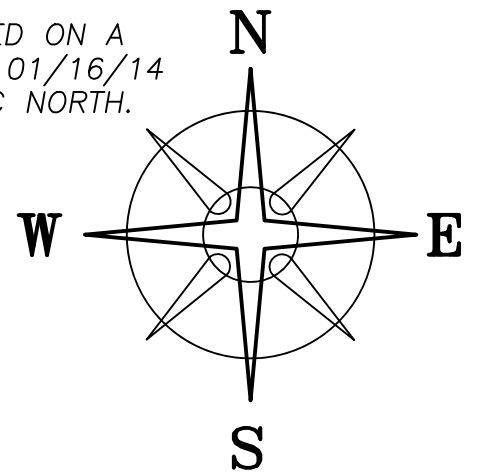


ALLEY VACATION IN PLEASANT VALLEY

AS ORIGINALLY DEDICATED IN PLAT BOOK 1 PAGE 3

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

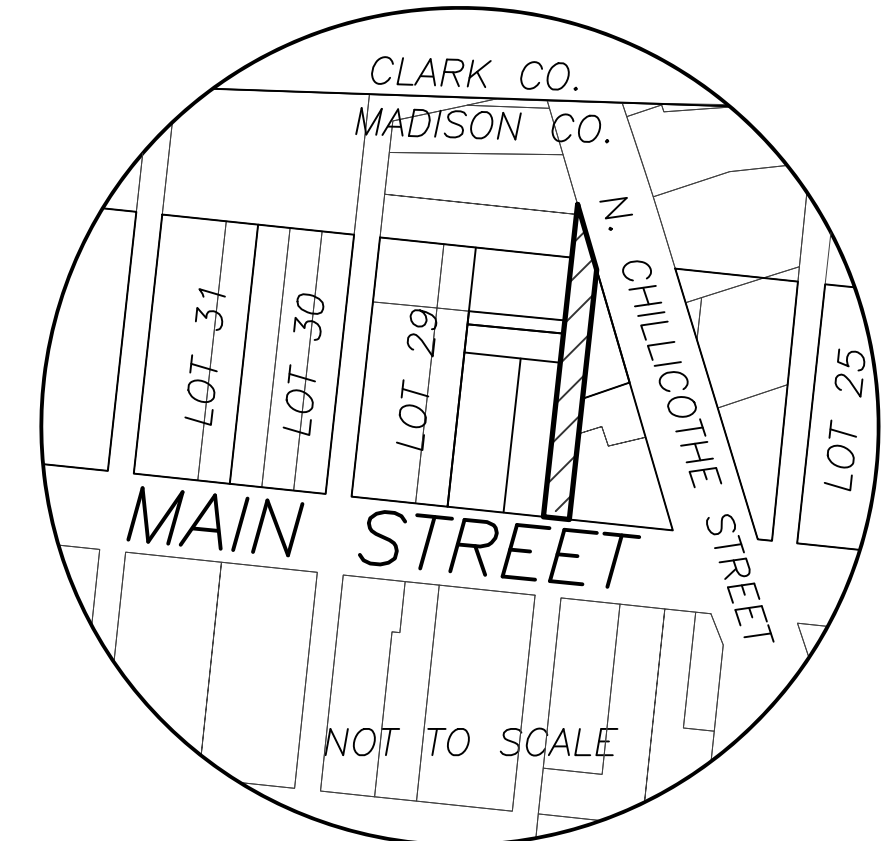


LEGEND

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

- IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- △ MADISON COUNTY MONUMENT #05-028 (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ⊙ MAG NAIL (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LOCATION MAP



The portion of the alley dedicated by Pleasant Valley is 19.8 feet in width and runs between the North line of Main Street (SR 161) and the North line of said subdivision and is between original Lots 27 & 28 of said subdivision and totals 0.0900± Acres. The remaining portion of the alley has been described by adjoining deed references and extends from the North line of Pleasant Valley to the southwest line of North Chillicothe Street. The portion of the alley to be vacated by this plat shall be only the portion originally dedicated by Pleasant Valley.

Village Ordinance No. _____

19.8' WIDE ALLEY

DARBY PARTNERS LLC
OR 359 PG 1264
0.125 ACRES
TRACT 21

DARBY PARTNERS LLC
OR 359 PG 1264
4653 SQUARE FEET (DEED)
0.1082 ACRES (AUDITOR)
TRACT 22

DARBY PARTNERS LLC
OR 359 PG 1264
4728 SQUARE FEET (DEED)
0.1085 ACRES (AUDITOR)
TRACT 18

DARBY PARTNERS LLC
OR 359 PG 1264
10' WIDE STRIP ACROSS LOT 28
TRACT 19

TIMOTHY D DAWSON
OR 337 PG 2575

LOT 28C

REPLAT PART OF LOT 28
OF PLEASANT VALLEY
PB "B" PG 403

LOT 28B

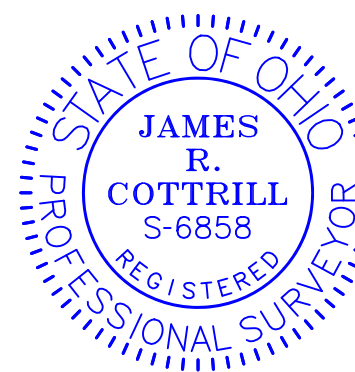
TIMOTHY D DAWSON
OR 337 PG 2575
LOT 28A

120-124 NORTH
CHILICOTHE STREET LTD
OR 161 P 2033
LOT 27 PT
0.041 AC

JOHN EMIL HOUGHARD
OR 31 P 619
15.5 SQUARE RODS
LOT 27 PT

MAIN STREET
(STATE ROUTE 161, 60' R/W)

POB
N=768726.378'
E=1753793.213'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 10/02/20
JAMES R. COTTRILL, P.S. #6858

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

ALLEY VACTION,
VMS 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PLAIN CITY

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

JOB No. S200904 CREW: MW
SURVEYED 09/2020 DWN BY: NC
DRAWN 09/2020 CHECK: RC

COTTRILL SURVEYING, INC

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

Alley Vacation *Surveyed for Plain City*

The following described 0.0900 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 19.8 feet wide alley as originally dedicated by Pleasant Valley as recorded in Plat Book 1 page 3, said alley extending from the North line of Main Street (State Route 161, 60 feet wide) to the North line of Pleasant Valley subdivision and between original Lots 27 and 28 of said subdivision, and being more particularly described as follows:

Beginning at a railroad spike found in the North line of Main Street at the Southeast corner of original Lot 28 and being the Southeast corner of Lot 28A as shown on the Replat of Part of Lot 28 of Pleasant Valley as recorded in Plat Book "B" page 403, and being the Southwest corner of said 19.8 feet wide alley;

Thence, along the East line of Lot 28 (now Lot 28A), **North 04° 38' 12" East**, passing a mag nail previously set at the Southeast corner of Lot 28C of said re-plat at 112.93 feet, passing the Southeast corner of a 10 feet wide strip across the original Lot 28 as conveyed to Darby Partners LLC by Official Record 359 page 1264 at 140.00 feet, passing the Southeast corner of a 0.1085 acre tract conveyed to Darby Partners LLC by Official Record 359 page 1264 at 150.00 feet, a total distance of **198.00 feet** to an iron pin and cap set at the Southeast corner of a 0.1082 acre tract conveyed to Darby Partners LLC by Official Record 359 page 1264 and in the North line of Pleasant Valley subdivision;

Thence, with the North line of Valley Pleasant subdivision, **South 85° 21' 48" East**, passing an iron pin and cap set at 9.90 feet, a total distance of **18.88 feet** to an iron pin and cap set in the West line of North Chillicothe Street (US Route 42, 60 feet wide);

Thence, with the West line of North Chillicothe Street, **South 18° 38' 59" East** a distance of **2.34 feet** to an iron pin and cap set at the North corner of a 0.0441 acre tract conveyed to Timothy D Dawson by Official Record 354 page 553 and being the North corner of original Lot 27;

Thence, with the West line of said 0.0441 acre tract and Lot 27, **South 04° 38' 12" West**, passing the Northwest corner of a 0.041 acre tract conveyed to 120-124 N. Chillicothe Street LTD by Official Record 161 page 2033 at 102.17 feet, passing the Northwest corner of a 15.5 square rods tract conveyed to John Emil Houchard by Official Record 31 page 619 at 130.68 feet, a total distance of **195.85 feet** to a mag nail set in the North line of Main Street;

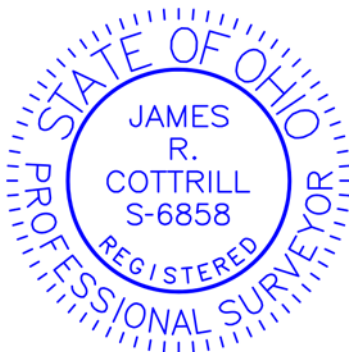
Thence, with the North line of Main Street, **North 85° 21' 48" West** a distance of **19.80 feet** returning to the **Point of Beginning**, containing **0.0900 Acres** more or less.

Bearings are based on a GPS observation on January 16, 2014, 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 September of 2020 by James R. Cottrill, PS registration #6858. (Job #S200904-Alley)




James R. Cottrill, PS #6858