

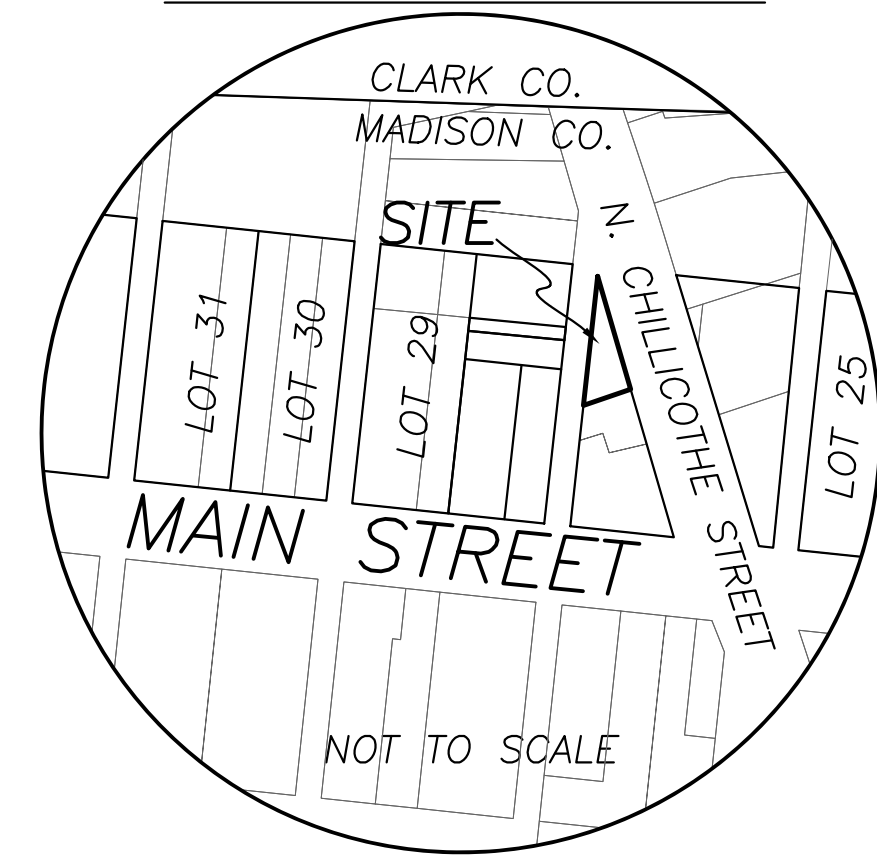
DEED REFERENCE
 TYLER BONTA & JASON SHUMWAY
 OR 326 PG 1879

Ⓐ PT LOT 27
 PARCEL No. 04-00244.000

PLEASANT VALLEY
 AS RECORDED IN
 PLAT BOOK 1 PAGE 3

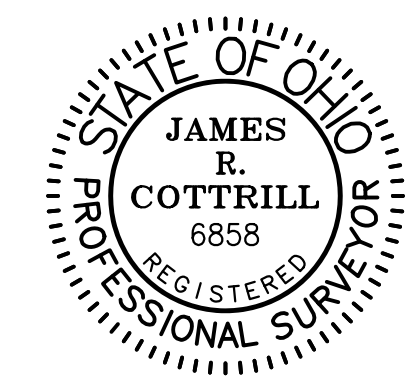
BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 01/16/14
 WGS 1984 GEODETIC NORTH.

LOCATION MAP



LEGEND

- MAG NAIL (SET)
- RAIL ROAD SPIKE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC
- △ MADISON COUNTY MONUMENT # 05-028 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 6/6/19

COTTRILL SURVEYING, INC
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 Fax: (740) 869-3846
 www.cottrillsurveying.com

0.0441± ACRES,
VMS 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIM DAWSON

SCALE : 1" = 20'	JOB No. S190522	CREW: MW
20' 10' 0' 20'	SURVEYED 05/2019	DWN BY: RC
	DRAWN 05/2019	CHECK: NC

COTTRILL SURVEYING, INC

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0.0441 Acre Tract Surveyed for Tim Dawson

The following described 0.0441 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being part of Lot 27 (Parcel 04-00244.000) of Pleasant Valley as recorded in Plat Book 1 page 3 and conveyed to Tyler Bonta and Jason Shumway by Official Record 326 page 1879, and being more particularly described as follows:

Commencing at the intersection of the Southwest line of North Chillicothe Street (US Route 42, 60 feet right-of-way) with the North line of Main Street (State Route 161, 60 feet right-of-way), said point being the Southeast corner of Lot 27 of said Pleasant Valley;

Thence, with the Southwest line of North Chillicothe Street, North 18° 38' 59" West a distance of 118.10 feet to the Northeast corner of a 0.041 acre tract conveyed to Chillicothe Street LTD by Official Record 161 page 2033 and being the **True Point of Beginning**, from said point a mag nail set bears North 73° 09' 31" East a distance of 2.01 feet;

Thence, with the north line of said 0.041 acre tract and between 2 walls, **South 73° 09' 31" West** a distance of **40.41 feet** to a point in the East line of a 19.8 feet wide alley, from said point a mag nail set bears South 73° 09' 31" West a distance of 1.46 feet;

Thence, with the east line of said 19.8 feet wide alley, **North 04° 38' 12" East**, passing an iron pin and cap set at 97.61 feet, a total distance of **102.17 feet** to the north corner of Lot 27 and the southwest line of North Chillicothe Street;

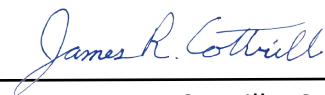
Thence, with the southwest line of North Chillicothe Street, **South 18° 38' 59" East** a distance of **95.12 feet** returning to the **True Point of Beginning**, containing **0.0441 Acres** more or less.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed May of 2019 by James R. Cottrill, PS registration #6858. (Job #S190522-0-0441)



James R. Cottrill, PS

