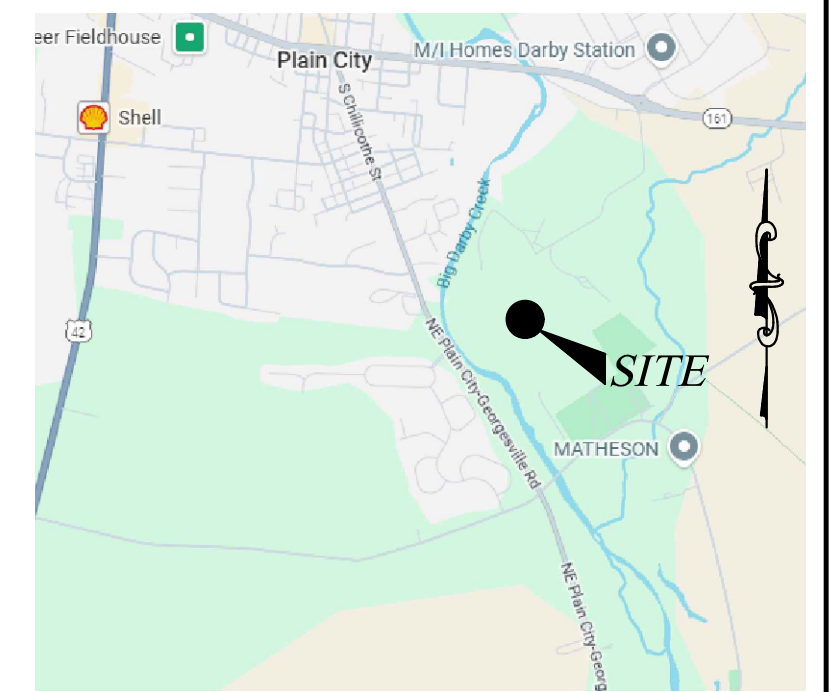
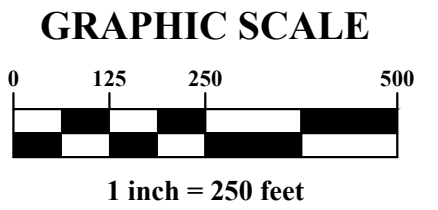


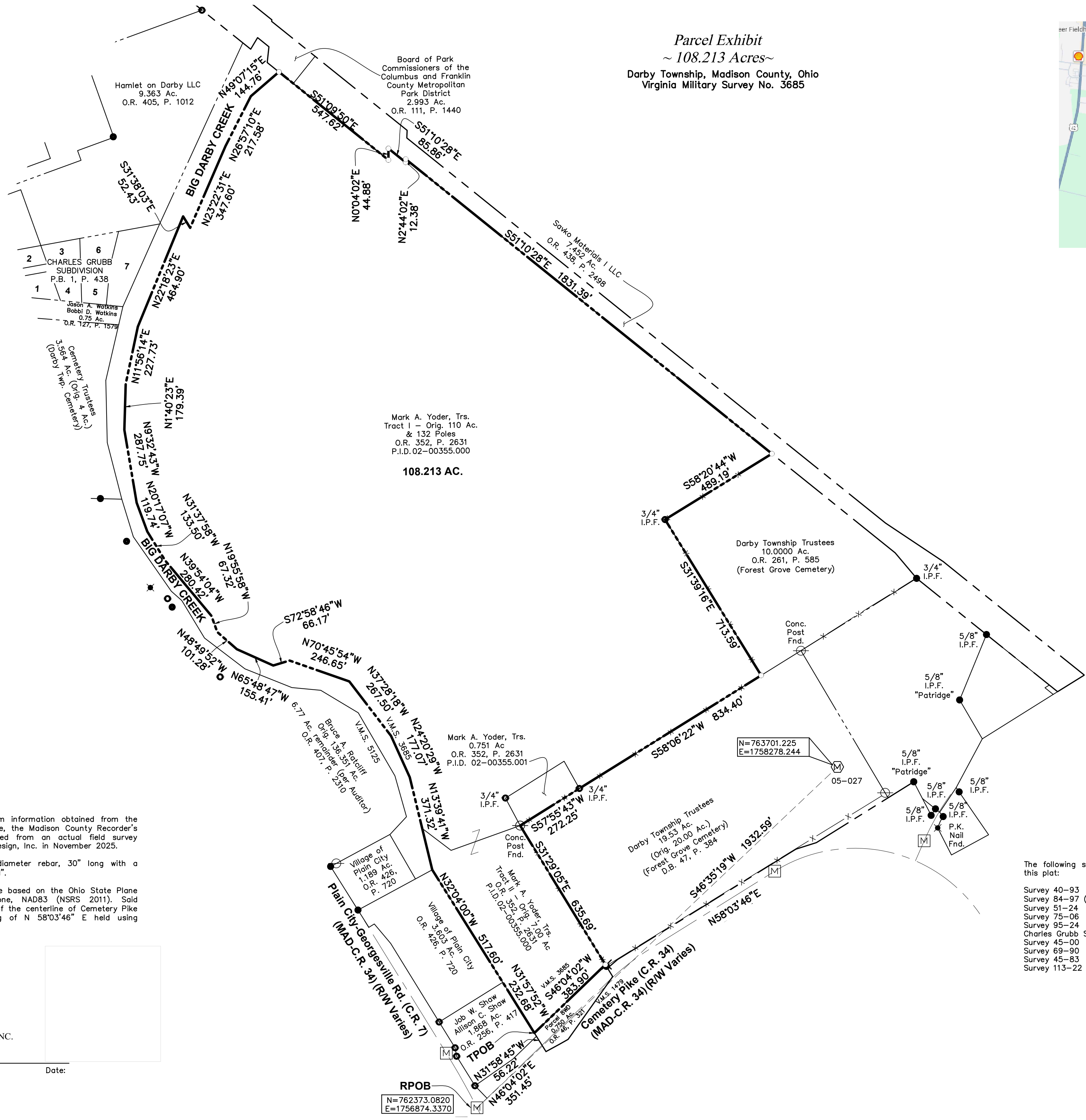
**Parcel Exhibit**  
 ~ 108.213 Acres ~  
 Darby Township, Madison County, Ohio  
 Virginia Military Survey No. 3685



Location Map  
 Not to Scale



- Legend**
- Iron Pin Found
  - Iron Pipe Found
  - ⊗ PK Nail Set
  - Iron Pin Set
  - ⊗ PK Nail Found
  - ▲ R.R. Spike Found
  - Ⓜ Monument Found



**108.213 AC.**

This exhibit was prepared from information obtained from the Madison County Auditor's Office, the Madison County Recorder's Office and information obtained from an actual field survey conducted by Advanced Civil Design, Inc. in November 2025.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced".

The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011). Said bearings determine a portion of the centerline of Cemetery Pike (C.R. 34) to have a bearing of N 58°03'46" E held using centerline monuments found.

The following surveys were also reviewed in the preparation of this plat:

- Survey 40-93
- Survey 84-97 (Centerline Survey Plat)
- Survey 51-24
- Survey 75-06
- Survey 95-24
- Charles Grubb Subdivision Plat
- Survey 45-00
- Survey 69-90
- Survey 45-83
- Survey 113-22

ADVANCED CIVIL DESIGN, INC.

Jonathan E. Phelps, P.S. 8241

Date:

DRAWN BY: *BCK* JOB NO.: 25-0117-806  
 DATE: 12/8/25 CHECKED BY:

**ADVANCED CIVIL DESIGN**  
 ENGINEERS SURVEYORS

781 Science Boulevard, Suite 100  
 Gahanna, Ohio 43230  
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**Parcel Description**  
**108.213 Acres**  
**North of Cemetery Pike (C.R. 34)**  
**East of Plain City-Georgesville Road (C.R. 7)**

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Situated in the State of Ohio, County of Madison, Township of Darby, being in Virginia Military Survey No. 3685 and containing 108.213 acres, more or less, said 108.213 acres being all of the remainder of that Original 110 acre and 132 pole tract of land described as Tract I, all of the remainder of that Original 7.00 acre tract of land described as Tract II and all of that 0.751 acre tract of land, all as conveyed to Mark A. Yoder, Trustee of record in Official Record 352, Page 2631 (being all of Parcel Nos. 02-00355.000 and 02-00355.001), said 108.213 acres being more particularly described as follows;

**Beginning, for Reference**, at a monument found at the centerline intersection of Plain City-Georgesville Road (C.R. 7)(R/W varies) and Cemetery Pike (C.R. 34)(MAD-C.R. 34)(R/W varies), said monument being located S 46° 35' 19" W, 1932.59 feet from found Madison County Monument No. 05-027;

Thence N 46° 04' 02" E, along the centerline of said Cemetery Pike (C.R. 34), **351.45 feet** to an easterly line of that 0.750 acre tract of land described as Parcel 8WD of record in Official Record 46, Page 321;

Thence N 31° 58' 45" W, across the right-of-way of said Cemetery Pike (C.R. 34), with the westerly line of said Parcel 8WD and partially with the easterly line of that 1.868 acre tract of land as conveyed to Job W. Shaw and Allison C. Shaw of record in Official Record 256, Page 417, **56.22 feet** to the southwesterly corner of said Tract II, the northwesterly corner of said Parcel 8WD, the northerly right-of-way line of said Cemetery Pike (C.R. 34) and being at the low water mark in the east bank of Big Darby Creek, the **True Point of Beginning**;

Thence meandering along said east bank of Big Darby Creek and with the westerly lines of said Original 7.00 acre tract and said Tract I, the following twenty-one (21) courses and distances:

N 31° 57' 52" W, **232.68 feet** to an angle point;

N 32° 04' 00" W, **517.60 feet** to an angle point;

N 13° 39' 41" W, **371.32 feet** to an angle point;

N 24° 20' 29" W, **177.07 feet** to an angle point;

N 37° 28' 18" W, **267.50 feet** to an angle point;

N 70° 45' 54" W, **246.65 feet** to an angle point;

S 72° 58' 46" W, **66.17 feet** to an angle point;

N 65° 48' 47" W, **155.41 feet** to an angle point;

N 48° 49' 52" W, **101.28 feet** to an angle point;

N 19° 55' 58" W, **67.32 feet** to an angle point;

N 39° 54' 04" W, **280.42 feet** to an angle point;

N 31° 37' 58" W, **133.50 feet** to an angle point;

N 20° 17' 07" W, **119.74 feet** to an angle point;

N 09° 32' 43" W, **287.75 feet** to an angle point;

**Parcel Description**  
**108.213 Acres**  
**North of Cemetery Pike (C.R. 34)**  
**East of Plain City-Georgesville Road (C.R. 7)**

-2-

**N 01° 40' 23" E, 179.39 feet** to an angle point;

**N 11° 56' 14" E, 227.73 feet** to an angle point;

**N 22° 18' 23" E, 464.90 feet** to an angle point;

**S 31° 38' 03" E, 52.43 feet** to an angle point;

**N 23° 22' 31" E, 347.60 feet** to an angle point;

**N 26° 57' 10" E, 217.58 feet** to an angle point;

**N 49° 07' 15" E, 144.76 feet** to an iron pin set at a northerly corner of said Tract I, said corner also being in the southerly line of that 2.993 acre tract of land as conveyed to the Board of Park Commissioners of the Columbus and Franklin County Metropolitan Park District of record in Official Record 111, Page 1440;

Thence **S 51° 09' 50" E**, with a northeasterly line of said Tract I, partially with a southwesterly line of said 2.993 acre tract and partially with a southwesterly line of that 7.452 acre tract of land as conveyed to Savko Materials I LLC of record in Official Record 438, Page 2498, **547.62 feet** to an iron pin set at a common corner of said Tract I and said 7.452 acre tract;

Thence along common lines of said Tract I and said 7.452 acre tract, the following four (4) courses and distances:

**N 00° 04' 02" E, 44.88 feet** to an iron pin set at an angle point;

**S 51° 10' 28" E, 85.86 feet** to an iron pin set at an angle point;

**N 02° 44' 02" E, 12.38 feet** to an iron pin set at an angle point;

**S 51° 10' 28" E, 1831.39 feet** to an iron pin set at an easterly corner of said Tract I, said corner also being a northerly corner of that 10.0000 acre tract of land as conveyed to Darby Township Trustees (Forest Grove Cemetery) of record in Official Record 261, Page 585;

Thence along common lines of said Tract I and said 10.0000 acre tract, the following two (2) courses and distances:

**S 58° 20' 44" W, 489.19 feet** to a 3/4" iron pipe found at an angle point;

**S 31° 39' 16" E, 713.59 feet** to an iron pin set at a common corner thereof, said corner also being in the northerly line of that 19.53 acre tract of land (Original 20.00 Ac. tract) as conveyed to Darby Township Trustees (Forest Grove Cemetery) of record in Deed Book 47, Page 384;

Thence **S 58° 06' 22" W**, with a southerly line of said Tract I and a northerly line of said Cemetery, **834.40 feet** to a 3/4" iron pipe found at an easterly corner of said 0.751 acre Yoder tract;

**Parcel Description**  
**108.213 Acres**  
**North of Cemetery Pike (C.R. 34)**  
**East of Plain City-Georgesville Road (C.R. 7)**  
**-3-**

Thence **S 57° 55' 43" W**, with a southerly line of said 0.751 acre tract and a northerly line of said Cemetery, **272.25 feet** to a Concrete Post found at a common corner thereof, said corner also being a southeasterly corner of said Tract I and a northeasterly corner of said Tract II;

Thence **S 31° 29' 05" E**, with a northeasterly line of said Tract II and a southwesterly line of said Cemetery, **635.69 feet** to an iron pin set at a southeasterly corner of said Tract II, a northeasterly corner of said Parcel 8WD and in the northerly right-of-way line of said Cemetery Pike (C.R. 34);

Thence **S 46° 04' 02" W**, with the southerly line of said Tract II, the northerly line of said Parcel 8WD and along said northerly right-of-way line, **383.90 feet** to the **True Point of Beginning**. Containing **108.213 acres**, more or less:

The above description was written by Advanced Civil Design on December 8, 2025 and is based on existing records from the Madison County Auditor's and Madison County Recorder's Office and actual field survey work completed by Advanced Civil Design, Inc. All references used in this description can be found at the Recorder's Office, Madison County, Ohio.

All iron pins set are 5/8" diameter rebar, 30" long with a plastic cap inscribed "Advanced".

The bearings shown hereon are based on the Ohio State Plane Coordinate System South Zone, NAD83 (NSRS 2011). Said bearings determine a portion of the centerline of Cemetery Pike (C.R. 34) to have a bearing of N 58°03'46" E held using centerline monuments found.

**ADVANCED CIVIL DESIGN, INC.**

Jonathan E. Phelps, P.S. 8241

Date: