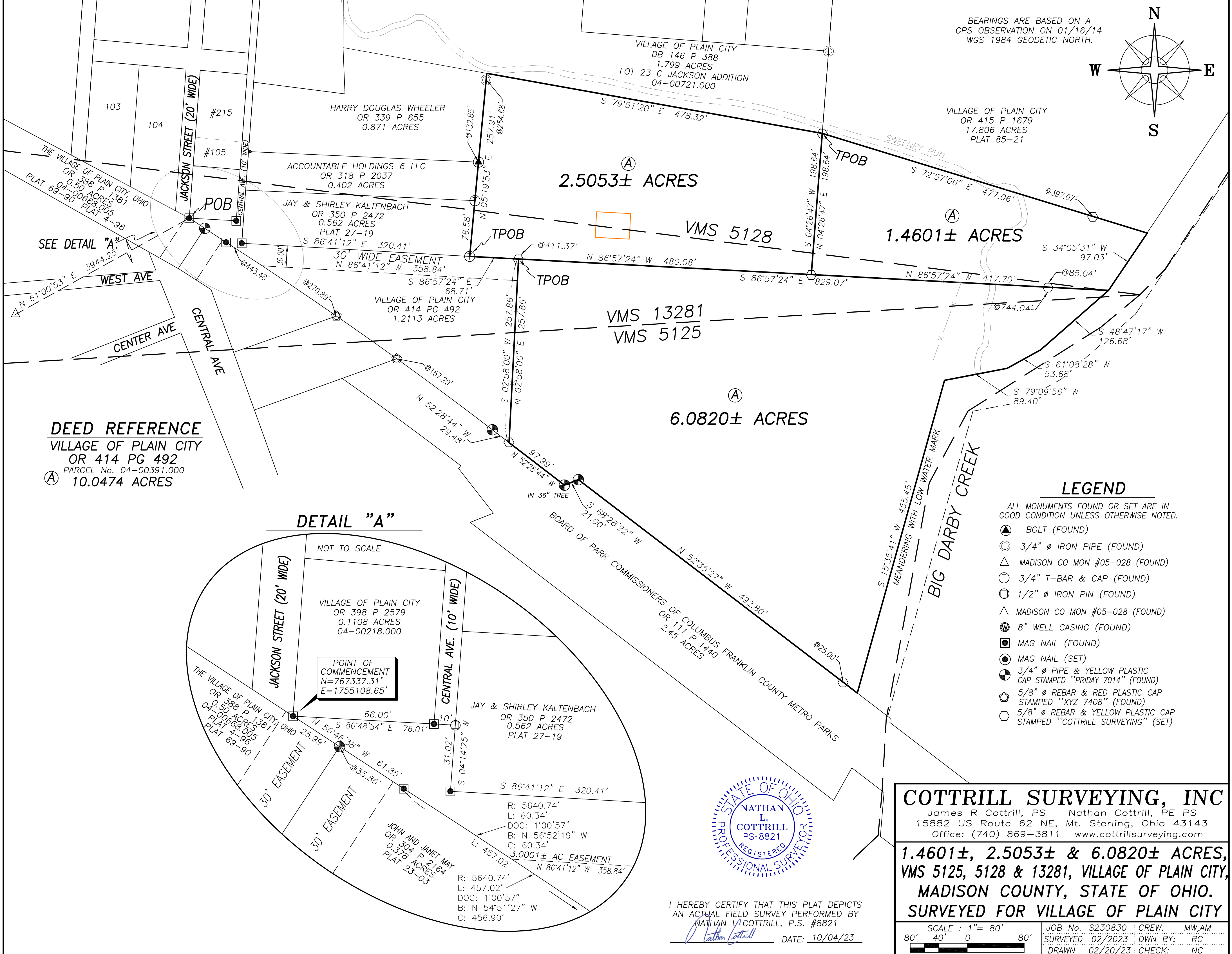
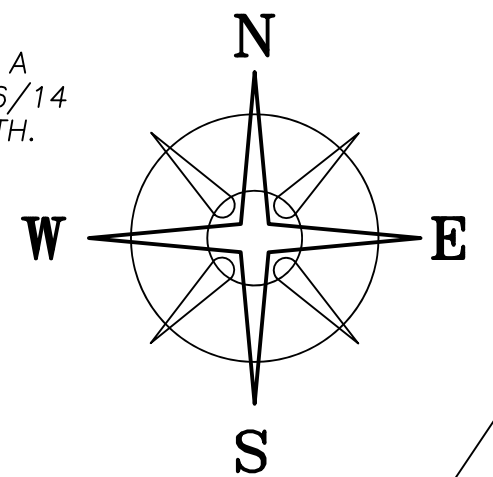
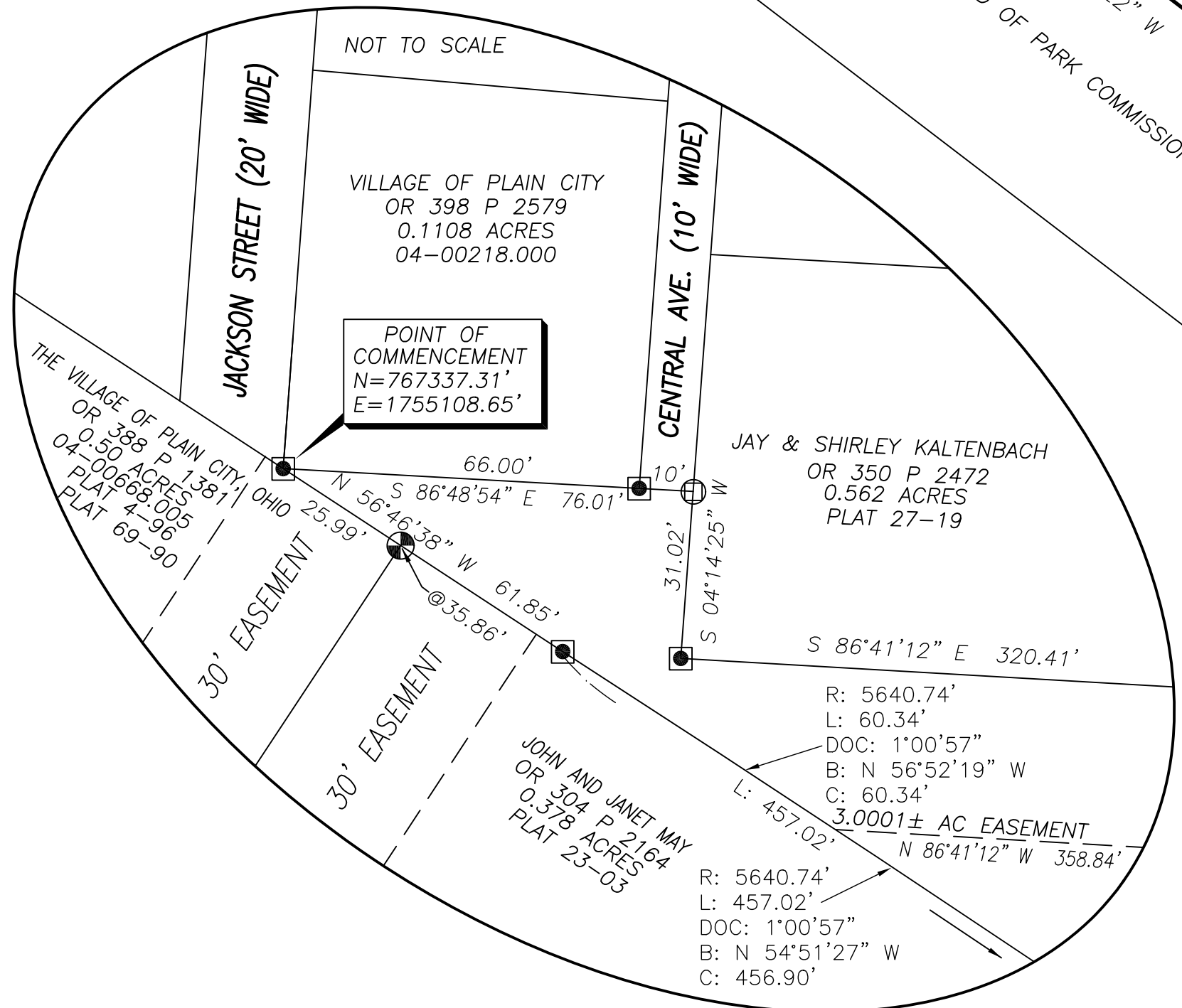


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



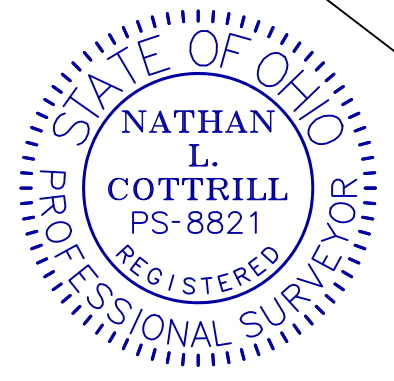
DEED REFERENCE
VILLAGE OF PLAIN CITY
OR 414 PG 492
PARCEL No. 04-00391.000
Ⓐ 10.0474 ACRES

DETAIL "A"



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ BOLT (FOUND)
 - 3/4" Ø IRON PIPE (FOUND)
 - △ MADISON CO MON #05-028 (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 1/2" Ø IRON PIN (FOUND)
 - △ MADISON CO MON #05-028 (FOUND)
 - ⊗ 8" WELL CASING (FOUND)
 - MAG NAIL (FOUND)
 - MAG NAIL (SET)
 - ⊙ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7014" (FOUND)
 - ⊙ 5/8" Ø REBAR & RED PLASTIC CAP STAMPED "XYZ 7408" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 10/04/23

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

**1.4601±, 2.5053± & 6.0820± ACRES,
VMS 5125, 5128 & 13281, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VILLAGE OF PLAIN CITY**

SCALE : 1" = 80'
80' 40' 0 80'
JOB No. S230830 : CREW: MW,AM
SURVEYED 02/2023 : DWN BY: RC
DRAWN 02/20/23 : CHECK: NC

COTTRILL SURVEYING, INC

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

1.4601 Acre Tract *Surveyed for Village of Plain City*

The following described 1.4601 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128 and VMS 13281, being part of 10.0474 acre tract (Parcel 04-00391.000) conveyed to the Village of Plain City by Official Record 414 page 492, and being more particularly described as follows:

Commencing at a mag nail found at the Southwest corner of Jackson Street (20 feet wide), at the Southwest corner of a 0.1108 acre tract conveyed to the Village of Plain City by Official Record 398 page 2579 and West corner of a 1.2113 acre tract conveyed to the Village of Plain City, Ohio by Official Record 414 page 492;

Thence, with the South line of said 0.1108 acre tract, South 86° 48' 54" East, passing a mag nail found at the Southwest corner of Central Avenue (10 feet wide) at 66.00 feet, a total distance of 76.01 feet to a 1/2 inch diameter iron pin found in the West line of a 0.562 acre tract conveyed to Jay and Shirley Kaltenbach by Official Record 350 page 2472;

Thence, around said 0.562 acre tract with the following three courses:

- 1) South 04° 14' 25" West a distance of 31.02 feet to a mag nail found;
- 2) South 86° 41' 12" East a distance of 320.41 feet to a 3/4 inch T-bar found at a corner to said 10.0474 acre tract;
- 3) North 05° 19' 53" East, passing a 3/4 inch T-bar and cap found at the Southeast corner of a 0.402 acre tract conveyed to Accountable Holdings 6 LLC by Official Record 318 page 2037 at 78.58 feet, passing a bolt found at the Southeast corner of a 0.871 acre tract conveyed to Harry Douglas Wheeler by Official Record 339 page 655 at 132.85 feet, passing a 3/4 inch diameter iron pipe found at 254.68 feet, a total distance of 257.91 feet to the South line of a 1.799 acre tract conveyed to the Village of Plain City by Deed Book 146 page 388;

Thence, with the South line of said 1.799 acre tract, South 79° 51' 20" East a distance of 478.32 feet to an iron pin and cap set at the Southwest corner of a 17.806 acre tract conveyed to the Village of Plain City by Official Record 415 page 1679 and being the **True Point of Beginning**;

Thence, with the South line of said 17.806 acre tract, **South 72° 57' 06" East**, passing an iron pin and cap set at 397.07 feet, a total distance of **477.06 feet** to the West low water mark of the Big Darby Creek;

Thence, meandering with said low water mark, **South 34° 05' 31" West** a distance of **97.03 feet** to a point;

Thence, across said 10.0474 acre tract with the following two new courses:

- 1) **North 86° 57' 24" West**, passing an iron pin and cap set at 85.04 feet, a total distance of **417.70 feet** to an iron pin and cap set;
- 2) **North 04° 26' 47" East** a distance of **198.64 feet** returning to the **True Point of Beginning**, containing **1.4601 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 February of 2023 and revised September 14, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230120-1.4601)

COTTRILL SURVEYING, INC

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

2.5053 Acre Tract Surveyed for Village of Plain City

The following described 2.5053 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128 and VMS 13281, being part of 10.0474 acre tract (Parcel 04-00391.000) conveyed to the Village of Plain City by Official Record 414 page 492, and being more particularly described as follows:

Commencing at a mag nail found at the Southwest corner of Jackson Street (20 feet wide), at the Southwest corner of a 0.1108 acre tract conveyed to the Village of Plain City by Official Record 398 page 2579 and West corner of a 1.2113 acre tract conveyed to the Village of Plain City, Ohio by Official Record 414 page 492;

Thence, with the South line of said 0.1108 acre tract, South 86° 48' 54" East, passing a mag nail found at the Southwest corner of Central Avenue (10 feet wide) at 66.00 feet, a total distance of 76.01 feet to a 1/2 inch diameter iron pin found in the West line of a 0.562 acre tract conveyed to Jay and Shirley Kaltenbach by Official Record 350 page 2472;

Thence, around said 0.562 acre tract with the following two courses:

- 1) South 04° 14' 25" West a distance of 31.02 feet to a mag nail found;
- 2) South 86° 41' 12" East a distance of 320.41 feet to a 3/4 inch T-bar found at a corner to said 10.0474 acre tract and being the **True Point of Beginning**;

Thence, with the East line of said 0.562 acre tract, **North 05° 19' 53" East**, passing a 3/4 inch T-bar and cap found at the Southeast corner of a 0.402 acre tract conveyed to Accountable Holdings 6 LLC by Official Record 318 page 2037 at 78.58 feet, passing a bolt found at the Southeast corner of a 0.871 acre tract conveyed to Harry Douglas Wheeler by Official Record 339 page 655 at 132.85 feet, passing a 3/4 inch diameter iron pipe found at 254.68 feet, a total distance of **257.91 feet** to the South line of a 1.799 acre tract conveyed to the Village of Plain City by Deed Book 146 page 388;

Thence, with the South line of said 1.799 acre tract, **South 79° 51' 20" East** a distance of **478.32 feet** to an iron pin and cap set at the Southwest corner of a 17.806 acre tract conveyed to the Village of Plain City by Official Record 415 page 1679;

Thence, across said 10.0474 acre tract with the following two new courses:

- 1) **South 04° 26' 47" West** a distance of **198.64 feet** to an iron pin and cap set;
- 2) **North 86° 57' 24" West**, passing an iron pin and cap set at the Northeast corner of said 1.2113 acre tract at 411.37 feet, continuing with the North line of said 1.2113 acre tract, a total distance of **480.08 feet** returning to the **Point of Beginning**, containing **2.5053 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 in February of 2023 and revised September 14, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230120-2.5053)

COTTRILL SURVEYING, INC

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

6.0820 Acre Tract *Surveyed for Village of Plain City*

The following described 6.0820 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125 and VMS 13281, being part of 10.0474 acre tract (Parcel 04-00391.000) conveyed to the Village of Plain City by Official Record 414 page 492, and being more particularly described as follows:

Commencing at a mag nail found at the Southwest corner of Jackson Street (20 feet wide), at the Southwest corner of a 0.1108 acre tract conveyed to the Village of Plain City by Official Record 398 page 2579 and West corner of a 1.2113 acre tract conveyed to the Village of Plain City, Ohio by Official Record 414 page 492;

Thence, with the South line of said 0.1108 acre tract, South 86° 48' 54" East, passing a mag nail found at the Southwest corner of Central Avenue (10 feet wide) at 66.00 feet, a total distance of 76.01 feet to a 1/2 inch diameter iron pin found in the West line of a 0.562 acre tract conveyed to Jay and Shirley Kaltenbach

by Official Record 350 page 2472;

Thence, around said 0.562 acre tract with the following two courses:

- 1) South 04° 14' 25" West a distance of 31.02 feet to a mag nail found;
- 2) South 86° 41' 12" East a distance of 320.41 feet to a 3/4 inch T-bar found at a corner to said 10.0474 acre tract;

Thence, continuing with the North line of said 1.2114 acre tract, South 86° 57' 24" East a distance of 68.71 feet to an iron pin and cap set at the Northeast corner of said 1.2113 acre tract and corner to said 10.0474 acre tract and being the **True Point of Beginning**;

Thence, with a new line across said 10.0474 acre tract, **South 86° 57' 24" East**, passing an iron pin and caps set at 411.37 feet and 744.04 feet, a total distance of **829.07 feet** to the West low water mark of the Big Darby Creek;

Thence, meandering with said low water mark with the following four courses:

- 1) **South 48° 47' 17" West** a distance of **126.68 feet** to a point;
- 2) **South 61° 08' 28" West** a distance of **53.68 feet** to a point;
- 3) **South 79° 09' 56" West** a distance of **89.40 feet** to a point;
- 4) **South 15° 35' 41" West** a distance of **455.45 feet** to the Northeast line of a 2.45 acre tract conveyed to the Board of Park Commissioners of Columbus Franklin County Metro Parks by Official Record 111 page 1440;

Thence, with the Northeast line of said 2.45 acre tract with the following three courses:

- 1) **North 52° 35' 27" West**, passing an iron pin and cap set at 25.00 feet, a total distance of **492.80 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014" found
- 2) **South 68° 28' 22" West** a distance of **21.00 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014" found;
- 3) **North 52° 28' 44" West** a distance of **97.99 feet** to an iron pin and cap set at the Southeast corner of said 1.2113 acre tract;

Thence, with East line of said 1.2113 acre tract, **North 02° 58' 00" East** a distance of **257.86 feet** returning to the **True Point of Beginning**, containing **6.0820 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 February of 2023 and revised September 14, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230120-6.0820)