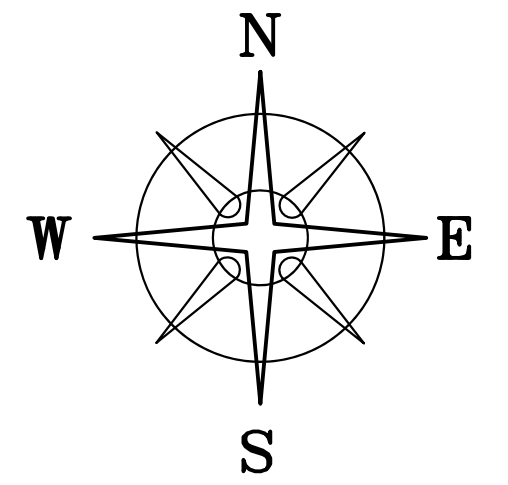


JOHN EMIL HOUGHARD, TOD
OR 294 PG 1765
5.3583 ACRES
12 ACRE 30 RODS (ORIGINAL)

N=766218.49'
E=1754814.29'



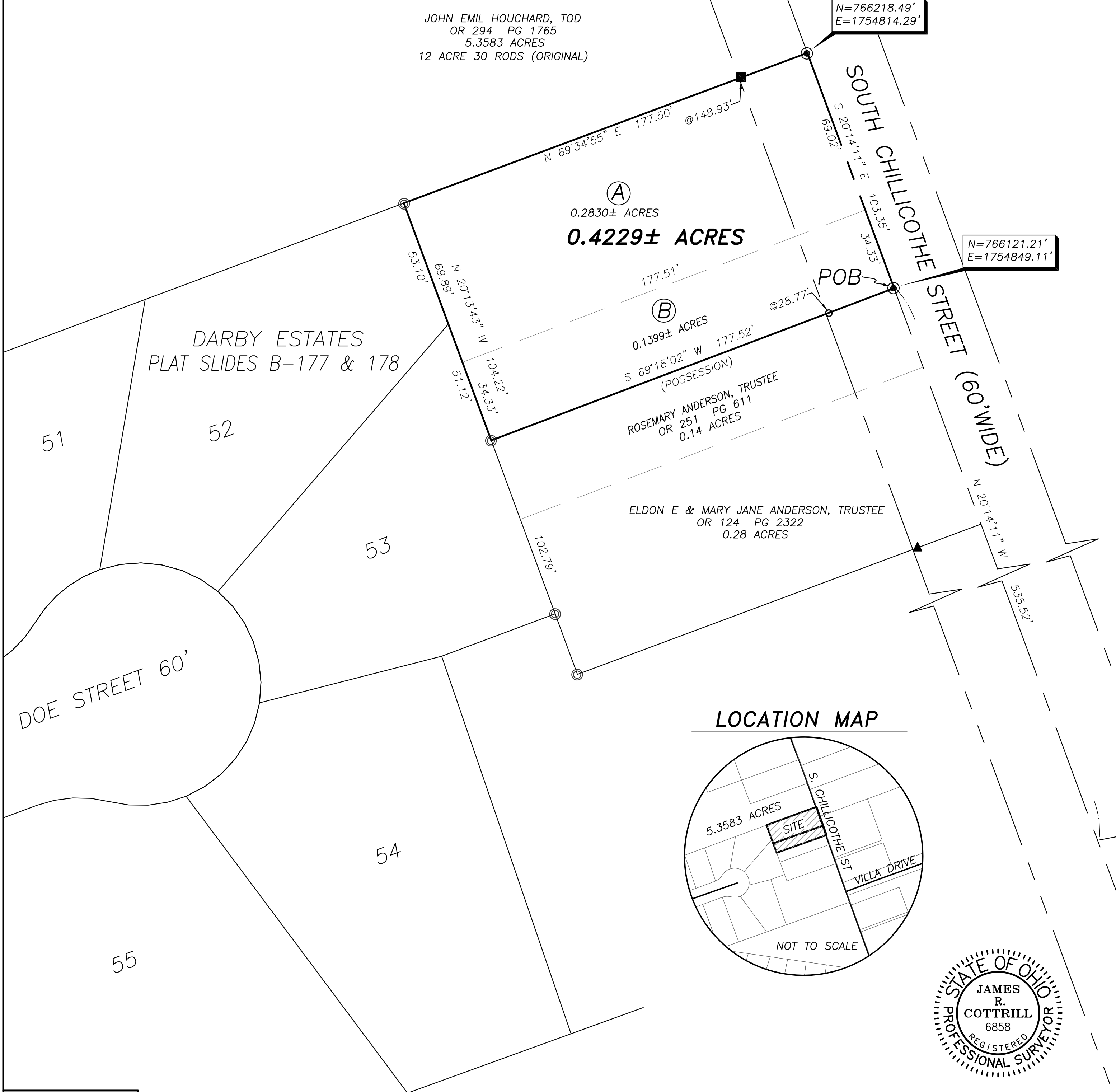
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/8/18
WGS 1984 GEODETIC NORTH.

DEED REFERENCE

WENDY M SWANK
OR 312 PG 754
 (A) 0.28 ACRES PARCEL 04-00022.000
 (B) 0.14 ACRES PARCEL 04-00021.000

LEGEND

- ▲ 1" FLAT IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - 1/2" Ø IRON PIPE (FOUND)
 - MAG NAIL (SET)
- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

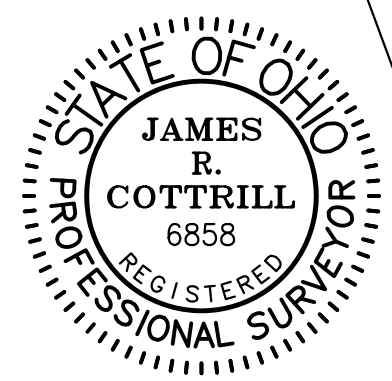
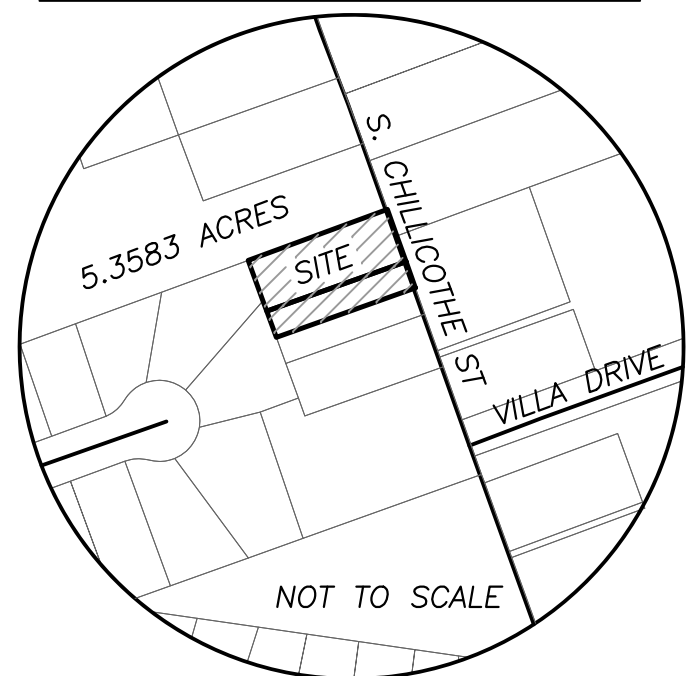


(A)
0.2830± ACRES
0.4229± ACRES

(B)
0.1399± ACRES
S 69°18'02" W 177.52'
(POSSESSION)
ROSEMARY ANDERSON, TRUSTEE
OR 251 PG 611
0.14 ACRES

ELDON E & MARY JANE ANDERSON, TRUSTEE
OR 124 PG 2322
0.28 ACRES

LOCATION MAP



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/12/18

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.4229± ACRES,
VMS 5125, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SWANK**

SCALE : 1" = 30'	JOB No. S181007	CREW: MW
30' 15' 0 30'	SURVEYED 11/2018	DWN BY: RC
	DRAWN 11/2018	CHECK: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.4229 Acre Tract Surveyed for Swank

The following described 0.4229 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5125, being all of a 0.28 acre tract (Parcel 04-00022.000) and all of a 0.14 acre tract (Parcel 04-00021.000) both conveyed to Wendy M Swank by Official Record 312 page 754, 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 Northeast corner of a 0.14 acre tract conveyed to Rosemary Anderson, Trustee by Official Record 251 page 611 and the Southeast corner of said Swank's 0.14 acre tract, said mag nail bears North 20° 14' 11" West a distance of 535.52 feet from the centerline intersection of South Chillicothe Street with Villa Drive;

Thence, with the North line of said Anderson's 0.14 acre tract, **South 69° 18' 02" West**, passing a 1/2 inch diameter iron pipe found at 28.77 feet, a total distance of **177.52 feet** to a 3/4 inch diameter pipe found in the East line of Lot 53 of Darby Estates as shown on Plat Slides B-177 and 178;

Thence, with the East line of said Darby Estates, **North 20° 13' 43" West**, passing the Southwest corner of said 0.28 acre tract at 34.33 feet, a total distance of **104.22 feet** to a 3/4 inch diameter iron pipe found in the South line of a 5.3583 acre tract conveyed to John Emil Houchard, TOD by Official Record 294 page 1765;

Thence, with the South line of said 5.3583 acre tract, **North 69° 34' 55" East**, passing a 5/8 inch diameter iron pin found at 148.93 feet, a total distance of **177.50 feet** to a mag nail set in the centerline of South Chillicothe Street;

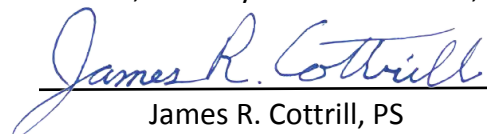
Thence, with the centerline of South Chillicothe Street, **South 20° 14' 11" East**, passing the Northeast corner of said Swank's 0.14 acre tract at 69.02 feet, a total distance of **103.35 feet** returning to the **Point of Beginning**, containing **0.4229 Acres** more or less, of which 0.2830 acres more or less is all of said 0.28 acre tract and 0.1399 acres more or less is all of said 0.14 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 6858."

This description is based on a field survey performed November 8, 2018 by James R. Cottrill, PS registration #6858. (Job #S181007-0-4229AC)


James R. Cottrill, PS

