw\327957-5101-Annex\_70.500\_Ac.dwg(LAYOUT1) LS(11/02/2025 - kasrhlh) - LP: 2/11/2025 9:44 AM

**DESCRIPTION OF AN ANNEXATION OF 70.500 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 original 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 70.500 acre tract being more fully described herein;

**COMMENCING** 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 westerly line of Darby Township, being on an easterly corporation line of the Village of Plain City, being at the northeast corner of an 18.704 acre tract of land described in deed to Noah Beachy Farms LTD. of record in Official Record 425, Page 885, 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) 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 and Alan A. Patterson and Rhoda Sue Gingerich Patterson, Trustees of the Patterson Family Revocable Trust, Dated October 24, 2022 of record in Official Record 434, Page 679-682;

Thence S 33°16'19" E, a distance of 1083.02 feet, with the east line of said 18.704 acre tract, with the west line of said 59.710 acre tract, with the east line of said Virginia Military Survey Number 3685, with the west line of said Virginia Military Survey Number 3743, with an easterly line of said corporation line of the Village of Plain City, and with a westerly line of said Darby Township, to a point at the southeast corner of said 18.704 acre tract, being the **POINT OF BEGINNING**;

Thence **South 33°16'19" East**, a distance of **421.00** 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 a point at the northeast corner of a 1.632 acre tract of land described in deed to Gary Yutzy and Ina Yutzy of record in Official Record 386, Page 38;

Thence with a common line with said 89.2214 acre tract, and said 1.632 acre tract, the following two (2) courses:

1. **South 57°58'37" West**, a distance of **202.11** feet, to a point;
2. **South 32°02'34" East**, a distance of **300.00** feet, to a point at the northwest corner of a 1.239 acre tract of land described in deed to Gary Yutzy and Ina Yutzy of record in Official Record 386, Page 38, and being at the northeast corner of a 1.3774 acre tract of land described in deed to Levi Gingerich, Jr. and Celesta Gingerich of record in Official Record 391, Page 1249;

Thence with a common line with said 89.2214 acre tract, and said 1.3774 acre tract, the following two (2) courses:

1. **South 57°58'21" West**, a distance of **200.16** feet, to a point;
2. **South 32°02'14" East**, a distance of **299.98** feet, to a point at the southeast corner of said 89.2214 acre tract, being at the southwest corner of said 1.3774 acre tract, being on the north line of a 29.405 acre tract of land described in deed to John T. Carl and Margaret E. Carl of record in Official Record 384, Page 2255, being on the south line of said Virginia Military Survey Number 3685, being on the north line of Virginia Military Survey Number 1479, and being in the centerline of Cemetery Pike;

Thence **South 57°57'58" West**, a distance of **2203.79** feet, with the south line of said 89.2214 acre tract, with the north line of said 29.405 acre tract, with the north line of a 27.848 acre tract of land described in deed to John T. Carl and Margaret E. Carl of record in Official Record 384, Page 2255, with the north line of a 0.925 acre tract of land (Parcel One) described in deed to Jeremy E. Thorpe of record in Official Record 409, Page 2231, with the north line of a 190.83 acre tract of land described in deed to Katie Alberta Yutzy, Trustee of record in Official Record 417, Page 407, with the south line of said Virginia Military Survey Number 3685, with the north line of said Virginia Military Survey Number 1479, and with the centerline of said Cemetery Pike, to a point at the southwest corner of

said 89.2214 acre tract, and being at the southeast corner of a 4.947 acre tract of land described in deed to Kayla L. Huff of record in Official Record 349, Page 2399;

Thence **North 31°19'31" West**, a distance of **666.06** feet, with a westerly line of said 89.2214 acre tract, and with the east line of said 4.947 acre tract, to a point at the northeast corner of said 4.947 acre tract;

Thence **South 57°58'34" West**, a distance of **684.43** feet, with a southerly line of said 89.2214 acre tract, with the north line of said 4.947 acre tract, and with the north line of a 6.133 acre tract of land described in deed to Lindsay A. Kauffman and Lyndon M. Kauffman of record in Official Record 392, Page 2684, to a point at a southwesterly corner of said 89.2214 acre tract, and being at the southeasterly corner of a 62.156 acre tract of land described in deed to Karen Vance (1/3 ownership) of record in Official Record 399, Page 2359, Fred Kile (1/3 ownership) and John R. & Katy K. Cosgray, Tr (1/3 ownership) of record in Official Record 272, Page 47;

Thence **North 22°33'22" West**, a distance of **582.82** feet, with the west line of said 89.2214 acre tract and with an easterly line of said 62.156 acre tract, to a point at a northwesterly corner of said 89.2214 acre tract, and being at the southwest corner of an 86.731 acre tract of land described in deed to Kevin C. Scheiderer of record in Official Record 421, Page 1946;

Thence **North 61°16'42" East**, a distance of **2300.60** feet, with a northerly line of said 89.2214 acre tract, with the south line of said 86.731 acre tract, and with the south line of a 20.010 acre tract of land described in deed to Tygr Holdings, LLC of record in Official Record 410, Page 103, to a point at the southeast corner of said 20.010 acre tract, being at the southwest corner of said 18.704 acre tract, and being at a common corner with said Darby Township, and said corporation line of the Village of Plain City;

Thence with the southerly line of said 18.704 acre tract, with a northerly line of said Darby Township, and with a southerly line of said corporation line of the Village of Plain City, the following two (2) courses:

1. **North 75°18'18" East**, a distance of **315.07** feet, to a point;
2. **North 57°18'33" East**, a distance of **579.65** feet, to the **POINT OF BEGINNING**, containing 70.500 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 894.72 feet contiguity with the existing corporation line of the Village of Plain City, having a total perimeter of 8,755.81 feet that contains 10.2% contiguity with the existing corporation lines of the Village of Plain City.

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

2/11/2025

Date