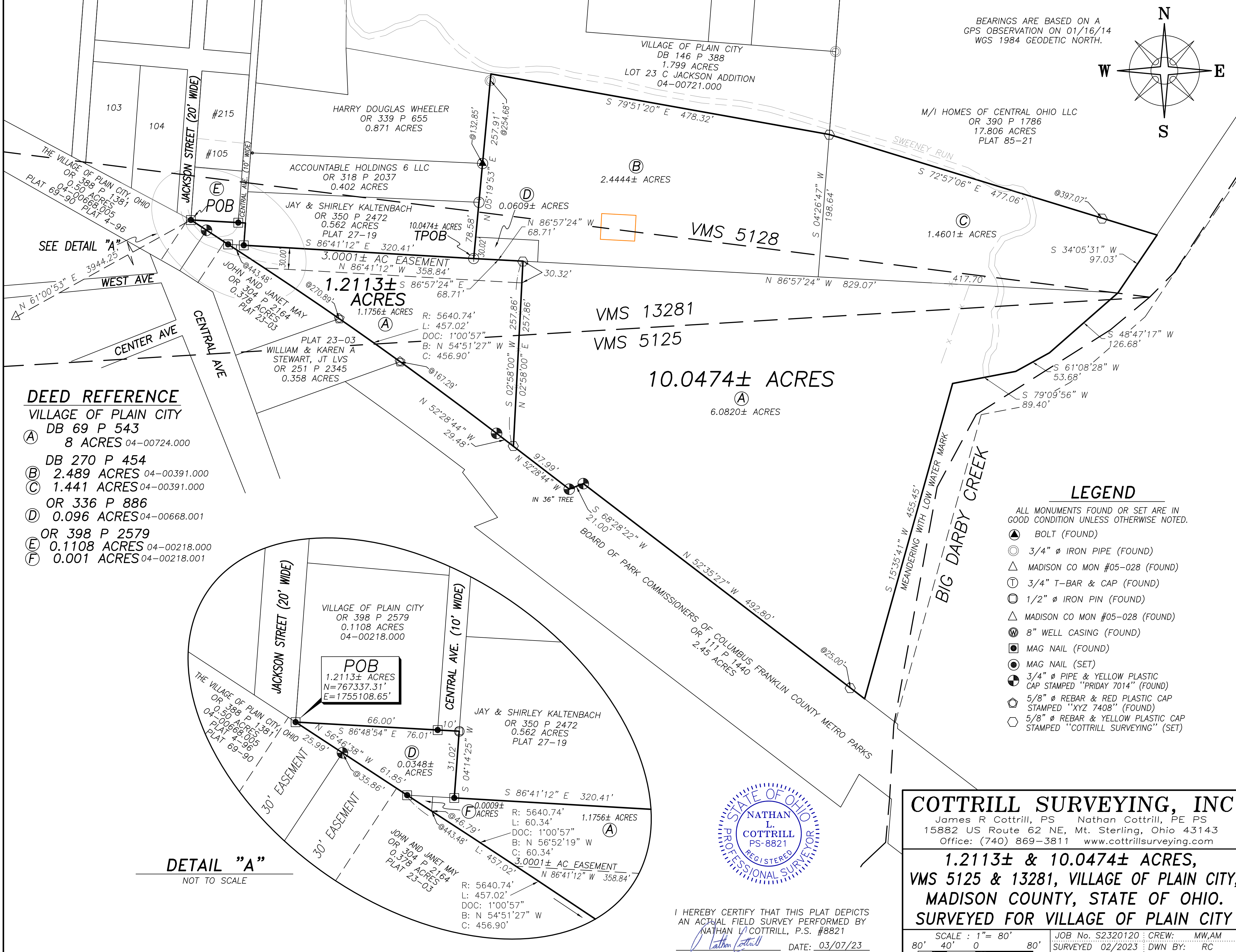
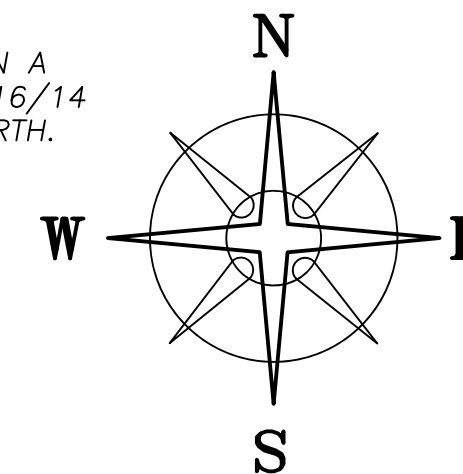
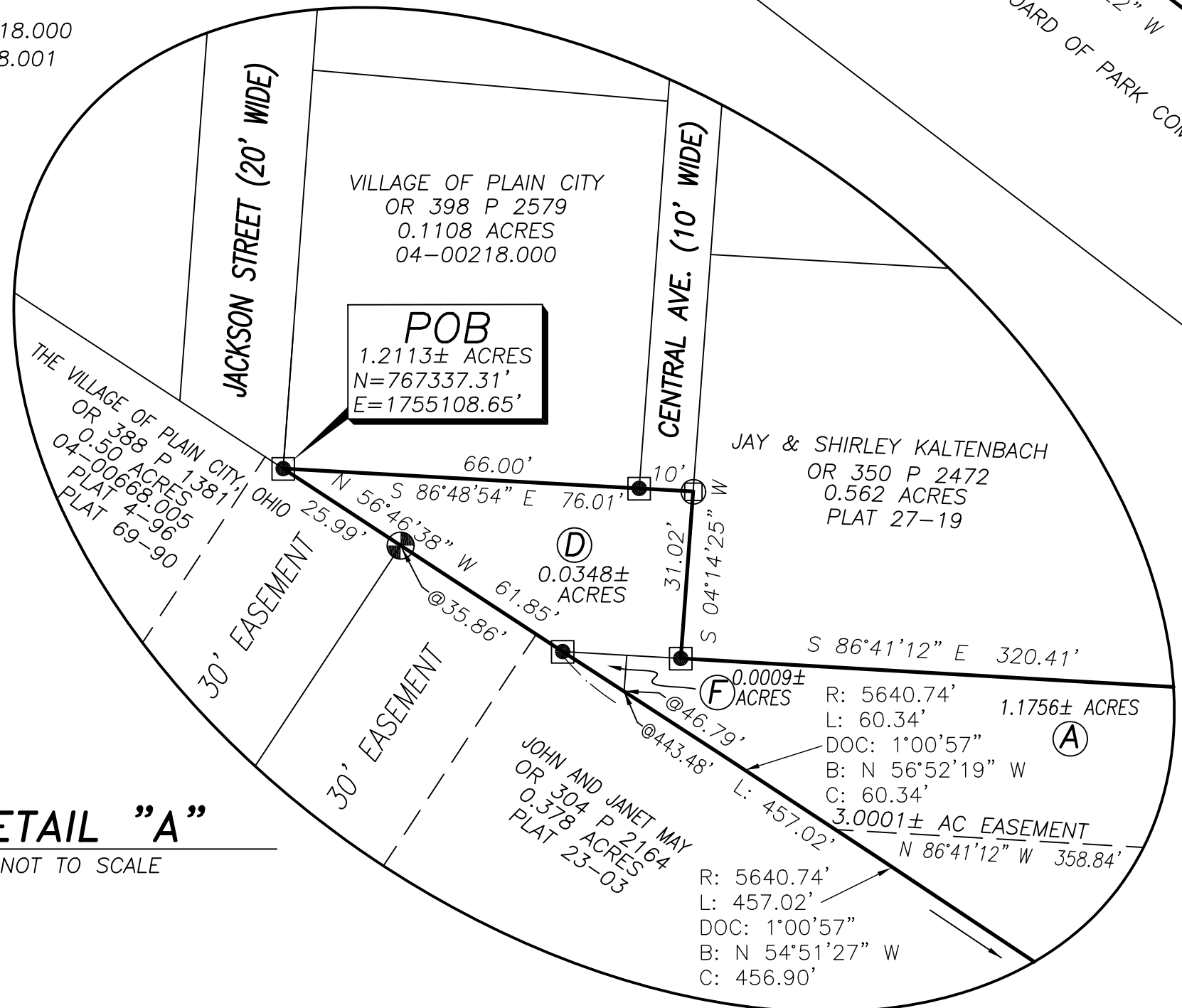


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



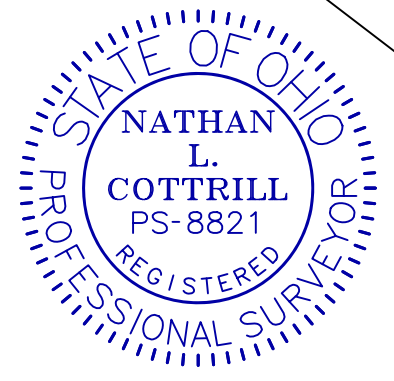
- DEED REFERENCE**
VILLAGE OF PLAIN CITY
- (A) DB 69 P 543
8 ACRES 04-00724.000
 - (B) DB 270 P 454
2.489 ACRES 04-00391.000
 - (C) 1.441 ACRES 04-00391.000
OR 336 P 886
 - (D) 0.096 ACRES 04-00668.001
OR 398 P 2579
 - (E) 0.1108 ACRES 04-00218.000
 - (F) 0.001 ACRES 04-00218.001

DETAIL "A"
NOT TO SCALE



VMS 13281
VMS 5125
10.0474± ACRES
6.0820± ACRES

- 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: 03/07/23

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

**1.2113± & 10.0474± ACRES,
VMS 5125 & 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. S2320120 : 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

1.2113 Acre Tract *Surveyed for Village of Plain City*

The following described 1.2113 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125 and VMS 13281, being part of an 8 acre tract (Parcel 04-00724.000) conveyed to the Village of Plain City by Deed Book 69 page 543, being all of a 0.001 acre tract (Parcel 04-00218.001) conveyed to the Village of Plain City by Official Record 398 page 2579 and part of a 0.096 acre tract (Parcel 04-00668.001) conveyed to the Village of Plain City by Official Record 336 page 886, and being more particularly described as follows:

Beginning at a mag nail found at the Southeast 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, in the Northeast line of a 0.50 acre tract conveyed to the Village of Plain City, Ohio by Official Record 388 page 1381 and being the West corner of said 0.096 acre tract;

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 **67.01 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 Kaltenback 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 in the North line of said 8 acre tract;
- 2) with the North line of said 8 acre tract, **South 86° 41' 12" East** a distance of **320.41 feet** to a 3/4 inch T-bar found at a corner to part of said 0.096 acre tract;

Thence, with the South line of said 0.096 acre tract, **South 86° 57' 24" East** a distance of **68.71 feet** to an iron pin and cap set;

Thence, with a new line across said 8 acre tract, **South 02° 58' 00" West** a distance of **257.86 feet** to an iron pin and cap set in 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 two courses:

- 1) **North 52° 28' 44" West** a distance of **29.48 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014" found;
- 2) with a curve to the left, **radius of 5640.74 feet**, passing a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found at the East corner of a 0.358 acre tract conveyed to William and Karen A Stewart, Joint Lives by Official Record 251 page 2345 at an arc length of 167.29 feet, passing a 5/8 inch diameter rebar and red plastic cap stamped "XYZ 7408" found at the East corner of a 0.378 acre tract conveyed to John and Janet May by Official Record 304 page 2164 at an arc length of 270.89 feet, passing the South corner of said 0.001 acre tract at an arc length of 443.48 feet, a total **arc length of 457.02 feet**, a total chord bears North 54° 51' 28" West a distance of 456.90 feet to a mag nail found at the Southwest corner of said 0.096 acre tract;

Thence, with the Northeast line of said 0.378 acre tract, **North 56° 46' 38" West**, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014" found at the East corner of said Village of Plain City, Ohio's 0.50 acre tract at 35.86 feet, a total distance of **61.85 feet** returning to the **Point of Beginning**, containing **1.2113 Acres** more or less, of which 1.1756 acres more or less is part of said 8 acre tract, 0.0009 acres more or less is all of said 0.001 acre tract and 0.0348 acres more or less is part of said 0.096 acre tract.

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.



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

Nathan L. Cottrill, PS #8821
(Job #S230120-1.2113)

COTTRILL SURVEYING, INC

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

10.0474 Acre Tract *Surveyed for Village of Plain City*

The following described 10.0474 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125, VMS 5128 and VMS 13281, being part of an 8 acre tract (Parcel 04-00724.000) conveyed to the Village of Plain City by Deed Book 69 page 543, being all of a 2.489 acre tract (Parcel 04-00391.000) and all of a 1.441 acre tract (Parcel 04-00391.000) both conveyed to the Village of Plain City by Deed Book 270 page 454, and part of a 0.096 acre tract (Parcel 04-00668.001) conveyed to the Village of Plain City by Official Record 336 page 886, and being more particularly described as follows:

Commencing at a mag nail found at the Southeast 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, in the Northeast line of a 0.50 acre tract conveyed to the Village of Plain City, Ohio by Official Record 388 page 1381 and being the West corner of said 0.096 acre tract;

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 67.01 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 Kaltenback 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 in the North line of said 8 acre tract;
- 2) with the North line of said 8 acre tract, South 86° 41' 12" East a distance of 320.41 feet to a 3/4 inch T-bar found at a corner to part of said 0.096 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 corner to said 2.489 acre tract at 30.02 feet, 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 M/I Holmes of Central Ohio LLC by Official Record 390 page 1786 and the Northwest corner of said 1.441 acre tract;

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 with the following five courses:

- 1) **South 34° 05' 31" West** a distance of **97.03 feet** to the Northeast corner of said 8 acre tract;
- 2) **South 48° 47' 17" West** a distance of **126.68 feet** to a point;
- 3) **South 61° 08' 28" West** a distance of **53.68 feet** to a point;
- 4) **South 79° 09' 56" West** a distance of **89.40 feet** to a point;
- 5) **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;

Thence, with a new line across said 8 acre tract, **North 02° 58' 00" East** a distance of **257.86 feet** to an iron pin and cap set in the South line of said 0.096 acre tract;

Thence, with the South line of said 0.096 acre tract, **North 86° 57' 24" West** a distance of **68.71 feet** returning to the **Point of Beginning**, containing **10.0474 Acres** more or less, of which 6.0820 acres more or less is part of said 8 acre tract, 2.4444 acres more or less is all of said 2.489 acre tract, 1.4601 acres more or less is all of said 1.441 acre tract and 0.0609 acres more or less is part of said 0.096 acre tract.

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.



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

Nathan L. Cottrill, PS #8821
(Job #S230120-10.0474)

COTTRILL SURVEYING, INC

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

Easement

Surveyed for Village of Plain City

The following described 3.001 acre Easement is situated in the State of Ohio, Madison County, Village of Plain City, VMS 13281, being part of an 8 acre tract (Parcel 04-00724.000) conveyed to the Village of Plain City by Deed Book 69 page 543, being all of a 0.001 acre tract (Parcel 04-00218.001) conveyed to the Village of Plain City by Official Record 398 page 2579 and part of a 0.096 acre tract (Parcel 04-00668.001) conveyed to the Village of Plain City by Official Record 336 page 886, and being more particularly described as follows:

Beginning at a mag nail found at the Southeast 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, in the Northeast line of a 0.50 acre tract conveyed to the Village of Plain City, Ohio by Official Record 388 page 1381 and being the West corner of said 0.096 acre tract;

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 Kaltenback 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 in the North line of said 8 acre tract;
- 2) with the North line of said 8 acre tract, **South 86° 41' 12" East** a distance of **320.41 feet** to a 3/4 inch T-bar found at a corner to part of said 0.096 acre tract;

Thence, with the South line of said 0.096 acre tract, **South 86° 57' 24" East** a distance of **68.71 feet** to an iron pin and cap set;

Thence, across said 8 acre tract with the following two courses:

- 1) **South 02° 58' 00" West** a distance of **30.32 feet** to a point;
- 2) **North 86° 41' 12" West** a distance of **358.84 feet** to the Northeast line of a 0.378 acre tract conveyed to John and Janet May by Official Record 304 page 2164;

Thence, with the Northeast line of said 0.378 acre tract, with a curve to the left, **radius of 5640.74 feet**, passing the South corner of said 0.001 acre tract at an arc length of 46.79 feet, a total **arc length of 60.34 feet**, a total chord bears North 56° 52' 19" West a distance of 60.34 feet to a mag nail found at the Southwest corner of said 0.096 acre tract;

Thence, with the Northeast line of said 0.378 acre tract, **North 56° 46' 38" West**, passing a 3/4 inch diameter pipe and yellow plastic cap stamped "Priday 7014" found at the East corner of said Village of Plain City, Ohio's 0.50 acre tract at 35.86 feet, a total distance of **61.85 feet** returning to the **Point of Beginning**, containing **0.3001 Acres** more or less in said Easement, of which 0.2644 acres more or less is part of said 8 acre tract, 0.0009 acres more or less is all of said 0.001 acre tract and 0.0348 acres more or less is part of said 0.096 acre tract.

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.



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

Nathan L. Cottrill, PS #8821
(Job #S230120-1.2113)