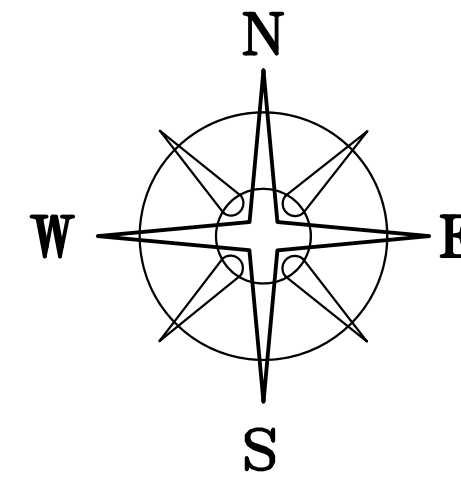


JACKSON STREET (30' WIDE) (UNIMPROVED)



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

**DEED REFERENCE**  
**JASON SHUMWAY**  
**OR 335 PG 1786**  
 PARCEL No.04-00218.000  
 (A) PT LOT 105  
 EXCEPTING NORTH 134'  
**ISAAC BIGELOW'S**  
**SIXTH ADDITION**  
 AS RECORDED IN  
**PB 1 P 3**

LOT #103

LOT #104

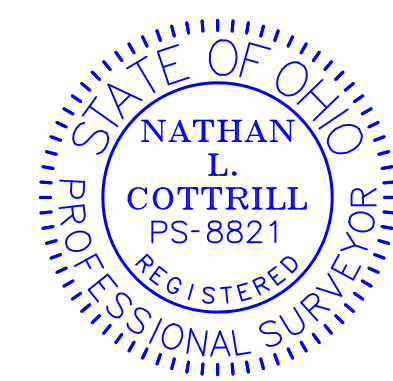
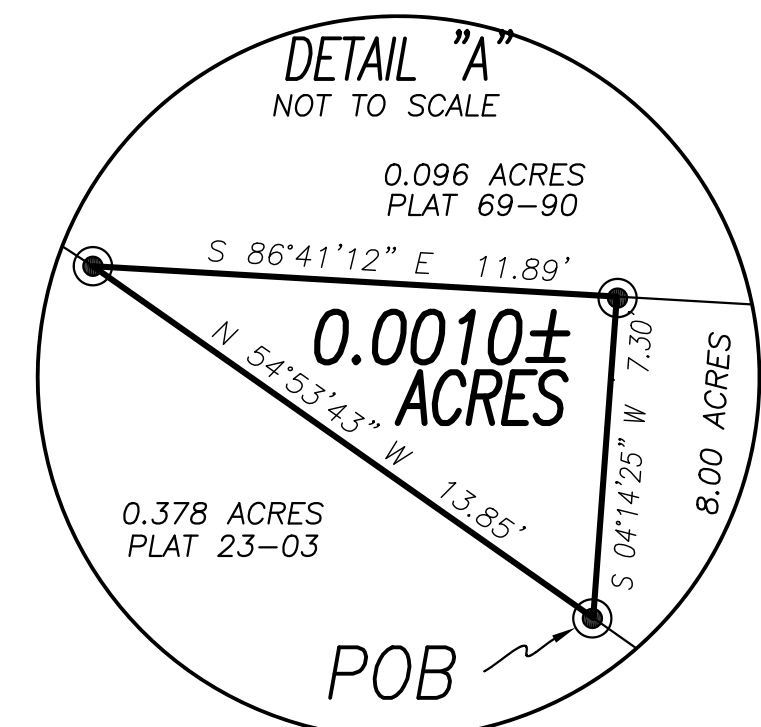
JACKSON STREET (20' WIDE)

CENTRAL AVE. (10' WIDE)

#215  
 RONAL LEE MCCOMAS  
 OR 208 PG 1224  
 0.203 ACRES

LOT #105 FRAME GARAGE

VINYL RANCH #223  
**0.1108 ACRES**



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
 DATE: 02/24/22

VMS 5128  
 VMS 13281

THE VILLAGE OF PLAIN CITY, OHIO  
 0.50 ACRES  
 OR 388 P 1381  
 04-00668.005  
 PLAT 69-90  
 PLAT 4-96

THE VILLAGE OF PLAIN CITY  
 OR 336 P 886

KALTENBACH JAY & SHIRLEY  
 04-00105.000  
 0.562 ACRES  
 PLAT 27-19  
 OR 350 P 2472  
 PLAT 69-90

0.096 ACRES  
 04-00668.001  
 PLAT 69-90

VILLAGE OF PLAIN CITY  
 DB 69 P 543  
 8.00 ACRES  
 04-00724.000

JOHN AND JANET MAY  
 OR 304 P 2164  
 0.378 ACRES  
 04-00668.006  
 PLAT 23-03

N 61°31'05" E 4000.27'  
 N 61°53'35" E 3983.60'

30' EASEMENT

30' EASEMENT

SEE DETAIL "A"

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊖ 1/2" Ø IRON PIN (FOUND)
  - △ MADISON CO MON #05-028 (FOUND)
  - ⊕ 8" WELL CASING (FOUND)
  - MAG NAIL (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊗ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "PRIDAY 7014" (FOUND)

**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

**0.1108± & 0.0010± ACRES,**  
**VMS 5128 & 13281, PLAIN CITY,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR VILLAGE OF PLAIN CITY**

SCALE : 1" = 20'  
 20' 10' 0 20'  
 JOB No. S220114 CREW: MW,AM  
 SURVEYED 02/2022 DWN BY: RC  
 DRAWN 02/23/22 CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.0010 Acre Tract** *Surveyed for Village of Plain City*

The following described 0.0010 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 13281, being part of the remaining portion of Lot 105 of Isaac Bigelows Sixth Addition as recorded in Plat Book 1 page 3 and conveyed to Jason Shumway by Official Record 335 page 1786, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the northeast line of an abandoned railroad now conveyed as a 0.378 acre tract to the John and Janet May by Official Record 304 page 2164 and the extension of the west line of Central Avenue (10 feet wide, now vacated) being a corner to a 8.00 acre tract conveyed to the Village of Plain City by Deed Book 69 page 543, being the southeast corner of said Lot 5;

Thence, with the northeast line of said 0.378 acre tract, **North 54° 53' 43" West** a distance of **13.85 feet** to a mag nail set at a corner to a 0.096 acre tract conveyed to the Village of Plain City by Official Record 336 page 886;

Thence, with the south line of said 0.096 acre tract, **South 86° 41' 12" East** a distance of **11.89 feet** to a mag nail set at the northwest corner of said 8.00 acre tract and being in the extension of the west line of Central Avenue;

Thence, with the west line of said 8.00 acre tract, **South 04° 14' 25" West** a distance of **7.30 feet** returning to the **Point of Beginning**, containing **0.0010 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 February of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220114-0.0010)



  
Nathan L. Cottrill, PS #8821

# COTTRILL SURVEYING, INC

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

## **0.1108 Acre Tract** *Surveyed for Village of Plain City*

The following described 0.1108 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128 and 13281, being part of the remaining portion of Lot 105 of Isaac Bigelows Sixth Addition as recorded in Plat Book 1 page 3 and conveyed to Jason Shumway by Official Record 335 page 1786, and being more particularly described as follows:

Beginning at a mag nail found at the intersection of the east line of Jackson Street (20 feet wide) and the north line of an abandoned railroad now conveyed as a 0.50 acre tract to the Village of Plain City, Ohio by Official Record 388 page 1381, being at the west corner of a 0.096 acre tract conveyed to the Village of Plain City by Official Record 336 page 886 and being the southwest corner of said Lot 5;

Thence, with the east line of Jackson Street, **North 04° 14' 25" East** a distance of **73.92 feet** to an iron pin and cap set at the southwest corner of a 0.203 acre tract conveyed to Ronal Lee McComas by Official Record 208 page 1224;

Thence, with the south line of said 0.203 acre tract, **South 85° 00' 43" East** a distance of **66.00 feet** to an iron pin and cap set in the west line of Central Avenue (10 feet wide);

Thence, with the west line of Central Avenue, **South 04° 14' 25" West** a distance of **71.84 feet** to the north line of said 0.096 acre tract;

Thence, with the north line of said 0.096 acre tract, **North 86° 48' 54" West** a distance of **66.00 feet** returning to the **Point of Beginning**, containing **0.1108 Acres** more or less.

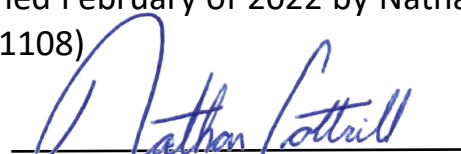
Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 February of 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220114-0.1108)



  
Nathan L. Cottrill, PS #8821