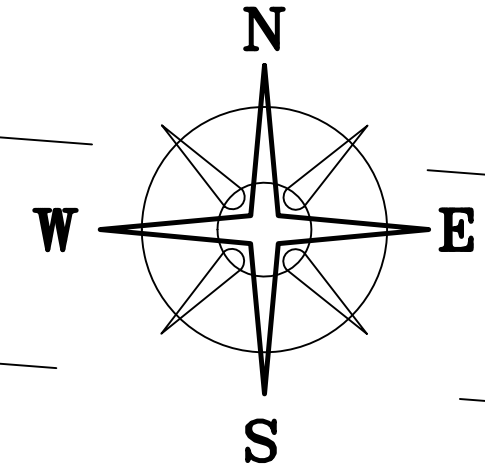
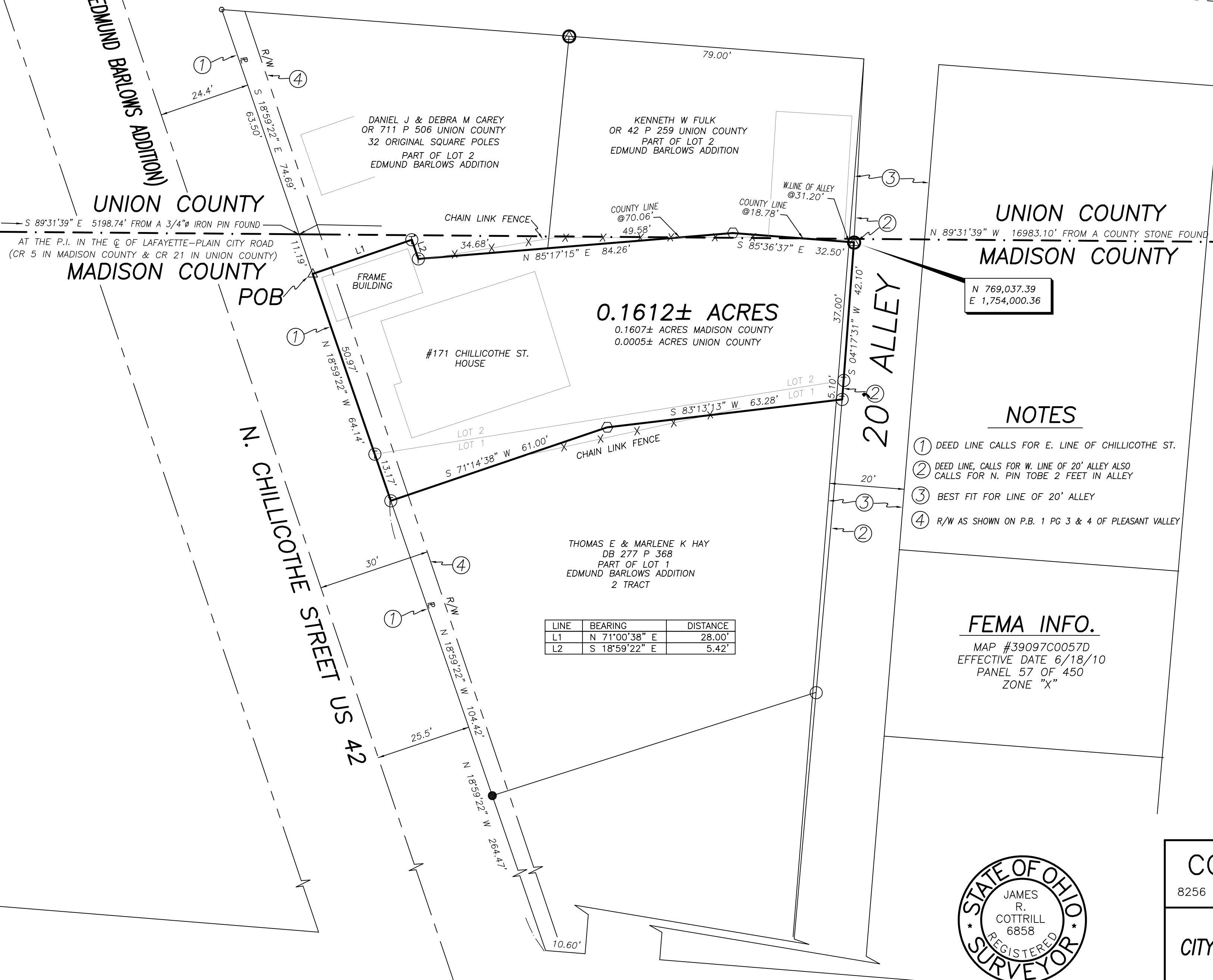


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/16/14  
WGS 1984 GEODETIC NORTH.



EAST FIRST AVE. (45')

(CALLS FOR 60' R/W IN EDMUND BARLOWS ADDITION)



0.1612± ACRES  
0.1607± ACRES MADISON COUNTY  
0.0005± ACRES UNION COUNTY

N 769,037.39  
E 1,754,000.36

**NOTES**

- ① DEED LINE CALLS FOR E. LINE OF CHILlicothe ST.
- ② DEED LINE, CALLS FOR W. LINE OF 20' ALLEY ALSO CALLS FOR N. PIN TO BE 2 FEET IN ALLEY
- ③ BEST FIT FOR LINE OF 20' ALLEY
- ④ R/W AS SHOWN ON P.B. 1 PG 3 & 4 OF PLEASANT VALLEY

**FEMA INFO.**

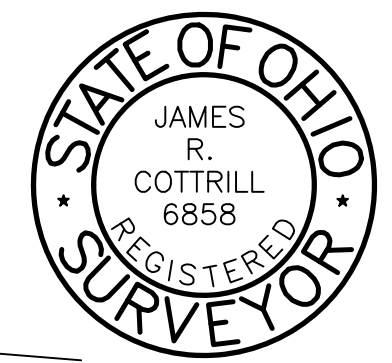
MAP #39097C0057D  
EFFECTIVE DATE 6/18/10  
PANEL 57 OF 450  
ZONE "X"

LINE	BEARING	DISTANCE
L1	N 71°00'38" E	28.00'
L2	S 18°59'22" E	5.42'

**DEED REFERENCE**  
LEAH E SYKES  
OR 866 P 14 UNION COUNTY  
OR 256 P 1677 MADISON COUNTY  
04-00472.000  
PART OF LOTS 1 & 2  
EDMUND BARLOWS ADDITION  
PLAT BOOK 1 PG. 41  
MADISON COUNTY  
PLAT BOOK 2 PG. 71  
UNION COUNTY  
PLEASANT VALLEY  
PLAT BOOK 1 PG. 3 & 4

**LEGEND**

- △ 3/4" SOLID IRON PIN IN CONCRETE (FOUND)
  - ⊗ 1 1/2" PINCHED IRON PIPE (FOUND)
  - 3/4" IRON PIPE (FOUND)
  - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
  - 1/2" IRON PIN (FOUND)
  - RAIL ROAD SPIKE (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

0.1612± ACRES, VMS 7558,  
CITY OF PLAIN CITY, JEROME TWP., UNION CO.  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR LEAH SYKES

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 2/11/14

DATE DRAWN: 1/24/14  
JOB # S140113  
F. B. #  
SCALE: 1" = 20'  
20' 10' 0 20'  
CREW: MW  
DWN. BY: RC  
CK. BY:

MAIN STREET STATE ROUTE 161

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.1612 Acre Tract Surveyed for Leah Sykes**

The following describe 0.1612 acre tract is situated in the State of Ohio, Jerome Township in Union County and Madison County, the City of Plain City, VMS 7558, being part of lots 1 & 2 of Edmund Barlow's Addition as recorded in Plat Book 1 page 41 in Madison County in Plat Book 2 page 71 in Union County, said lot conveyed to Leah E Sykes by Official Record 866 page 14 in Union County and Official Record 256 page 1677 (04-00472.000) in Madison County, and being more particularly described as follows:

Beginning at a ¼ inch diameter solid iron pin in concrete found at the northwest corner of said Sykes' lot and the southwest corner of the original 32 square poles conveyed to Daniel J and Debra M Carey by Official Record 711 page 506 in Union County, said pipe is in the east line of N. Chillicothe St. (as established by former surveyors along Chillicothe Street) (60 feet right-of-way as described in the original Village of Pleasant Valley as shown on in Plat Book 1 page 3 and 4 in Madison County), said pipe bears South 18° 59' 22" East a distance of 74.69 feet from a mag nail set at the intersection of said east line of N. Chillicothe St. with the south line of East First Ave. (45 feet wide);

Thence, along the south line of said original 32 square poles of land the following four courses:

- 1) **North 71° 00' 38" East** a distance of **28.00 feet** to a ¼ inch iron tee bar & cap found
- 2) **South 18° 59' 22" East** a distance of **5.42 feet** to a ¼ inch iron tee bar & cap found
- 3) **North 85° 17' 15" East**, passing the southwest corner of that portion of the original 32 square poles of land conveyed to Kenneth W. Fulk by Official Record 42 page 259 in Union County at 34.68 feet, also passing the Union/Madison County line at 70.06 feet, a total distance of **84.26 feet** to an iron pin and cap set
- 4) **South 85° 36' 37" East**, passing the Union/Madison County line at 18.78 feet, also passing the west line of a 20 feet alley at 31.20 feet, a total distance of **32.50 feet** to a 1 inch diameter pinched iron pipe found in alley as the deed calls for;

Thence, along the east line of said Sykes' lot, **South 04° 17' 31" West**, passing a ¼ inch T-bar and cap found at the east corner common to said lots 1 & 2 at 37.00 feet, a total distance of **42.10 feet** to a ¼ inch T-bar and cap found at the northeast corner of that portion of said lot 1 conveyed to Thomas E and Marlene K Hay by Deed Book 277 page 368;

Thence, with the north line of said Hay's lot, the following two courses:

- 1) **South 83° 13' 13" West** a distance of **63.28 feet** to an iron pin and previously set
- 2) **South 71° 14' 38" West** a distance of **61.00 feet** to a ¼ inch T-bar and cap found at the western corner common to said Hay and Sykes;

Thence, with the west line of said Sykes' lot, **North 18° 59' 22" West**, passing a ¼ inch T-bar and cap found in the line between said lots 1 & 2 at 13.17 feet, a total distance of **64.14 feet** returning to the point of beginning containing **0.1612 Acres** more or less, of which 0.1607 acres more or less is in Madison County and 0.0005 acres more or less are in union County.

Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 February 11, 2014 by James R. Cottrill registration #6858. (Job #S140113-0-0005AC)

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James R. Cottrill, PS

