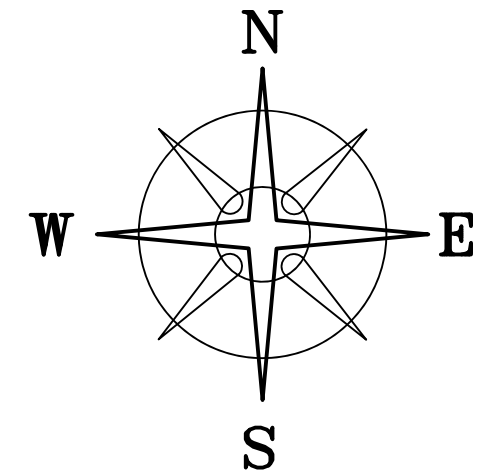


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/27/23
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

DARBY PARTNERS LLC
OR 359 P 1264

(A) 3.603 ACRES

02-00365.001

43A-86
3.99 ORIG. ACRES

(B) 1.189 ACRES

02-00051.000

(6 WD) MADISON COUNTY COMMISSIONERS
OR 46 P 318
2.362 TOTAL ACRES (AUDITOR)
0.387 ACRES IN 6WD
04-00828.000

LEGEND

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

- ⊙ 3/4" ϕ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 14"x14" CONCRETE FENCE POST (FOUND)
- △ COUNTY MONUMENT 05-027 (FOUND)
- RAILROAD SPIKE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RLS 6140" (FOUND)
- ⊕ 3/4" ϕ PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7277" (FOUND)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "EMH&T" (FOUND)
- ⊕ 3/4" ϕ PIPE & YELLOW PLASTIC CAP STAMPED "ADVANCED 7661" (FOUND)

MARK A YODER, TRUSTEE
OR 352 PG 2631
6.25 ACRES
7 ACRES
-0.751 AC

IP BEARS
S 57°16'38" W
10.75'

JOB W & ALLISON C
SHAW, JT LIVES
OR 256 PG 417
1.868 ACRES
75-06



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

Nathan Cottrill DATE: 04/30/24

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

**1.2129± & 3.7738± ACRES,
VMS 3685 & 5125, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VILLAGE OF PLAIN CITY**

SCALE : 1" = 80'
80' 40' 0' 80'

JOB No. S240404 CREW: MW
SURVEYED 04/2024 DWN BY: JRC
DRAWN 04/25/24 CHECK: NC

CONVERSE HUFF ROAD (C-30)

POB
N=763143.84'
E=1756410.26'

1.2129±
ACRES (B)

3.7738±
ACRES (A)

BRUCE A RATCLIFF
OR 407 PG 2310
6.772 ACRES

VILLAGE OF PLAIN CITY
N 61°08'59" E 262.43'
@25.03' DARBY TWP @245.43'

DARBY TWP
CORP. LINE
N 32°36'24" W 200.57'

S 61°08'58" W 265.53'
@35.04'
N 61°08'58" E 230.49'
@230.49'
S 57°41'49" W 25.00'
@30.58'

DARBY TWP
CORP. LINE
N 32°23'53" W 79.50'

(6 WD) MADISON COUNTY COMMISSIONERS
OR 46 P 318
2.362 TOTAL ACRES (AUDITOR)
0.387 ACRES IN 6WD
04-00828.000

DARBY TWP
CORP. LINE
N 31°54'57" W 359.74'
VILLAGE OF PLAIN CITY
N 32°19'58" W 817.53'

DARBY TWP
CORP. LINE
N 32°19'58" W 817.53'

MEANDERING WITH THE LOW WATER MARK
BIG DARBY CREEK

S 57°29'48" W
@108.90'

CORP. LINE

JOB W & ALLISON C
SHAW, JT LIVES
OR 256 PG 417
1.868 ACRES
75-06

CORP. LINE

VMS 5125
VMS 3240

VMS 5125
VMS 3240

MARK A YODER, TRUSTEE
OR 352 PG 2631
6.25 ACRES
7 ACRES
-0.751 AC

VMS 3685
VMS 5125

VMS 3685
VMS 5125

VMS 14779
VMS 5240

CEMETERY ROAD (CR 34)
(R/W WIDTH VARIES)

VMS 14779
VMS 5240

VMS 5125
VMS 3240

COTTRILL SURVEYING, INC

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

1.2129 Acre Tract Surveyed for Village of Plain City

The following described 1.2129 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 5125, being all of a 1.189 acre tract (Parcel 02-00051.000) conveyed to Darby Partners LLC by Official Record 359 page 1264, and being more particularly described as follows: Beginning at a railroad spike found in the centerline of Plain City-Georgesville Road (County Road 7), in the line between Darby Township and the Village of Plain City, being the West corner of a 3.603 acre tract conveyed to Darby Partnership LLC by Official Record 359 page 1264 and the South corner of said 1.189 acre tract, said railroad spike bears South 72° 53' 59" West a distance of 1949.40 feet from Madison County Monument 05-027;

Thence, with the centerline of Plain City-Georgesville Road and with said Corporation line, **North 32° 36' 24" West** a distance of **200.57 feet** to a railroad spike found corner to Plain City Corporation line;

Thence, with said Corporation line, **North 61° 08' 59" East**, passing a 14"x14" square concrete fence post found at the south corner of a 6.772 acre tract conveyed to Bruce A Ratcliff by Official Record 407 page 2310 at 25.03 feet also passing a 14"x14" square concrete fence post found 245.43 feet, a total distance of **262.43 feet** to a 3/4 inch diameter iron pipe found at a corner to a 6.25 acre tract conveyed to Mark A Yoder, Trustee by Official Record 352 page 2631;

Thence, with the Southwest line of said 6.25 acre tract, **South 33° 29' 25" East** a distance of **200.80 feet** to the Northwest line of said 3.603 acre tract;

Thence, with the Northwest line of said 3.603 acre tract, **South 61° 08' 58" West**, passing an iron pin found at 35.04 feet, passing an iron pin and cap set at 234.95 feet, a total distance of **265.53 feet** returning to the **Point of Beginning**, containing **1.2129 Acres** more or less.

Bearings are based on a GPS observation on November 27, 2023, 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 25, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240404-1.2129)

COTTRILL SURVEYING, INC

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

3.7738 Acre Tract Surveyed for Village of Plain City

The following described 3.7738 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 3685 and VMS 5125, being all of a 3.603 acre tract (Parcel 02-00365.001) conveyed to Darby Partners LLC by Official Record 359 page 1264, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Plain City-Georgesville Road (County Road 7), in the line between Darby Township and the Village of Plain City, being the South corner of a 1.189 acre tract conveyed to Darby Partnership LLC by Official Record 359 page 1264 and the West corner of said 3.603 acre tract, said railroad spike bears South 72° 53' 59" West a distance of 1949.40 feet from Madison County Monument 05-027;

Thence, with the Southeast line of said 1.189 acre tract, **North 61° 08' 58" East**, passing an iron pin and cap set at 30.58 feet, passing a iron pin found at 230.49 feet, passing a corner to a 6.25 acre tract conveyed to Mark A Yoder, Trustee by Official Record 352 page 2631 at 265.53 feet, a total distance of **342.13 feet** to the Northeast low water mark of the Big Darby Creek and being a corner to said 6.25 acre tract;

Thence, meandering with said low water mark and with said 6.25 acre tract, **South 32° 48' 51" East** a distance of **516.04 feet** to the North corner of a 1.868 acre tract conveyed to Job W and Allison C Shaw, Joint Lives by Official Record 256 page 417;

Thence, with the Northwest line of said 1.868 acre tract, **South 57° 29' 48" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RLS 6140" found at 108.90 feet, a total distance of **309.55 feet** to a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Priday 7277" found at the East corner of a 0.387 acre tract (6 WD) conveyed to Madison County Commissioners by Official Record 46 page 318, in the Northeast line of Plain City-Georgesville Road and in the line between Darby Township and the Village of Plain City;

Thence, around said 0.387 acre tract and with said Corporation line with the following three courses:

- 1) **North 31° 54' 57" West** a distance of **359.74 feet** to an iron pin and cap set;
- 2) **North 40° 18' 55" West** a distance of **99.44 feet** to an iron pin and cap set;
- 3) **South 57° 41' 49" West** a distance of **25.00 feet** to a mag nail found in the centerline of Plain City-Georgesville Road;

Thence, with the centerline of Plain City-Georgesville Road and with said Corporation line, **North 32° 23' 53" West** a distance of **79.50 feet** returning to the **Point of Beginning**, containing **3.7738 Acres** more or less.

Bearings are based on a GPS observation on November 27, 2023, 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 25, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240404-3.7738)