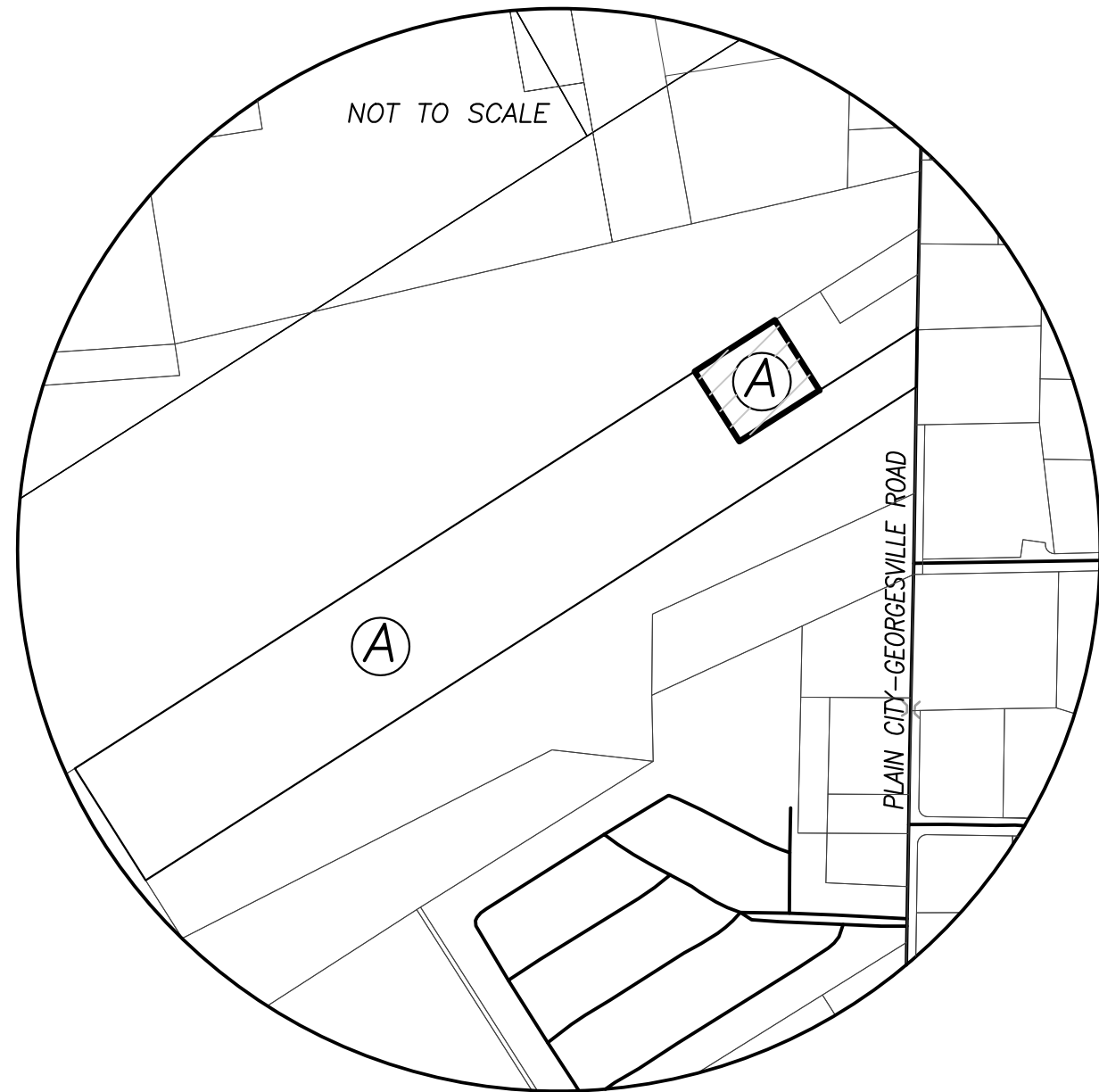
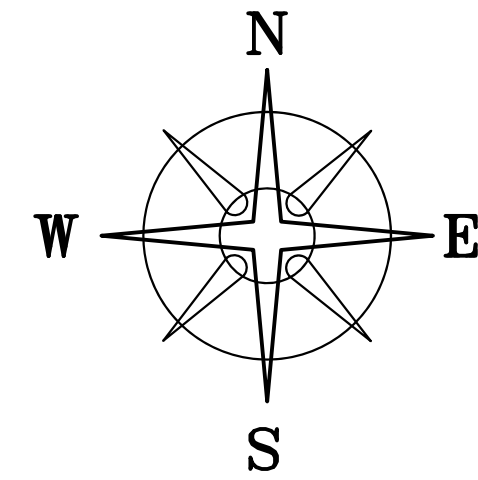


LOCATION MAP



DARBY LAKES DRIVE (PRIVATE)



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 05/01/18
WGS 1984 GEODETIC NORTH.

POINT OF
COMMENCEMENT
N=737459.23'
E=1755123.74'

DEED REFERENCE

DALE BIDWELL
OR 224 PG 1292
PARCEL No. 01-00040.002
Ⓐ 29.2512 ACRES

MARTHA E & PAUL E YUTZY, TRUSTEES
OR 181 PG 1790
57.46 ACRES
01-00461.000

THOMAS M & BILLIE K BIDWELL, TRUSTEES
OR 135 PG 483
1.00 ACRES
01-00594.000

NATHAN THOMAS BIDWELL
OR 400 PG 1789
2.0095 ACRES
01-00595.000

NOTE

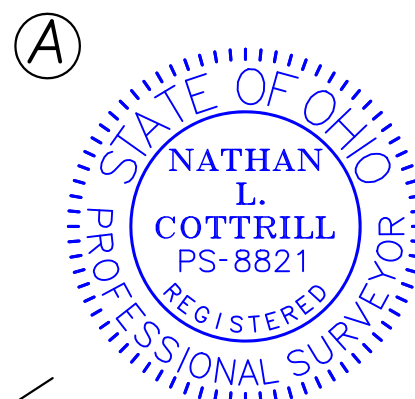
2.0000 ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO
ADJOINING 2.0095 ACRE TRACT

TPOB

Ⓐ
2.0000± ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
 - ⊖ 3/4" ∅ IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - IRON PIN (FOUND)
 - ⬠ IRON PIPE & AL. CAP STAMPED
"NCB 5969" (FOUND)
 - △ MADISON COUNTY MON. 12-41 (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 09/05/23

PLAIN CITY- GEORGESVILLE ROAD (CR-7, 50' R/W)

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

2.0000± ACRES,
VMS 2681, CANAAN TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BIDWELL

SCALE : 1" = 60'
60' 30' 0 60'
JOB No. S230819 : CREW: MW
SURVEYED 08/30/23 : DWN BY: NC
DRAWN 09/01/23 : CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

2.0000 Acre Tract Surveyed for Bidwell

The following described 2.0000 acre tract is situated in the State of Ohio, Madison County, Canaan Township, VMS 2681, being part of a 29.2512 acre tract conveyed to Dale Bidwell by Official Record 224 page 1292, and being more particularly described as follows:

Commencing at an iron pin found in the centerline of Plain City-Georgesville Road (County Road 7, 50 feet right-of-way) at the North corner of a 1.00 acre tract conveyed to Thomas M and Billie K Bidwell, Trustees by Official Record 135 page 483 and the Southeast corner of a 57.46 acre tract conveyed to Martha E and Paul E Yutzy, Trustees by Official Record 181 page 1790, said iron pin bears South 00° 47' 14" West a distance of 233.83 feet from a mag nail found at the intersection of the centerline of Plain City-Georgesville Road with the South line of Darby Lake Drive;

Thence, with the Southeast line of said 57.46 acre tract, South 56° 57' 31" West, passing a corner to a 2.0095 acre tract conveyed to Nathan Thomas Bidwell by Official Record 400 page 1789 at 391.04 feet, a total distance of 568.04 feet to an iron pipe and aluminum cap stamped "NCB 5969" found at the West corner of said 2.0095 acre tract, corner to said 29.2512 acre tract and being the **True Point of Beginning**;

Thence, with the Southwest line of said 2.0095 acre tract, **South 33° 02' 20" East** a distance of **275.61 feet** to an iron pipe and aluminum cap stamped "NCB 5969" found at the South corner of said 2.0095 acre tract;

Thence, across said 29.2512 acre tract with the following two new courses:

- 1) **South 56° 58' 38" West** a distance of **316.15 feet** to an iron pin and cap set;
- 2) **North 33° 02' 20" West** a distance of **275.51 feet** to an iron pin and cap set in the Southeast line of said Yutzy's 57.46 acre tract;

Thence, with the Southeast line of said 57.46 acre tract, **North 56° 57' 31" East** a distance of **316.15 feet** returning to the **True Point of Beginning**, containing **2.0000 Acres** more or less.

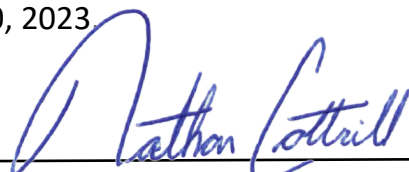
Bearings are based on a GPS observation on May 12018, WGS 1984 Geodetic North.

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 Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on August 30, 2023




Nathan L. Cottrill, PS #8821
(Job #S230819-2.0000)