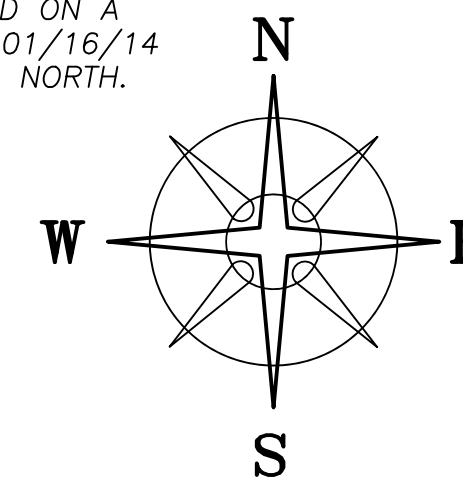


BEARINGS ARE BASED ON A GPS OBSERVATION ON 01/16/14 WGS 1984 GEODETIC NORTH.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 09/15/25

BIGELOW AVENUE (26.5' WIDE)

BIGELOW AVENUE (26.5' WIDE)

CHURCH STREET (50' WIDE)

WASHINGTON STREET (30' WIDE)

CHURCH STREET (51.5' WIDE)

CHILlicothe STREET (60' WIDE)

DEED REFERENCE
TBD HOLDINGS LLC
OR 234 P 752
 EXHIBIT "A" 04-00095.000
(A) 0.4025 ACRES
 PART OF LOTS 36, 37 & 38 BIGELOW'S 1ST ADD.
 PART OF AN UNIMPROVED 20' WIDE ALLEY &
 PART OF A PUBLIC SQUARE OF BIGELOW'S THIRD ADD.

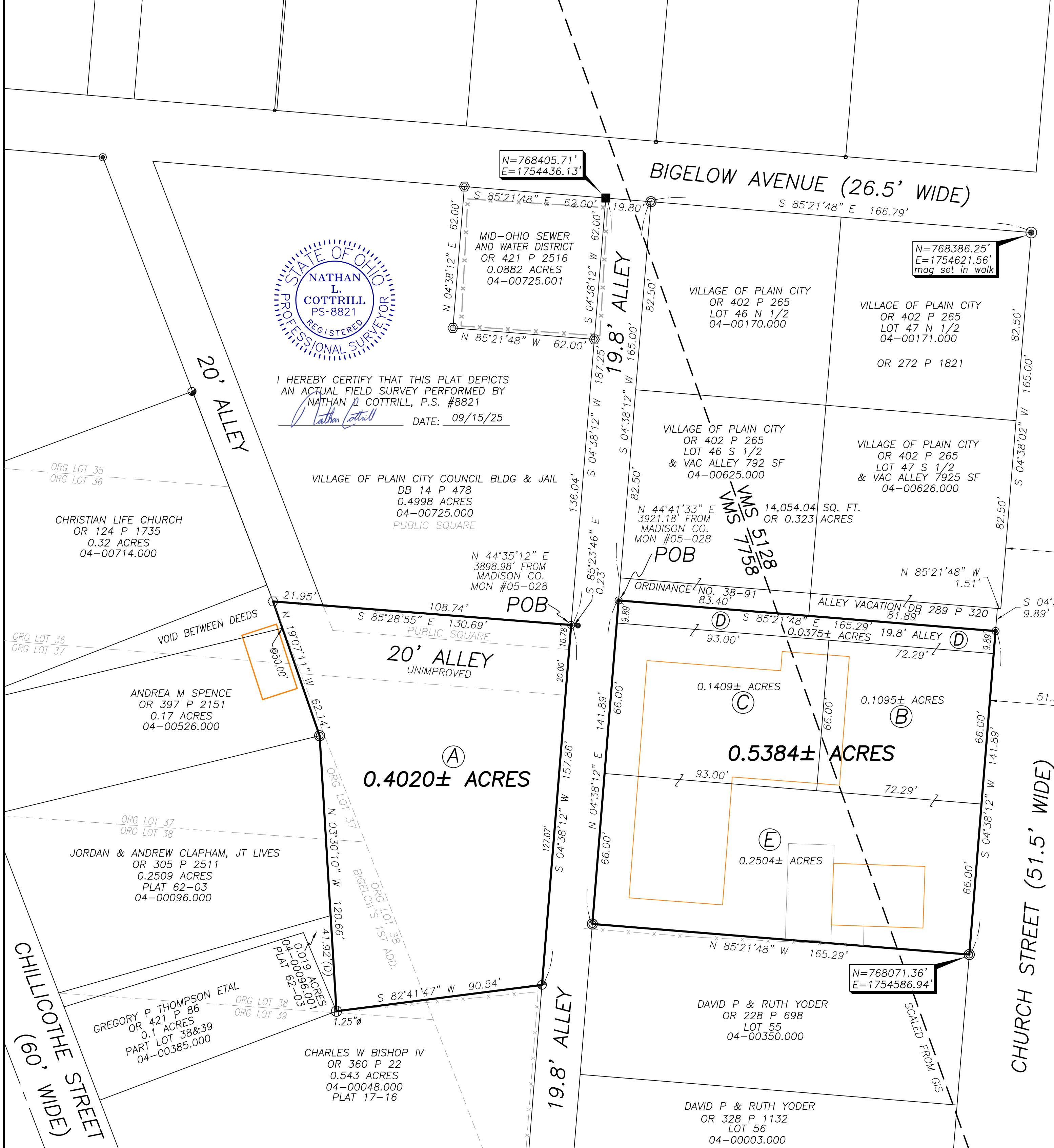
TBD HOLDINGS LLC
OR 234 P 752
(B) LOT 53 SAVE & EXCEPT 93' OFF W. END
 TRACT 1 04-00483.000
(C) 93' OFF W. END LOT 53
 TRACT 2 04-00483.000
(D) S 1/2 VAC ALLEY ORD. #38-91
 TRACT 2 04-00483.000
(E) LOT 54
 TRACT 3 04-00483.000
ISAAC BIGELOW'S THIRD ADDITION
RECORDED IN DB 14 PG 478

- LEGEND**
- RAIL ROAD SPIKE (FOUND)
 - ⊖ PINCHED IRON PIPE (FOUND)
 - ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊙ 5/8" Ø IRON PIPE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⊙ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "LSM 7437" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

0.4020± & 0.5384± ACRES,
VMS 5128 & 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR VILLAGE OF PLAIN CITY.

SCALE : 1"=30'	JOB No. S250801	CREW: MW
30' 15' 0 30'	SURVEYED 09/2025	DWN BY: JRC
	DRAWN 09/2025	CHECK: NC



(A) 0.4020± ACRES

(C) 0.1409± ACRES
(B) 0.1095± ACRES
(E) 0.2504± ACRES
0.5384± ACRES

N=768405.71'
E=1754436.13'

N=768386.25'
E=1754621.56'
mag set in walk

N=768071.36'
E=1754586.94'

ORG LOT 35
ORG LOT 36

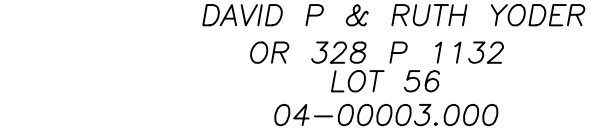
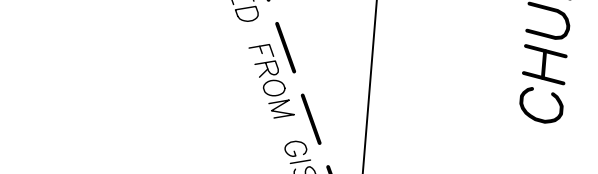
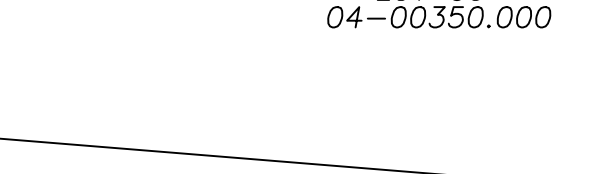
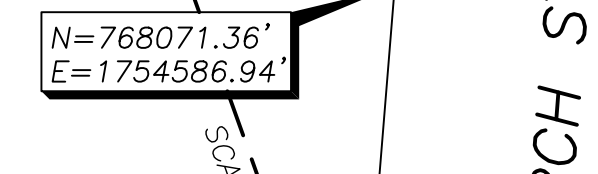
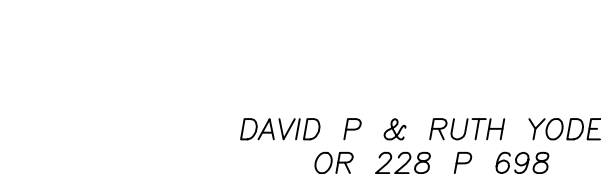
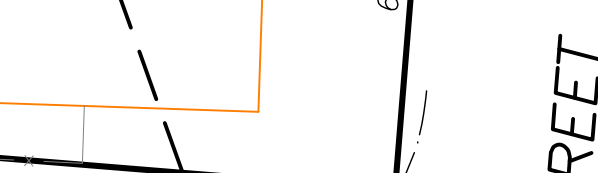
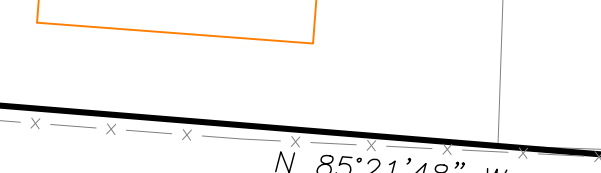
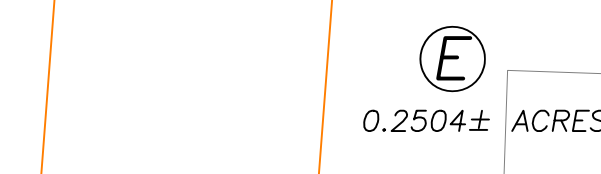
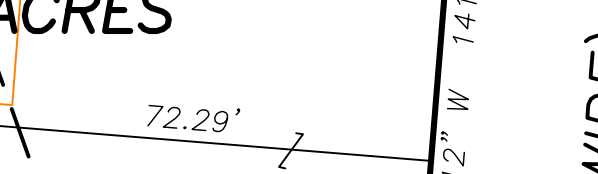
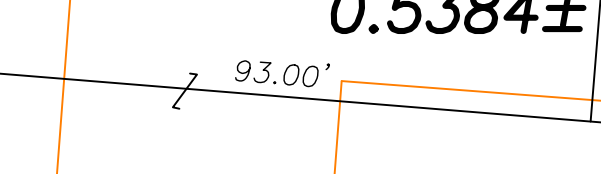
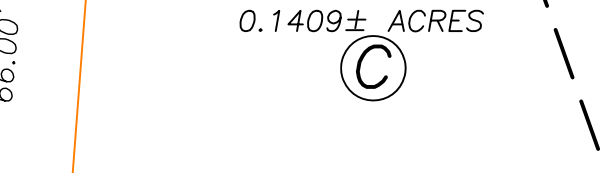
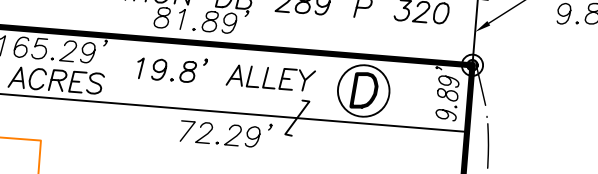
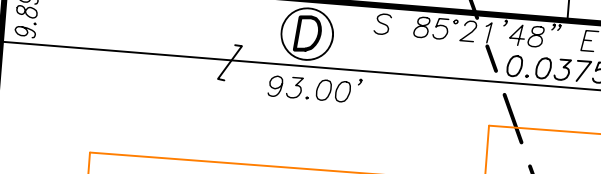
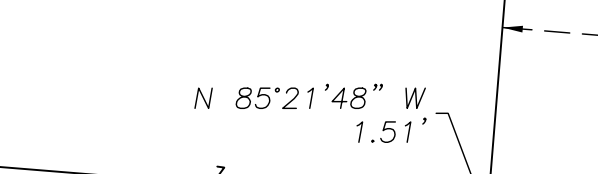
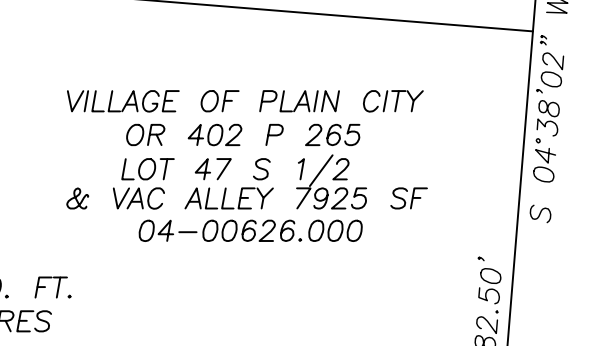
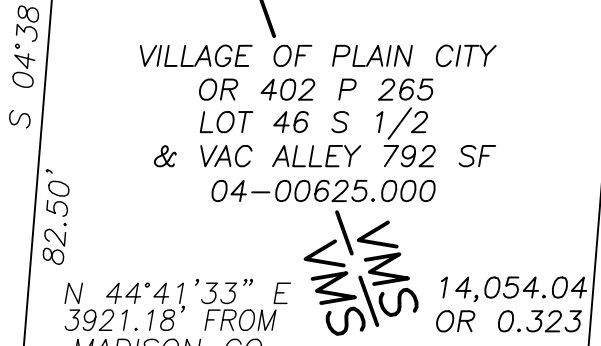
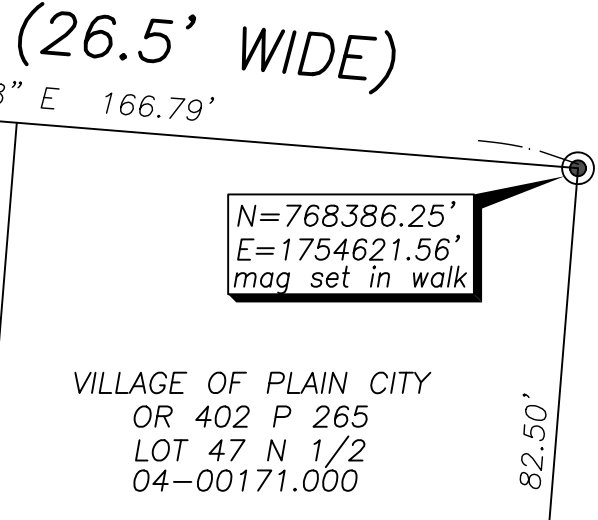
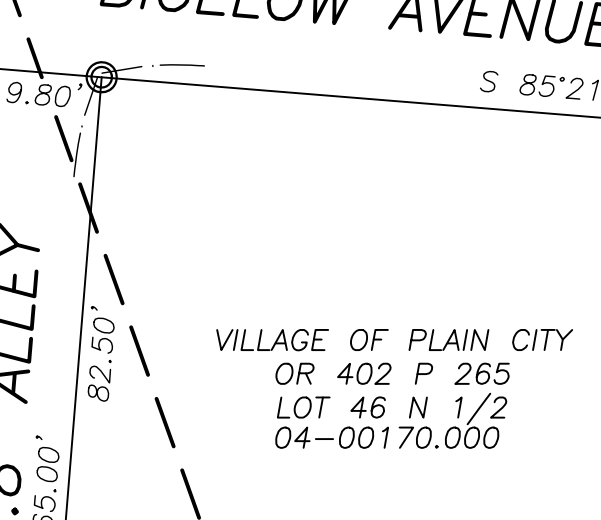
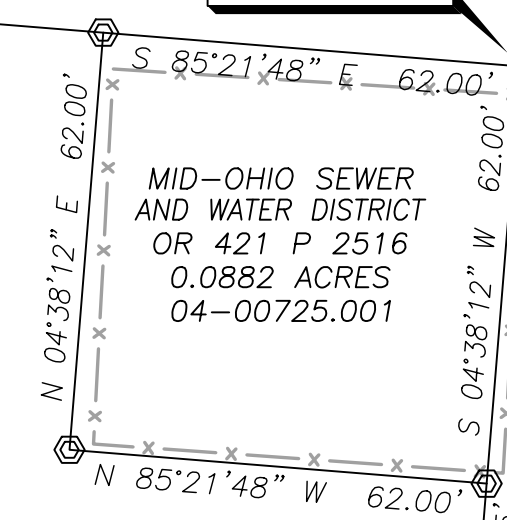
ORG LOT 36
ORG LOT 37

ORG LOT 37
ORG LOT 38

ORG LOT 38
ORG LOT 39

ORG LOT 37
ORG LOT 38

ORG LOT 38
ORG LOT 39



CHRISTIAN LIFE CHURCH
 OR 124 P 1735
 0.32 ACRES
 04-00714.000

VILLAGE OF PLAIN CITY COUNCIL BLDG & JAIL
 DB 14 P 478
 0.4998 ACRES
 04-00725.000
 PUBLIC SQUARE

N 44°35'12" E
 3898.98' FROM
 MADISON CO.
 MON #05-028

N 44°41'33" E
 3921.18' FROM
 MADISON CO.
 MON #05-028

ANDREA M SPENCE
 OR 397 P 2151
 0.17 ACRES
 04-00526.000

JORDAN & ANDREW CLAPHAM, JT LIVES
 OR 305 P 2511
 0.2509 ACRES
 PLAT 62-03
 04-00096.000

GREGORY P THOMPSON ETAL
 OR 421 P 86
 0.1 ACRES
 PART LOT 38&39
 04-00385.000

CHARLES W BISHOP IV
 OR 360 P 22
 0.543 ACRES
 04-00048.000
 PLAT 17-16

DAVID P & RUTH YODER
 OR 228 P 698
 LOT 55
 04-00350.000

DAVID P & RUTH YODER
 OR 328 P 1132
 LOT 56
 04-00003.000

COTTRILL SURVEYING, INC

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

0.4020 Acre Tract *Surveyed for Village of Plain City*

The following described 0.4020 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 0.4025 acre tract (Parcel 04-00095.000, Tract 4, originally being part of Lots 36, 37 and 38 of Bigelow's 1st Addition, part of an unimproved 20 feet wide alley and part of a Public Square of Bigelow's Third Addition) as conveyed to TBD Holdings LLC by Official Record 234 page 752, and being more particularly described as follows:

Beginning at a mag nail set at in the west line of a 19.8 feet wide Alley, at the southeast corner of a 0.4998 acre tract conveyed to the Village of Plain City by Deed Book 14 page 478 and the northeast corner of said 0.4025 acre tract, said mag nail bears North 44° 35' 12" East a distance of 3898.98 feet from Madison County Monument 05-028;

Thence, with the west line of said alley, **South 04° 38' 12" West**, passing the north line of an unimproved alley at 10.78 feet, passing the south line of said alley at 30.78 feet, a total distance of **157.86 feet** to a 5/8 inch diameter rebar and orange plastic cap stamped "LSM 7437" found at the northeast corner of a 0.543 acre tract conveyed to Charles W Bishop IV by Official Record 360 page 22;

Thence, with the north line of said 0.543 acre tract, **South 82° 41' 47" West** a distance of **90.54 feet** to a 1.25-inch diameter pinched iron pipe found at the south corner of a 0.019 acre tract and the southeast corner of a 0.1 acre tract (part of Lots 38 and 39 of Bigelow's 1st Addition) both conveyed to Gregory P Thompson, et al. by Official Record 421 page 86;

Thence, with the east line of said 0.019 acre tract, **North 03° 30' 10" West**, passing the southeast corner of a 0.2509 acre tract conveyed to Jordan and Andrew Clapham, Joint Lives by Official Record 305 page 2511 at 41.92 feet, a total distance of **120.66 feet** to a 3/4-inch diameter iron pipe found at the southeast corner of a 0.17 acre tract conveyed to Andrea M Spence by Official Record 397 page 2151;

Thence, with the east line of said 0.17 acre tract, **North 19° 07' 11" West**, passing the northwest corner of said 0.17 acre tract at 50.00 feet, a total distance of **62.14 feet** to an iron pin and cap set at the northwest corner of said 0.4025 acre tract;

Thence, **South 85° 28' 55" East**, passing the southwest corner of said 0.4998 acre tract at 21.95 feet, continue with the south line of said 0.4998 acre tract, a total distance of **130.69 feet** returning to the **Point of Beginning**, containing **0.4020 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 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250801-0.4020)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821

COTTRILL SURVEYING, INC

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

0.5384 Acre Tract Surveyed for Village of Plain City

The following described 0.5384 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128 and VMS 7758, being part of Lot 53 (Parcel 04-00483.000, Tract 1: save and excepting 93 feet off west end), being 93 feet off the west end of Lot 53 (Parcel 04-00483.000, Tract 2), being the south half of the alley vacated by Ordinance 38-91 as recorded in Deed Book 289 page 320 (Parcel 04-00483.000, Tract 2), and all of Lot 54 (Parcel 04-00483.000, Tract 3) of Isaac Bigelow's Third Addition as recorded in Deed Book 14 page 478 and conveyed to TBD Holdings LLC by Official Record 234 page 752, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the east line of a 19.8 feet wide alley with the centerline of said vacated alley, being the southwest corner of the portion of said vacated alley as conveyed to the Village of Plain City by Official Record 402 page 265 and the northwest corner of said portion of vacated alley, said mag nail bears North 44° 41' 33" East a distance of 3921.18 feet from Madison County Monument 05-028;

Thence, with the centerline of Said Vacated Alley, **South 85° 21' 48" East** a distance of **165.29 feet** to a mag nail set in the west line of Church Street (51.5 feet wide);

Thence, with the west line of Church Street, **South 04° 38' 12" West**, passing the northeast corner of Lot 53 at 9.89 feet, passing the northeast corner of Lot 54 at 75.89 feet, a total distance of **141.89 feet** to a 3/4-inch diameter iron pipe found at the northeast corner of Lot 55 as conveyed to David P and Ruth Yoder by Official Record 228 page 698;

Thence, with the north line of said Lot 55, **North 85° 21' 48" West** a distance of **165.29 feet** to a 3/4-inch diameter iron pipe found in the east line of said 19.8 feet wide alley;

Thence, with the east line of said alley, **North 04° 38' 12" East**, passing the southwest corner of Lot 53 at 66.00 feet, passing the South line of said vacated alley at 132.00 feet, a total distance of **141.89 feet** returning to the **Point of Beginning**, containing **0.5384 Acres** more or less, of which 0.1095 acres more or less is the residual of Lot 53, 0.1409 acres more or less is part of Lot 53, 0.2504 acres more or less is all of Lot 54 and 0.0375 acres more or less is part 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 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250801-0.5384)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821