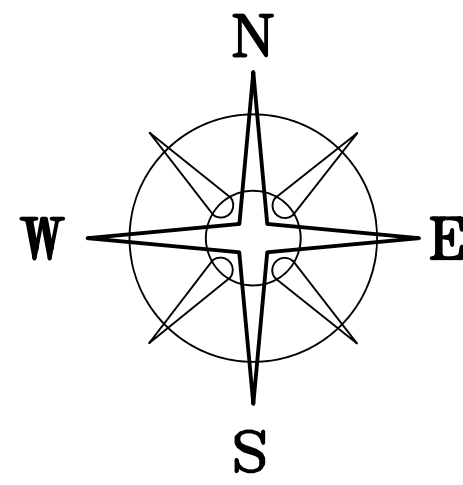


BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/8/18 WGS 1984 GEODETIC NORTH.



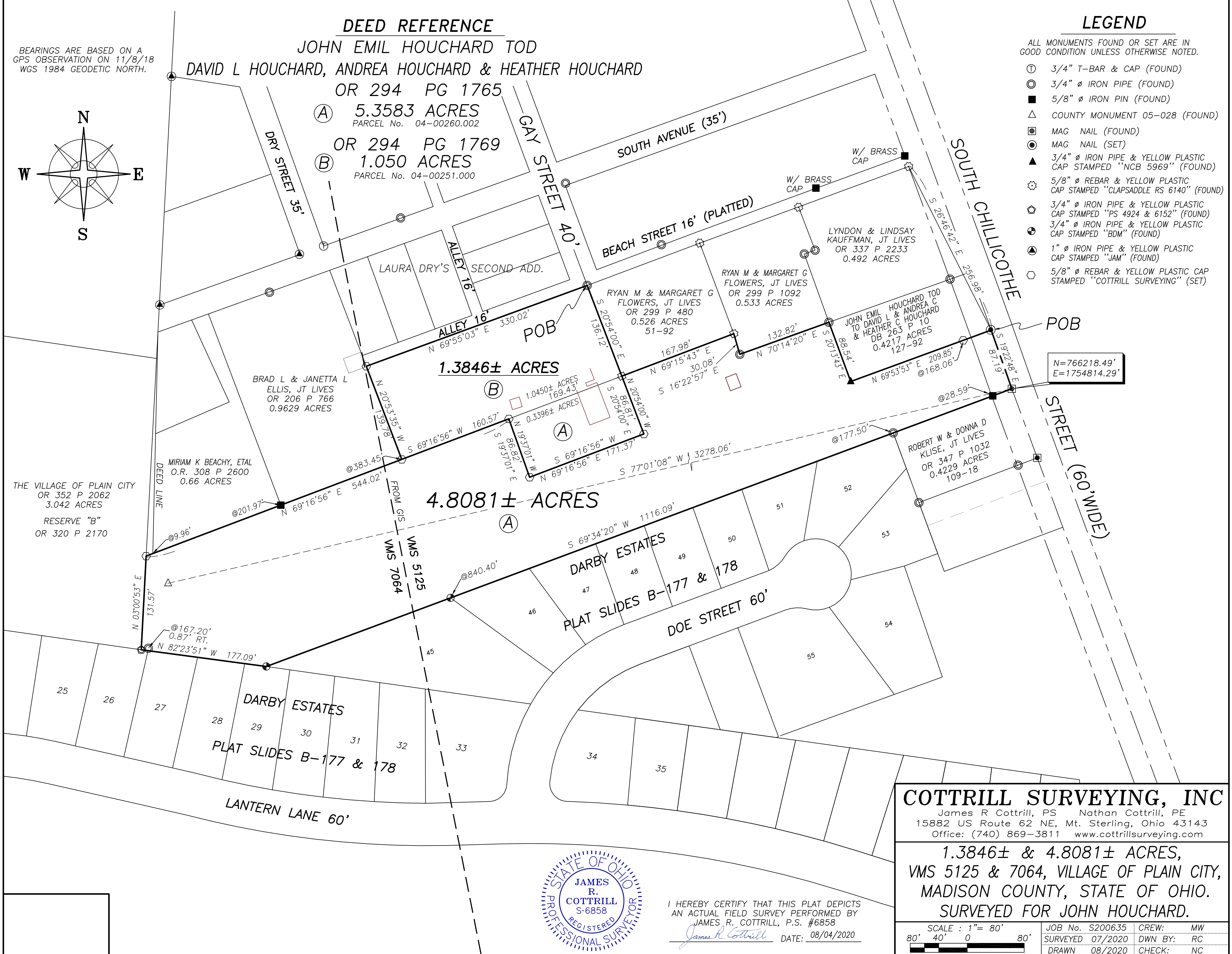
DEED REFERENCE

JOHN EMIL HOUCARD TOD
 DAVID L HOUCARD, ANDREA HOUCARD & HEATHER HOUCARD
 OR 294 PG 1765
 (A) 5.3583 ACRES
 PARCEL No. 04-00260.002
 OR 294 PG 1769
 (B) 1.050 ACRES
 PARCEL No. 04-00251.000

LEGEND

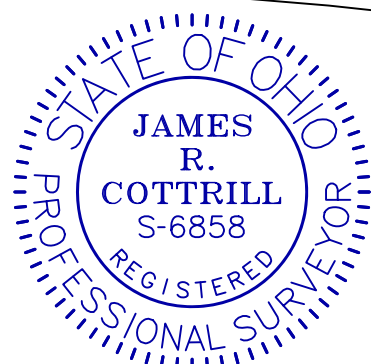
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 05-028 (FOUND)
- ⊞ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ▲ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "NCB 5969" (FOUND)
- ⊛ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS 6140" (FOUND)
- ⊕ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "PS 4924 & 6152" (FOUND)
- ⊙ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "BDM" (FOUND)
- ▲ 1" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "JAM" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



N=766218.49'
 E=1754814.29'

THE VILLAGE OF PLAIN CITY
 OR 352 P 2062
 3.042 ACRES
 RESERVE "B"
 OR 320 P 2170



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
 James R. Cottrill DATE: 08/04/2020

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

1.3846± & 4.8081± ACRES,
 VMS 5125 & 7064, VILLAGE OF PLAIN CITY,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR JOHN HOUCARD.

SCALE : 1" = 80'	JOB No. S200635	CREW: MW
80' 40' 0 80'	SURVEYED 07/2020	DWN BY: RC
	DRAWN 08/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

1.3846 Acre Tract *Surveyed for John Houchard*

The following described 1.3846 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125, being part of a 5.3583 acre tract (Parcel 04-0026 0.002) conveyed to John Emil Houchard, TOD David L Houchard, Andrea Houchard and Heather Houchard by Official Record 294 page 1765 and all of a 1.050 acre tract (Parcel 04-00251.000) conveyed to John Emil Houchard, TOD David L Houchard, Andrea Houchard and Heather Houchard by Official Record 294 page 1769, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found at the intersection of the centerline of Gay Street (40 feet wide) the West terminus of the Southeast line of Beach Street (16 feet wide) and the East terminus of the Southeast line of a 16 feet wide alley, being the West corner of a 0.526 acre tract conveyed to Ryan M and Margaret G Flowers, Joint Lives by Official Record 299 page 480 and the North corner of said 1.050 acre tract;

Thence, with the Southwest line of said 0.526 acre tract, **South 20° 54' 00" East** a distance of **136.12 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found in the Northwest line of said 5.3583 acre tract;

Thence, across said 5.3583 acre tract with the following three new courses:

- 1) **South 20° 54' 00" East** a distance of **86.81 feet** to an iron pin and cap set;
- 2) **South 69° 16' 56" West** a distance of **171.37 feet** to an iron pin and cap set;
- 3) **North 19° 37' 01" West** a distance of **86.82 feet** to an iron pin and cap set in the Southeast line of said 1.050 acre tract;

Thence, with the line between said 5.3583 acre and 1.050 acre tracts, **South 69° 16' 56" West** a distance of **160.57 feet** to an iron pin and cap set at the East corner of a 0.9629 acre tract conveyed to Brad L and Janetta L Ellis, Joint Lives by Official Record 206 page 766;

Thence, with the Northeast line of said 0.9629 acre tract, **North 20° 53' 35" West** distance of **139.78 feet** to an iron pin and cap set at the West terminus of the Southeast line of said 16 feet wide alley;

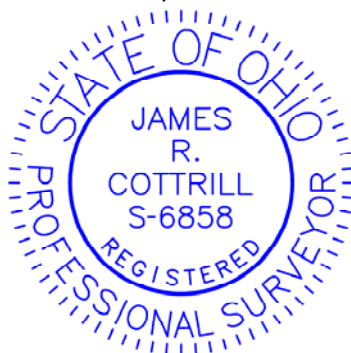
Thence, with the Southeast line of said alley, **North 69° 55' 03" East** a distance of **330.02 feet** returning to the **Point of Beginning**, containing **1.3846 Acres** more or less, of which 0.3396 acres more or less is part of said 5.3583 acre tract and 1.0450 acres more or less is all of said 1.050 acre tract.

Bearings are based on a GPS observation on November 8, 2018, WGS 1984 Geodetic North.

This deed is 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 a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200635-1.3846)



James R. Cottrill

James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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

4.8081 Acre Tract *Surveyed for John Houchard*

The following described 4.8081 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125 and 7064, being part of a 5.3583 acre tract (Parcel 04-00260.002) conveyed to John Emil Houchard, TOD David L Houchard, Andrea Houchard and Heather Houchard by Official Record 294 page 1765, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of South Chillicothe Street (60 feet wide) at the East corner of a 0.4217 acre tract conveyed to John Emil Houchard, TOD David L Houchard, Andrea Houchard and Heather Houchard by Deed Book 263 page 10 and a corner to said 5.3583 acre tract, said mag nail bears South 26° 46' 42" East a distance of 256.98 feet from a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found at the intersection of the Southwest line of South Chillicothe Street with the Southeast line of Beach Street (16 feet wide);

Thence, with the centerline of South Chillicothe Street, **South 19° 22' 48" East** a distance of **87.19 feet** to a mag nail found at the North corner of a 0.4229 acre tract conveyed to Robert W and Donna D Klise, Joint Lives by Official Record 347 page 1032;

Thence, with the Northwest line of said 0.4229 acre tract, **South 69° 34' 20" West**, passing a 5/8 inch diameter iron pin found at 28.59 feet, passing a 3/4 inch diameter iron pipe found at the North corner of Lot 52 of Darby Estates as recorded on Plat Slides B-177 and 178 at 177.50 feet, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "BDM" found at the North corner of Lot 45 of said subdivision at 840.40 feet, a total distance of **1116.09 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "BDM" found in the North line of Lot 29 of said subdivision;

Thence, with the North line of Lot 29 of said subdivision and continuing with Lots 28, 27 and 26, **North 82° 23' 51" West**, passing a 3/4 inch diameter iron pipe found 0.87 feet right of line at 167.20 feet, a total distance of **177.09 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "PS 4924 & 6152" found at the Southeast corner of a 3.042 acre tract conveyed to The Village of Plain City by Official Record 352 page 2062 (being Reserve "B" as recorded in Official Record 320 page 2170);

Thence, with the East line of said 3.042 acre tract, **North 03° 00' 53" East** a distance of **131.57 feet** to an iron pin and cap set;

Thence, **North 69° 16' 56" East**, passing the South corner of a 0.66 acre tract conveyed to Miriam K Beachy, et. al. by Official Record 308 page 2600 at 9.96 feet, passing a 5/8 inch diameter iron pin found at the South corner of a 0.9629 acre tract conveyed to Brad L and Janetta L Ellis, Joint Lives by Official Record 206 page 766 at 201.97 feet, passing an iron pin and cap set the South corner of a 1.050 acre tract conveyed to John Emil Houchard, TOD David L Houchard, Andrea Houchard and Heather Houchard by Official Record 294 page 1769 at 383.45 feet, a total distance of **544.02 feet** to an iron pin and cap set;

Thence, across said 5.3583 acre tract with the following three new courses:

- 1) **South 19° 37' 01" East** a distance of **86.82 feet** to an iron pin and cap set;
- 2) **North 69° 16' 56" East** a distance of **171.37 feet** to an iron pin and cap set;
- 3) **North 20° 54' 00" West** a distance of **86.81 feet** to an iron pin and cap set at the East corner of said 1.050 acre tract and the South corner of a 0.526 acre tract conveyed to Ryan M and Margaret G Flowers, Joint Lives by Official Record 299 page 480;

Thence, with the South line of said 0.526 acre tract, **North 69° 15' 43" East** a distance of **167.98 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS 6140" found in the Southwest line of a 0.533 acre tract conveyed to Ryan M and Margaret G Flowers, Joint Lives by Official Record 299 page 1092;

Thence, around said 0.533 acre tract with the following two courses:

- 1) **South 16° 22' 57" East** a distance of **30.08 feet** to a 3/4 inch diameter pipe found;
- 2) **North 70° 14' 20" East** a distance of **132.82 feet** to a 3/4 inch diameter pipe found at the South corner of a 0.492 acre tract conveyed to Lyndon and Lindsay Kauffman, Joint Lives by Official Record 337 page 2233 and the West corner of said Houchard's 0.4217 acre tract;

Thence, around said 0.4217 acre tract with the following two courses:

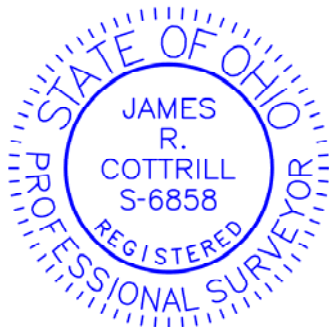
- 1) **South 20° 13' 43" East** a distance of **88.54 feet** to a 3/4 inch diameter pipe and yellow plastic cap stamped "NCB 5969" found;
- 2) **North 69° 53' 53" East**, passing an iron pin and cap set at 168.06 feet, a total distance of **209.85 feet** returning to the **Point of Beginning**, containing **4.8081 Acres** more or less.

Bearings are based on a GPS observation on November 8, 2018, WGS 1984 Geodetic North.

This deed is 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 a field survey performed July of 2020 by James R. Cottrill, PS registration #6858. (Job #S200635-1.3846)



James R. Cottrill

James R. Cottrill, PS #6858