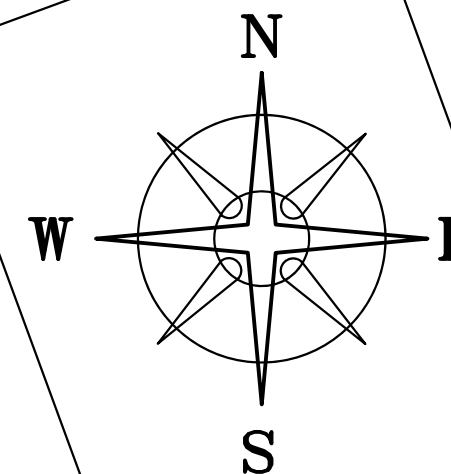


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/08/18
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

TYLER EITING
OR 373 PG 1937

PARCEL No. 04-00399.000

LOT 39

PARCEL No. 04-00633.000

LOT 40

PARCEL No. 04-00634.000

LOT 41

J.E. BIGELOW'S SOUTH SIDE ADDITION
PLAT BOOK 1 PG 152-154

KNAPP ALLEY (16' WIDE)
N 69°49'50" E 130.78'

ALLEY (16' WIDE)
S 20°10'45" E 118.00'

GAY STREET (40' WIDE)
N 20°11'50" W 118.00'

CENTER STREET (30' WIDE)
S 69°49'50" W 130.75'

PIPE BEARS
S 01°11'38" W 0.24'

LOT 39
0.1321± ACRES

0.3542± ACRES

LOT 40
0.1321± ACRES

LOT 41
0.0900± ACRES

POB
N=766836.78'
E=1754073.12'

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- △ COUNTY MONUMENT 05-028 (FOUND)
- 5/8" IRON PIN (FOUND)
- 3/4" Ø IRON PIN (FOUND)
- 1/2" Ø IRON PIPE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "CLAPSADDLE 6140" (FOUND)
- ⊗ 1/2" Ø IRON PIPE WITH
SCREW ON METAL CAP (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
DATE: 04/26/23

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

**0.3542± ACRES,
VMS 5125, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TYLER EITING**

SCALE : 1" = 20'
20' 10' 0' 20'

JOB No. S230408 CREW: MW
SURVEYED 04/18/23 DWN BY: NC
DRAWN 04/20/23 CHECK: RC

COTTRILL SURVEYING, INC

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

0.3542 Acre Tract *Surveyed for Tyler Eiting*

The following described 0.3542 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125, being all of Lot 39 (Parcel 04-00399.000), all of Lot 40 (Parcel 04-00633.000) and all of Lot 41 (Parcel 04-00634.000) of J.E. Bigelow's South Side Addition as recorded in Plat Book 1 page 152-154 and conveyed to Tyler Eiting by Official Record 373 page 1937, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the intersection of the Northeast line of Gay Street (40 feet wide) in the Northwest line of Center Street (30 feet wide) being the Southwest corner of said Lot 41;

Thence, with the Northeast line of Gay Street, **North 20° 11' 50" West**, passing the Southwest corner of said Lot 40 at 30.00 feet, passing the Southwest corner of said Lot 39 at 74.00 feet, a total distance of **118.00 feet** to the Southeast line of Knapp Alley (16 feet wide), from said corner a 1/2 inch diameter iron pipe with screw on metal cap found bears South 01° 11' 38" West a distance of 0.24 feet;

Thence, with the Southeast line of said Knapp Alley, **North 69° 49' 50" East** a distance of **130.78 feet** to a 3/4 inch diameter iron pin found in the Southwest line of a 16 feet wide alley;

Thence, with the Southwest line of said alley, **South 20° 10' 45" East**, passing the Northeast corner of said Lot 40 at 44.00 feet, passing the Northeast corner of said Lot 41 at 88.00 feet, a total distance of **118.00 feet** to a 3/4 inch diameter iron pin found in the Northwest line of Center Street;

Thence, with the Northwest line of Center Street, **South 69° 49' 50" West** a distance of **130.75 feet** returning to the **Point of Beginning**, containing **0.3542 Acres** more or less, of which 0.1321 acres more or less is all of said Lot 39, 0.1321 acres more or less is all of said Lot 40 and 0.0900 acres more or less is all of said Lot 41.


Bearings are based on a GPS observation on November 8, 2018, 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 April 18, 2023.




Nathan L. Cottrill, PS #8821
(Job #S230408-0.3542)