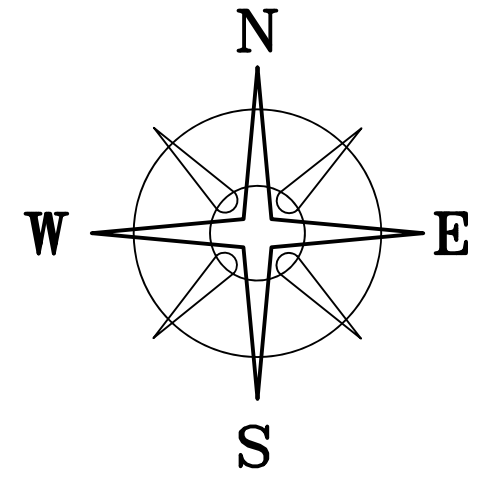


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



DEED REFERENCE

CAROL STALNAKER, TRUSTEE

OR 378 P 90 MAD. CO.
NO RECORD IN UNION COUNTY

(A) 0.7196 ACRES 0.6467 ACRES MAD. CO.
04-00532.000 0.0729 ACRES UNION CO.
MAD. CO.

OR 380 P 113 MAD. CO.
(B) 0.8086 ACRES MAD. CO.
04-00806.000 MAD. CO.

UNION COUNTY
MADISON COUNTY

LIL E'S ICE CREAM LLC
OR 377 P 1565 MAD. CO.
0.465 ACRES MAD. CO.
04-00554.000

TROYER RENTALS LTD
OR 209 P 2341 MAD. CO.
0.5694 ACRES
04-00806.001

CRISTER & GREINER INVESTMENTS LLC
OR 323 P 2359 MAD. CO.
6.94 ACRES
04-00503.001

W OF OHIO INC
OR 39 P 299 MAD. CO.
3.82 ACRES

0.7325± ACRES (A)

0.8086± ACRES (B)

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

GUY AVENUE (40' WIDE)

10' ALLEY

10' ALLEY

20' ALLEY

16' ALLEY

TPOB

POB

N=769080.377'
E=1751928.581'

N=768779.557'
E=1751910.107'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø IRON PIN (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - △ MADISON COUNTY MONUMENT #05-028 (FOUND)
 - RAILROAD SPIKE (FOUND)
 - MAG NAIL (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "R.I BAKER 5539" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE 6140" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "PATDRIDGE" (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "LANDMARK" (FOUND)



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

Nathan L. Cottrill DATE: 07/11/22

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

**0.7325± & 0.8086± ACRES,
VMS 7758-7830, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CAROL STALNAKER**

SCALE : 1" = 40'
40' 20' 0 40'

JOB No. S220419 : CREW: MW
SURVEYED 06/2022 : DWN BY: JRC
DRAWN 06/2022 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.7325 Acre Tract Surveyed for Carol Stalaker

The following described 0.7325 acre tract is situated in the State of Ohio, Madison County and Union County, Village of Plain City, VMS 7758-7830, being all of a 0.7196 acre tract (Madison County Parcel 04-00806.000, no record in Union County) conveyed to Carol Stalaker, Trustee by Official Record 378 page 90 (Madison County), and being more particularly described as follows:

Commencing at a railroad spike found in the centerline of Guy Avenue (40 feet wide) at the Northeast corner of a 0.8086 acre tract conveyed to Carol Stalaker, Trustee by Official Record 380 page 113, said spike bears North 03° 52' 22" East a distance of 3388.36 feet from Madison County Monument 05-028, said spike also bears South 05° 56' 23" West a distance of 391.01 feet from the centerline intersection of Guy Avenue and Main Street (State Route 161, 60 feet right-of-way);

Thence, with the North line of said 0.8086 acre tract, North 66° 48' 45" West a distance of 20.94 feet to an iron pin and cap set in the West line of Guy Avenue and the Southeast corner of said 0.7196 acre tract and being the **True Point of Beginning**;

Thence, continuing with the North line of said 0.8086 acre tract, **North 66° 48' 45" West** a distance of **184.87 feet** to an iron pin and cap set at the Southeast corner of a 10 feet wide alley;

Thence, with the East line of said alley, **North 08° 42' 00" East**, passing the line between Union and Madison Counties at 125.63 feet, a total distance of **178.13 feet** to an iron pin and cap set in the South line of a 20 feet wide alley ;

Thence, with the South line of said alley, **South 69° 48' 33" East**, passing the line between Union and Madison Counties at 153.30 feet, a total distance of **173.31 feet** to an iron pin and cap set in the West line of Guy Avenue;

Thence, with the West line of Guy Avenue, **South 05° 56' 23" West** a distance of **190.07 feet** returning to the **True Point of Beginning**, containing **0.7325 Acres** more or less, of which 0.6420 acres more or less is in Madison County and 0.0905 acres more or less is in Union County.

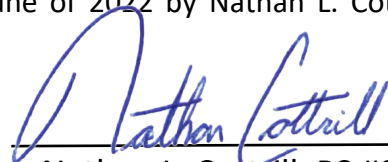
Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 June of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220419-0.7325)




Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

0.8086 Acre Tract *Surveyed for Carol Stalnaker*

The following described 0.8086 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 0.8086 acre tract (Parcel 04-00806.000) conveyed to Carol Stalnaker, Trustee by Official Record 380 page 113, and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of Guy Avenue (40 feet wide) at the Northeast corner of said 0.8086 acre tract, said spike bears North 03° 52' 22" East a distance of 3388.36 feet from Madison County Monument 05-028, said spike also bears South 05° 56' 23" West a distance of 391.01 feet from the centerline intersection of Guy Avenue and Main Street (State Route 161, 60 feet right-of-way);

Thence, with the centerline of Guy Avenue, **South 05° 56' 23" West** a distance of **104.72 feet** to a railroad spike found at the Northeast corner of a 3.82 acre tract conveyed to W of Ohio Inc by Official Record 39 page 299;

Thence, with the North line of said 3.82 acre tract, **North 66° 49' 46" West**, passing an iron pin and cap set at 40.00 feet, passing the Northeast corner of a 6.94 acre tract conveyed to Crister and Greiner Investments LLC by Official Record 323 page 2359 at 274.08 feet, a total distance of **367.53 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found at the Southeast corner of a 0.5694 acre tract conveyed to Troyer Rentals LTD by Official Record 209 page 2341;

Thence, with the East line of said 0.5694 acre tract, **North 23° 11' 44" East** a distance of **100.12 feet** to a 1/2 inch diameter rebar and yellow plastic cap stamped "RI Baker 5539" found in the South line of a 0.264 acre tract conveyed to Troyer Rentals LTD by Official Record 119 page 2477;

Thence, with the South line of said 0.264 acre tract, **South 66° 48' 45" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle 6140" found at the Southwest corner of a 10 feet wide alley at 120.33 feet, passing an iron pin and cap set at the Southwest corner of a 0.7196 acre tract conveyed to Carol Stalnaker, Trustee by Official Record 378 page 90 at 130.66 feet, passing an iron pin and cap set in the West line of Guy Avenue at 315.53 feet, passing a 5/8 inch diameter iron pin found at 323.47 feet, a total distance of **336.47 feet** returning to the **Point of Beginning**, containing **0.8086 Acres** more or less.

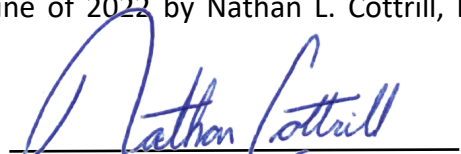
Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 June of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220419-0.8086)




Nathan L. Cottrill, PS #8821