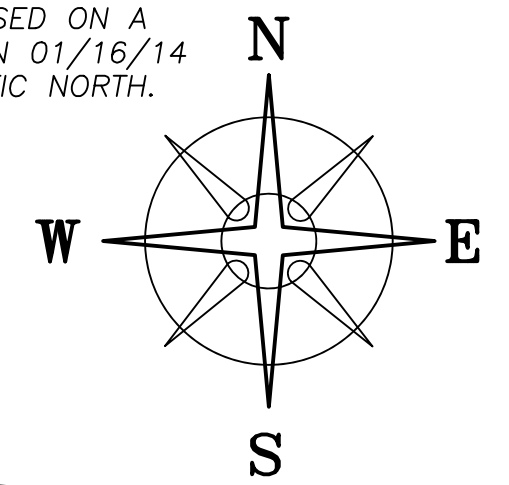


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



WASHINGTON STREET (30' WIDE)

CHURCH STREET (51.5' WIDE)

20' ALLEY

JEFFERSON STREET (30' WIDE)

KUHNS RENTALS LLC
OR 317 P 2371
PT LOT 83 (66X73.99)
& PT VAC ALLEY
04-00704.000

N=768113.50'
E=1754643.12'

S 85°21'48" E 76.01'

66.01'

LOT 83

RYAN A & DANIELLE M BAILEY, JT LIVES
OR 343 P 2653
LOT 82
E. 1/2 VAC ALLEY (1650 SF)
04-00172.000

81

DEED REFERENCE
KATHY HOLDEN
OR 427 PG 801
PARCEL No. 04-00705.000
(A) PART OF LOT 83
66'X90.91'
PARCEL No. 04-00705.000
(B) PART OF VACATED ALLEY
VACATED BY ORDINANCE #113245
BIGELOW'S SIXTH ADD.
PB 1 PG 1

(A)
0.1380± ACRES

0.1588± ACRES

(B)
0.0208± ACRES

POB
N=768023.01'
E=1754633.66'

66.03'

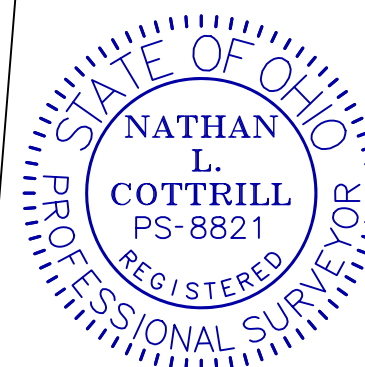
N 85°21'48" W 76.03'

10.00'

LEGEND

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

- ▲ MADISON CO MON #05-028 (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



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

Nathan Cottrill DATE: 09/09/25

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

**0.1588± ACRES,
VMS 5128, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR KATHY HOLDEN**

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

JOB No. S250901 : CREW: MW
SURVEYED 09/2025 : DWN BY: JRC
DRAWN 09/2025 : CHECK: NC

VMS 5128
VMS 7758

N 48°51'10" E 3929.38'

84

85

20' ALLEY

COTTRILL SURVEYING, INC

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

0.1588 Acre Tract Surveyed for Kathy Holden

The following described 0.1588 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 5128, being part of Lot 83 (Parcel 04-00705.000) and part of a vacated alley (Parcel 04-00705.000, vacated by Ordinance 113245) of Bigelow's Sixth Addition as recorded in Plat Book 1 page 1 and conveyed to Kathy Holden by Official Record 427 page 801, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the east line of Church Street (51.5 feet wide) and the north line of Jefferson Street (30 feet wide) and being the Southwest corner of said Lot 83;

Thence, with the east line of Church Street, **North 04° 38' 02" East** a distance of **91.02 feet** to a 3/4-inch diameter iron pipe found at the southwest corner of the part of Lot 83 conveyed to Kuhns Rentals LLC by Official Record 317 page 2371;

Thence, with the south line of said Kuhns Rentals LLC's tract, **South 85° 21' 48" East**, passing the west line of said vacated alley at 66.01 feet, a total distance of **76.01 feet** to an iron pin and cap set in the centerline of said vacated alley as conveyed to Ryan A and Danielle M Bailey, Joint Lives by Official Record 343 page 2653;

Thence, with the centerline of said vacated alley, **South 04° 37' 24" West** a distance of **91.02 feet** to an iron pin and cap set in the north line of Jefferson Street;

Thence, with north line of Jefferson Street, **North 85° 21' 48" West**, passing the southeast corner of Lot 83 at 10.00 feet, a total distance of **76.03 feet** returning to the **Point of Beginning**, containing **0.1588 Acres** more or less, of which 0.1380 acres more or less is part of said Lot 83 and 0.0208 acres more or less is part of said vacated alley.

Bearings are based on a GPS observation on January 16, 2024, 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 4, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250901-0.1588)



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

Nathan L. Cottrill, PS #8821