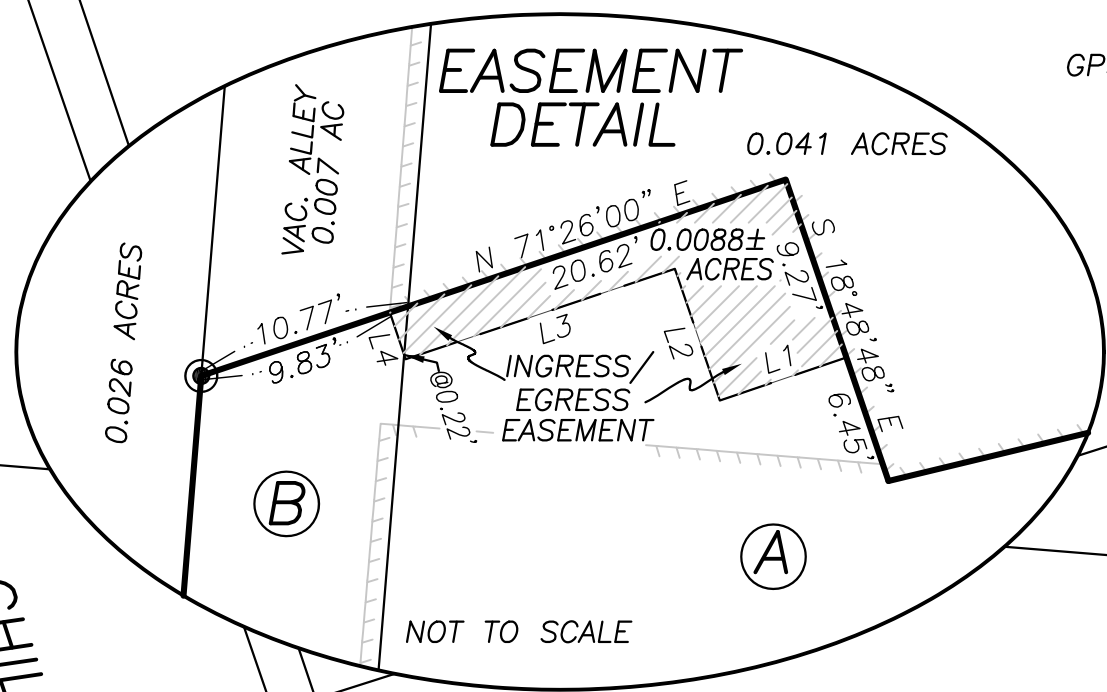
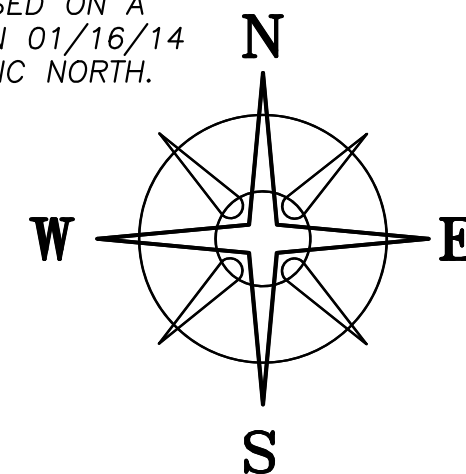


BEARINGS ARE BASED ON A GPS OBSERVATION ON 01/16/14 WGS 1984 GEODETIC NORTH.



LINE	BEARING	DISTANCE
L1	S 71°11'12" W	6.60'
L2	N 18°48'48" W	6.87'
L3	S 71°26'00" W	14.03'
L4	N 18°34'00" W	2.43'

**DEED REFERENCE**

MCCUNE BLDG, LLC  
OR 385 PG 1125

PARCEL No. 04-00223.000  
PARCEL ONE

Ⓐ 0.097 ACRES

PART OF LOT 27 OF PLEASANT VALLEY  
AS ORIGINALLY RECORDED IN PB 1 PG 3

PARCEL No. 04-00223.000  
PARCEL TWO

Ⓑ 0.015 ACRES

PORTION OF A 0.0900 ACRE VACATED ALLEY  
BY VILLAGE OF PLAIN CITY ORDINANCE No 17-20

**LEGEND**

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

- DRILL HOLE
- 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)
- EXTERIOR EDGE OF BUILDING



**POB**  
N=768715.51'  
E=1753896.76'



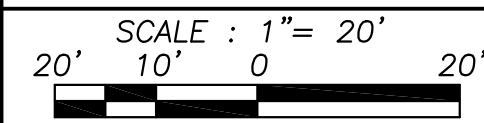
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

DATE: 10/04/21

**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

**0.1202± ACRES,**  
**VMS 7758, VILLAGE OF PLAIN CITY,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR HOUCARD.**



SCALE : 1" = 20'  
JOB No. S210826A : CREW: MW  
SURVEYED 09/23/21 : DWN BY: NC  
DRAWN 09/24/21 : CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.1202 Acre Tract Surveyed for Houchard

The following described 0.1202 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 0.097 acre tract (Parcel 04-00223.000, Parcel One, being part of Lot 27 of Pleasant Valley as recorded in Plat Book 1 page 3) and all of a 0.015 acre portion of a 0.0900 acre vacated alley by Village of Plain City Ordinance Number 17-20 (Parcel 04-00223.000) both conveyed to McCune Bldg, LLC by Official Record 385 page 1125, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the North line of Main Street (State Route 161, 60 feet right-of-way) with the Southwest line of North Chillicothe Street (US Route 42, 60 feet right-of-way), being the Southeast corner of said 0.097 acre tract;

Thence, with the North line of Main Street, **North 85° 21' 48" West**, passing a mag nail set at the southeast corner of said vacated alley at 84.29 feet, a total distance of **94.19 feet** to a mag nail set in the centerline of said vacated alley, being the Southeast corner of a 0.026 acre portion of said vacated alley;

Thence, with the centerline of said vacated alley, **North 04° 38' 12" East** a distance of **61.02 feet** to a mag nail set at the Southwest corner of a 0.007 acre portion of said vacated alley;

Thence, with the Southeast line of said 0.007 acre portion of said vacated alley, **North 71° 26' 00" East**, passing a corner to a 0.041 acre tract conveyed to 120-124 N. Chillicothe Street LTD by Official Record 161 page 2033 and being the Northwest corner of said 0.097 acre tract at 10.77 feet, and continuing along the exterior edge of a building a total distance of **30.44 feet** to an interior corner of said building;

Thence, with said 0.041 acre tract and continuing along the exterior edge of said building the following two courses:

- 1) **South 18° 48' 48" East** a distance of **15.72 feet** to a point;
- 2) **North 76° 25' 33" East** a distance of **32.03 feet** to the Southwest line of North Chillicothe Street, from said corner a mag nail set bears North 76° 25' 33" East a distance of 2.00 feet;

Thence, with the Southwest line of said North Chillicothe Street, **South 18° 38' 59" East** a distance of **74.69 feet** returning to the **Point of Beginning**, containing **0.1202 Acres** more or less, of which 0.1058 acres more or less is all of said 0.097 acre tract, and 0.0144 acres more or less is all of said 0.015 acre portion of said vacated alley.

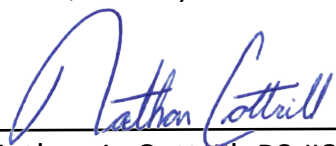
Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 23, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210826-0.1202)



  
Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## **0.0088 Acre Easement Surveyed for Houchard**

The following described 0.0088 acre ingress/egress easement is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 0.097 acre tract (Parcel 04-00223.000, Parcel One, being part of Lot 27 of Pleasant Valley as recorded in Plat Book 1 page 3) and all of a 0.015 acre portion of a 0.0900 acre vacated alley by Village of Plain City Ordinance Number 17-20 (Parcel 04-00223.000) both conveyed to McCune Bldg, LLC by Official Record 385 page 1125, and being more particularly described as follows:

Commencing at a mag nail set at the intersection of the North line of Main Street (State Route 161, 60 feet right-of-way) with the Southwest line of North Chillicothe Street (US Route 42, 60 feet right-of-way), being the Southeast corner of said 0.097 acre tract;

Thence, with the North line of Main Street, North 85° 21' 48" West, passing a mag nail set in the East line of said vacated alley, being the Southeast corner of said 0.015 acre portion of said vacated alley at 84.29 feet, a total distance of 94.19 feet to a mag nail set in the centerline of said vacated alley, being the Southeast corner of a 0.026 acre portion of said vacated alley;

Thence, with the centerline of said vacated alley, North 04° 38' 12" East a distance of 61.02 feet to a mag nail set at the Southwest corner of a 0.007 acre portion of said vacated alley;

Thence, with the Southeast line of said 0.007 acre portion of said vacated alley, North 71° 26' 00" East, passing a corner to a 0.041 acre tract conveyed to 120-124 N. Chillicothe Street LTD by Official Record 161 page 2033 and being the Northwest corner of said 0.097 acre tract at 10.77 feet, a total distance of 30.44 feet to an interior corner of a building and being the True Point of Beginning of said Easement;

Thence, with said 0.041 acre tract, **South 18° 48' 48" East** a distance of **9.27 feet** to a point;

Thence, across said 0.097 acre tract with the following four course:

- 1) **South 71° 11' 12" West** a distance of **6.60** to a point;
- 2) **North 18° 48' 48" West** a distance of **6.87 feet** to a point;
- 3) **South 71° 26' 00" West** a distance of **14.03 feet** to a point;
- 4) **North 18° 34' 00" West**, passing the East line of said vacated alley at 0.22 feet, a total distance of **2.43 feet** to the Southeast line of said 0.007 portion of said vacated alley;

Thence, with the Southeast line of said 0.007 acre portion of said vacated alley, **North 71° 26' 00" East**, passing a corner to said 0.041 acre tract at 0.94 feet, a total distance of **20.62 feet** returning to the **Point of Beginning**, containing **0.0088 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 23, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210826-0.1202)



  
Nathan L. Cottrill, PS #8821