

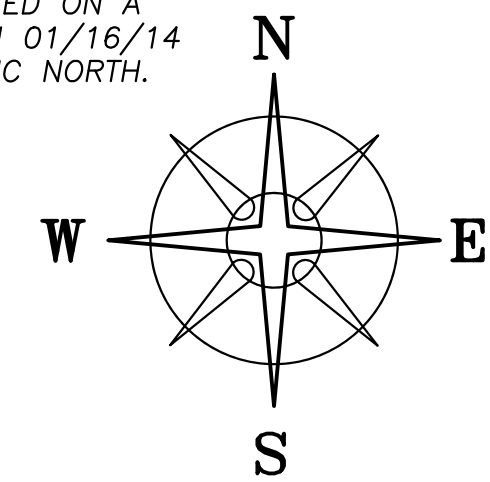
MAIN STREET (60' WIDE)

DEED REFERENCE

DOKATEE LLC
OR 377 PG 58

PARCEL No. 04-00410.000
A 0.467 ACRES
PLAT 103-17
ORIGINALLY LOT 10 & PART LOT 11
OF PLEASANT VALLEY
IN PLAT BOOK 1 PAGE 3

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



N=768646.22'
E=1753981.37'

NOTE

ORIGINAL LOT LINES OF PLEASANT VALLEY SUBDIVISION HAVE BEEN ESTABLISHED USING THE SOUTH LINE OF MAIN STREET AND THE WEST LINE OF CHURCH STREET BY STREET IMPROVEMENTS AND FOUND EXISTING MONUMENTS.

SOUTH CHILLICOTHE STREET (60' WIDE)

BRICK MEMORIAL

DAVID & RHODA F HELMUTH, JT LIVES
OR 310 P 2487
W. 1/2 LOT 11
20' OF E. SIDE LOT 12

A 0.2333±
ACRES

A 0.2333±
ACRES

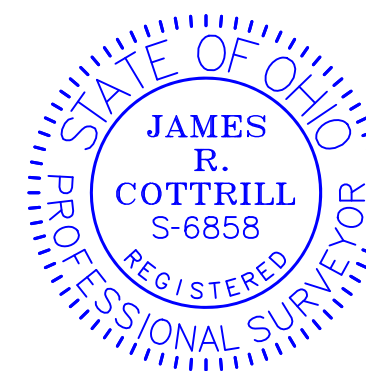
LYNNE A ROBBINS
OR 381 PG 2498
WEST 1/2 OF LOT 9

BIGELOW AVENUE (26.5' WIDE)

LEGEND

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "CLAPSADDLE RS#6140" (FOUND)
- ⬡ 5/8" ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- △ MADISON CO MON #05-028 (FOUND)



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

James R. Cottrill DATE: 02/28/22

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

0.2333± & 0.2333± ACRES,
VMS 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DOKATEE LLC

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

JOB No. S211124 : CREW: MW
SURVEYED 12/16/21 : DWN BY: RC
DRAWN 12/20/21 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.2333 Acre Tract *Surveyed for Dokatee LLC*

The following described 0.2333 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being the West half of a 0.467 acre tract (Parcel 04-00410.000, originally part of Lots 10 and 11 of Pleasant Valley as recorded in Plat Book 1 page 3) conveyed to Dokatee LLC by Official Record 377 page 58, and being more particularly described as follows:

Beginning at a drill hole in the sidewalk in the South line of Main Street (60 feet wide) at the Northeast corner of the West half of Lot 11 of said Pleasant Valley in the Northwest corner of said 0.467 acre tract, said drill hole bears South 85° 21' 48" East a distance of 206.75 feet from a mag nail set at the intersection of the South line of Main Street with the Northeast line of South Chillicothe Street (60 feet wide), and from said drill hole a mag nail found bears South 68° 28' 39" East a distance of 0.17 feet;

Thence, with the South line of Main Street, **South 85° 21' 48" East** a distance of **61.58 feet** to a mag nail set;

Thence, with a new line across said 0.467 acre tract, **South 04° 38' 12" West** a distance of **165.00 feet** to an iron pin and cap set in the North line of Bigelow Avenue (26.5 feet wide);

Thence, with the North line of Bigelow Avenue, **North 85° 21' 48" West** a distance of **61.58 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found at the Southeast corner of said West half of Lot 11;

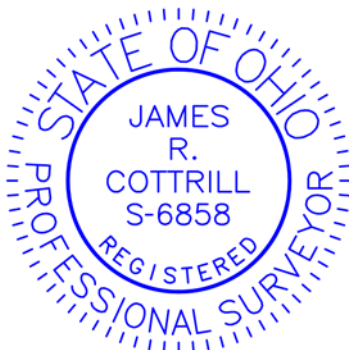
Thence, with the West half of Lot 11, **North 04° 38' 12" East** a distance of **165.00 feet** returning to the **Point of Beginning**, containing **0.2333 Acres** more or less.

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 December 16, 2021 by James R. Cottrill, PS registration #6858. (Job #S211124-0.2333a)




James R. Cottrill, PS #6858

COTTRILL SURVEYING, INC

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0.2333 Acre Tract *Surveyed for Dokatee LLC*

The following described 0.2333 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being the East half of a 0.467 acre tract (Parcel 04-00410.000, originally part of Lot 10 of Pleasant Valley as recorded in Plat Book 1 page 3) conveyed to Dokatee LLC by Official Record 377 page 58, and being more particularly described as follows:

Beginning at a mag nail found in the sidewalk in the South line of Main Street (60 feet wide) at the Northeast corner of said 0.467 acre tract, said drill hole bears South 85° 21' 48" East a distance of 329.91 feet from a mag nail set at the intersection of the South line of Main Street with the Northeast line of South Chillicothe Street (60 feet wide);

Thence, with the East line of said 0.467 acre tract, **South 04° 38' 12" West** a distance of **165.00 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Clapsaddle RS#6140" found in the North line of Bigelow Avenue (26.5 feet wide);

Thence, with the North line of Bigelow Avenue, **North 85° 21' 48" West** a distance of **61.58 feet** to an iron pin and cap set;

Thence, with a new line across said 0.467 acre tract, **North 04° 38' 12" East** a distance of **165.00 feet** to a mag nail set in the South line of Main Street;

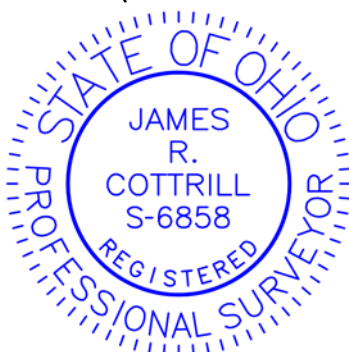
Thence, with the South line of Main Street, **South 85° 21' 48" East** a distance of **61.58 feet** returning to the **Point of Beginning**, containing **0.2333 Acres** more or less.

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 December 16, 2021 by James R. Cottrill, PS registration #6858. (Job #S211124-0.2333b)



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