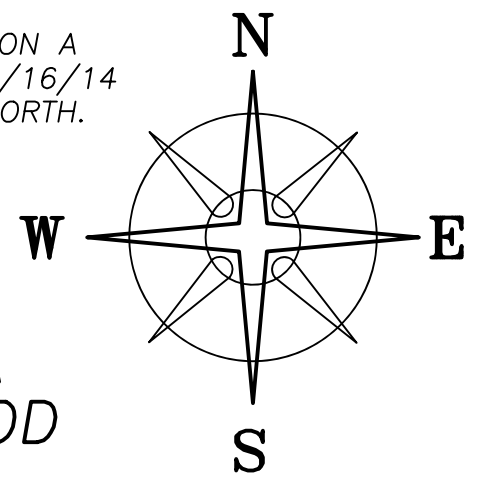


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
MICHEAL & BARBARA
GEORGE, JT LIVES, TOD
OR 352 PG 1854
PARCEL No. 04-00662.000
Ⓐ 0.073 ACRES (CALC)
PART OF LOT 26 OF PLEASANT VALLEY

N. CHILlicothe STREET (US 42, 60' R/W)

LOT 26

MTC RENTALS LLC
OR 339 PG 2565
04-00645.000
TRACT 1
PT. LOT 26
PLEASANT VALLEY

LOT 25

LOT 24

STUCCO BUILDING
#123

0.0724±
ACRES

19.8' ALLEY
(30 LINKS WIDE BY PLEASANT VALLEY PLAT)

MASONIC LODGE

LEGEND

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

- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (PREV SET)

POB
N=768719.42'
E=1753954.95'

POB BEARS N 34°43'51" E
3973.32' FROM MADISON CO
MON #05-028 (FOUND)

MAIN STREET (STATE ROUTE 161, 60' R/W)



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

DATE: 01/28/26

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

0.0724± ACRES,
VMS 7758, VILLAGE OF PLAIN CITY,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GEORGE

SCALE : 1"=30'
30' 15' 0 30'

JOB No. S260102 CREW: BC,MW
SURVEYED 01/13/26 DWN BY: NC
DRAWN 01/14/26 CHECK: RC

COTTRILL SURVEYING, INC

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

0.0724 Acre Tract Surveyed for George

The following described 0.0724 acre tract is situated in the State of Ohio, Madison County, Village of Plain City, VMS 7758, being all of a 0.073 acre tract (Parcel 04-00662.000, being part of Lot 26 of Pleasant Valley) as conveyed to Michael and Barbara George, Joint Lives, TOD, by Official Record 352 page 1854, and being more particularly described as follows:

Beginning at a mag nail set at the Southwest corner of said 0.073 acre tract, being 26.70 feet Northeast of the centerline of North Chillicothe Street (US Route 42, 60 feet right-of-way) and 40 feet North of the centerline of Main Street (State Route 161, 60 feet right-of-way), said mag nail bears North 34° 43' 51" East a distance of 3973.32 feet from Madison County Monument 05-028;

Thence, with the Southwest line of said 0.073 acre tract, **North 18° 59' 22" West** a distance of **95.80 feet** to a mag nail set at the Southwest corner of part of Lot 26 as conveyed to MTC Rentals LLC by Official Record 339 page 2565 and being the extension of the North line of a stucco building;

Thence, with the South line of said MTC Rentals LLC's tract and with the North line of said stucco building, **North 71° 02' 33" East** a distance of **53.91 feet** to the West line of a 19.8 feet wide alley, from said corner an iron pin and cap set bears North 71° 02' 33" East a distance of 1.50 feet;

Thence, with the West line of Said Alley, **South 04° 55' 35" West** a distance of **109.35 feet** to a mag nail set 40 feet North of the centerline of Main Street;

Thence, with the line 40 feet North of and parallel to the centerline of Main Street, **North 85° 21' 48" West** a distance of **10.45 feet** returning to the **Point of Beginning**, containing **0.0724 Acres** more or less.

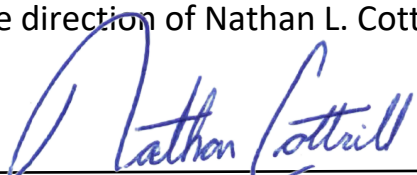
Bearings are based on a GPS observation on January 16, 2014, WGS 1984 Geodetic North.

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 pin and caps set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying" unless otherwise noted.

This description is based on a field survey performed by Cottrill Surveying, Inc on January 13, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job #S260102-0.0724)




Nathan L. Cottrill, PS-8821