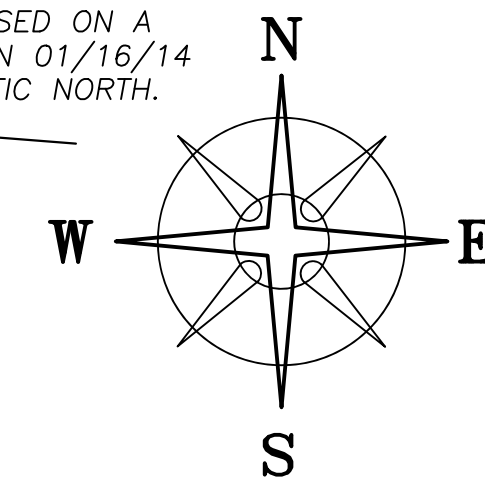


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



BIGELOW'S SIXTH ADD.
PB 1 PG 35

UNNAMED STREET (20' WIDE)

CHRISTOPHER A TINDAL
OR 414 PG 1671
0.251 ACRES
04-00619.000
PLAT 9-21

LOT #91

WEST LINE OF
CAPPY JACKSON ADD

SWEENEY RUN

VILLAGE OF PLAIN CITY
DB 146 P 388
1.799 ACRES
LOT 23 CAPPY JACKSON ADDITION
PB 1 PG 302
04-00721.000

DEED REFERENCE
VILLAGE OF PLAIN CITY
NO DEED ON RECORD FOUND
PARCEL No. 04-00723.000
Ⓐ 1.095 ACRES
DB 127 PG 647
Ⓑ 0.037 ACRES
BEING 10'X80' OUT OF LOT 91 &
10'X80' ADJACENT TO LOT 91

JACKSON STREET (30' WIDE)

IPC BEARS
S 04°30'12" W 1.84'
N 85°21'48" W 18.77'

POB

0.9278±
ACRES

0.8933±
ACRES

LOT #92

VILLAGE OF PLAIN CITY
DB 146 P 388
1.799 ACRES
"PLAY AREA" C JACKSON ADDITION
PB 1 PG 302
04-00721.000

NOTE

- (1) THE 10' ALLEY ON THE EAST SIDE OF BIGELOW'S SIXTH ADDITION IS NOT SHOWN ON THE ORIGINAL SUBDIVISION PLAT.
- (2) THE WEST LINE OF THE 10' BY 80' STRIP DEEDED TO THE VILLAGE WAS ESTABLISHED FROM PLAT 9-21 BY CASEY ELLIOTT, PS AND MONUMENTS FOUND.

JACKSON STREET (20' WIDE)

EAST LINE OF BIGELOW'S SIXTH ADD.
CENTRAL AVE. (10' WIDE) *SEE NOTE*

N=767525.71'
E=1755204.07'

N 81°10'47" W 127.92'
124.31'

N 59°18'25" E 4117.98'

LOT #105

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 8" ⌀ STEEL WELL (FOUND)
 - ▲ MADISON CO MON #05-028 (FOUND)
 - IRON PIN (FOUND)
 - △ 1/2" ⌀ IRON PIN (FOUND)
 - ⊙ 1.25" ⌀ IRON PIPE (FOUND)
 - ⊙ 3/4" ⌀ IRON PIPE (FOUND)
 - ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT PS7759" (FOUND)
 - ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - MAG NAIL (SET)

HARRY DOUGLAS WHEELER
OR 339 PG 655
0.871 ACRES
04-00592.000



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

0.9278± ACRES,
VMS 5128, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VILLAGE OF PLAIN CITY

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 03/22/24

SCALE : 1" = 30'
30' 15' 0' 30'

JOB No. S240206 CREW: MW
SURVEYED 03/2024 DWN BY: NC
DRAWN 03/2024 CHECK: RC

COTTRILL SURVEYING, INC

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

0.9278 Acre Tract *Surveyed for Village of Plain City*

The following described 0.9278 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128, being all of a 1.095 acre tract (Parcel 04-00723.000) no deed of record found, all of a 10 feet by 80 feet tract (Parcel 04-00722.000) adjacent to East line of Lot 91 of Bigelow's Sixth Addition as recorded in Plat Book 1 page 35 and all that remains of a 10 feet by 80 feet tract (Parcel 04-00722.000) off the Southeast corner of said Lot 91, both conveyed to the Village of Plain City by Deed Book 127 page 647, and being more particularly described as follows:

Beginning at an iron pin and cap set at the East termination of the North line of Jackson Street (30 feet wide) and in the East line of Central Avenue (10 feet wide, alley not shown on original subdivision plat of Bigelow's Sixth Addition), being at the Southeast corner of said 0 feet by 80 feet tract adjacent to East line of Lot 91 and in the West line of said 1.095 acre tract;

Thence, with the North line of Jackson Street, **North 85° 21' 48" West**, passing the original Southeast corner of Lot 91 of said Bigelow's Sixth Addition at 10.00 feet, a total distance of **18.77 feet** to an iron pin and cap set at the Southeast corner of a 0.251 acre tract conveyed to Christopher A Tindal by Official Record 414 page 1671;

Thence, with said 0.251 acre tract with the following three courses:

- 1) **North 04° 30' 12" East** a distance of **80.00 feet** to an iron pin and cap set;
- 2) **South 85° 21' 48" East**, passing the original East line of said Lot 91 at 8.77 feet, a total distance of **18.77 feet** to an iron pin and cap set in the West line of said 1.095 acre tract;
- 3) **North 04° 30' 12" East** a distance of **18.87 feet** to an iron pin and cap set;

Thence, **South 85° 47' 03" East**, passing a corner to Lot 23 of Cappy Jackson Addition as recorded in Plat Book 1 page 302 at 0.89 feet, continuing with said Lot 23, passing a 3/4 inch diameter iron pipe found at 90.59 feet, a total distance of **100.89 feet** to a point in Sweeney Run;

Thence, with the West line of said Lot 23, **South 00° 28' 57" West**, passing the Northwest corner of "Play Area" as shown on said Cappy Jackson Addition at 153.18 feet, a total distance of **281.75 feet** to an iron pin and cap set at a corner to a 0.871 acre tract conveyed to Harry Douglas Wheeler by Official Record 339 page 655;

Thence, with said 0.871 acre tract with the following two courses:

- 1) **South 01° 18' 32" East** a distance of **68.19 feet** to a 1.25 inch diameter iron pipe found;
- 2) **North 81° 10' 47" West**, passing an 8 inch diameter well casing found at a corner to said 0.871 acre tract at 124.31 feet, a total distance of **127.92 feet** to a mag nail set in the East line of Central Avenue;

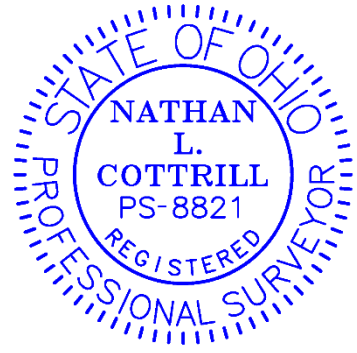
Thence, with the East line of Central Avenue, **North 04° 30' 12" East** a distance of **239.89 feet** returning to the **Point of Beginning**, containing **0.9278 Acres** more or less, of which 0.8933 acres more or less is all of said 1.095 acre tract, 0.0184 acres more or less is all of said 10 feet by 80 feet tract (Parcel 04-00722.000) adjacent to East line of Lot 91 and 0.0161 acres more or less is all that remains of a 10 feet by 80 feet tract (Parcel 04-00722.000) off the Southeast corner of said Lot 91.

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 March of 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240206-0.9278)