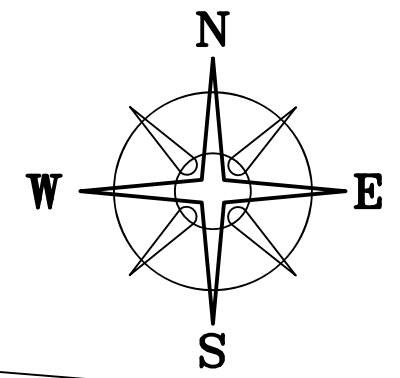


MAIN STREET (60' WIDE)

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



PLEASANT VALLEY
IN PLAT BOOK 1 PAGE 3

DEED REFERENCE

VILLAGE OF PLAIN CITY
OR 54 PG 650

PARCEL No. 04-00249.000

(A) PART OF LOT 34
PARCEL I

PARCEL No. 04-00249.000

(B) PART OF LOT 35
PARCEL II

DB 233 PG 345

PARCEL No. 04-00249.000

(C) 0.0154 ACRES
672 SQFT

DB 55 P 321

PARCEL No. 04-00249.000

(D) PART OF LOT 35

PARTS OF LOTS 34-36

BIGELOW'S FIRST ADD

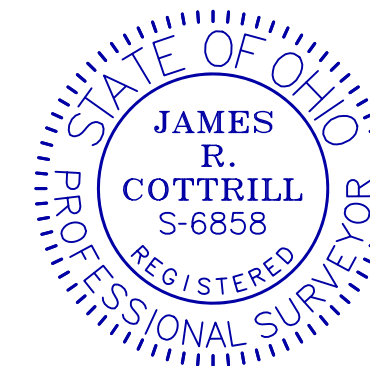
AS ORIGINALLY RECORDED IN

DB 9 PG 285

LEGEND

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

- ⊙ 3/4" ⌀ IRON PIPE (FOUND)
- ⊕ 1/2" ⌀ IRON PIPE (FOUND)
- ⊠ MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC
CAP STAMPED "CLAPSADDLE RS#6140" (FOUND)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- △ MADISON CO MON #05-028 (FOUND)
- ⊙ RAILROAD SPIKE (SET)



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

James R. Cottrill DATE: 11/2021

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

**0.4933± ACRES,
VMS 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PLAIN CITY**

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S211015 : CREW: MW
SURVEYED 11/2021 : DWN BY: NC,RC
DRAWN 11/2021 : CHECK: RC

GAY STREET (49.5' WIDE)

BRICK
MEMORIAL

POB
N=768446.106'
E=1754052.632'

SOUTH CHILlicothe STREET
(60' WIDE)

BIGELOW AVENUE 26.5' WIDE

0.4933± ACRES

(A) 0.2395± ACRES

ORG LOT 34
ORG LOT 35

(D) 0.2284± ACRES

(C) 0.0154± ACRES

CHRISTIAN LIFE CHURCH
OR 124 P 1735
0.32 ACRES

ORG LOT 36
ORG LOT 37

20' STREET

2,141 SQ.FT.

PIPE BEARS
N 23°36'24" W
5.05'

S 20°58'11" E 212.36'
182.97'

ORG NORTH LINE OF LOT 34
S 85°21'48" E 164.94'

(B) 0.0100± ACRES

S 20°58'11" E 109.57'
109.57'

N 20°58'11" W 179.34'
179.34'

S 69°36'55" W 148.75'
148.75'

95.28'

S 38°20'04" W 3817.69'
3817.69'

COTTRILL SURVEYING, INC

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

0.4933 Acre Tract *Surveyed for Village of Plain City*

The following described 0.4933 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being part of Lots 34, 35 and 36 of Bigelow's 1st Addition as originally recorded in Deed Book 9 page 285, being part of Lot 34 (Parcel 04-00249.000, Parcel I) and Part of Lot 35, (Parcel 04-00249.000, Parcel II) conveyed to Village of Plain City by Official Record 54 page 650, all of a 0.0154 acre tract (Parcel 04-00249.000) conveyed to the Village of Plain City by Deed Book 233 page 345 and part of Lot 35 (Parcel 04-00249.000) conveyed to the Village of Plain City by Deed Book 55 page 321, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northeast line of South Chillicothe Street (60 feet wide) with the South line of Bigelow Avenue (26.5 feet wide) being the Northwest corner of part of Lot 34;

Thence, with the South line of Bigelow Avenue, **South 85° 21' 48" East** a distance of **164.94 feet** to an iron pin and cap set in the northwest corner of a 20 feet wide street;

Thence, with the Southwest line of said Street, **South 20° 58' 11" East**, passing the North corner of a portion excepted from Lot 34 at 61.61 feet, passing the Northeast corner of the original Lot 35 at 71.11 feet, a total distance of **109.57 feet** to a railroad spike set at the North corner of a 2141 square feet tract conveyed to Christian Life Church by Official Record 124 page 1735;

Thence, with the North line of said 2141 square feet tract, **South 69° 36' 55" West**, passing the North line of the original Lot 36, a corner to a 0.32 acre tract conveyed to Christian Life Church by Official Record 124 page 1735 and the East corner of said 0.0154 acre tract at 95.28 feet, a total distance of **148.75 feet** to an iron pin and cap set in the Northeast line of South Chillicothe Street;

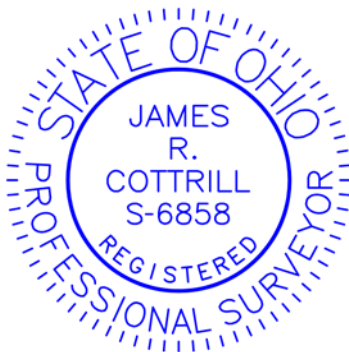
Thence, with the Northeast line of South Chillicothe Street, **North 20° 58' 11" West**, passing the Southwest corner of original Lot 35 at 25.08 feet, passing the South corner of a portion excepted from Lot 35 at 82.45 feet, passing the Southwest corner of Lot 34 at 108.24 feet, a total distance of **179.34 feet** returning to the **Point of Beginning**, containing **0.4933 Acres** more or less, of which 0.2395 acres more or less is all of portions of Lot 34, 0.0100 acres more or less is part of a portion of Lot 35, 0.0154 acres more or less is all of said 0.0154 acre tract, and 0.2284 acres more or less is part of Original Lot 35 and portions of Lot 34.

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 November of 2021 by James R. Cottrill, PS registration #6858. (Job #S211015-0.4933)



James R. Cottrill
James R. Cottrill, PS #6858