

0.6076 Acre Tract
Surveyed for Village of Plain City

The following described 0.6076 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7064, being all of a 0.608 acre tract conveyed to Dan J. and Elsie Gingerich by Deed Book 253 page 750, and being more particularly described as follows:

Beginning at an iron pin and cap set in the south line of West Ave. (33 feet south of the centerline) at the northwest corner of Lot 39 of "Willow Creek Estates" as shown on Plat Cabinet B. slide 88;

Thence, with the west line of said Lot 39 South 01° 27 minutes 06 seconds West a distance of 4.99 ft. to the northeast corner of Lot 38 of said "Willow Creek Estates", also being in the centerline of the Bidwell-Elsey Ditch;

Thence, with the north line of said "Willow Creek Estates" and the centerline of said Bidwell-Elsey Ditch, the following three courses:

- 1) South 84° 35 minutes 16 seconds West a distance of 281.82 ft. to the northern corner common to Lots 34 and 35 of said subdivision
- 2) South 76° 56 minutes 32 seconds West a distance a 110.65 ft.
- 3) South 57° 01 minutes 10 seconds West a distance of 94.80 ft. to the northwest corner of Lot 33 of said subdivision and in the east line of an 18.732 acre tract conveyed to Dutch Corporation (an Ohio corporation) by Official Record 21 page 562

Thence, with the east line of said 18.732 acre tract, North 01° 18 minutes 04 seconds East, passing an iron pin and cap set at 35.83 ft., a total distance of 151.91 ft. to an iron pin and cap set corner to said West Ave.;

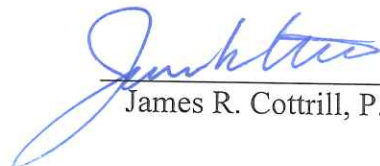
Thence, with the south line of said West Ave., South 84° 37 minutes 35 seconds East a distance of 466.60 ft. returning to the point beginning containing 0.6076 Acres more or less.

Bearings are based on the west line of said "Willow Creek Estates"(North 1 degree 18 minutes 04 seconds East) as shown on slide 88.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 5/8 inch diameter rebar with yellow plastic caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed October 20, 2008 by James R. Cottrill registration #6858. (Job #S081005)


James R. Cottrill, P.S.

