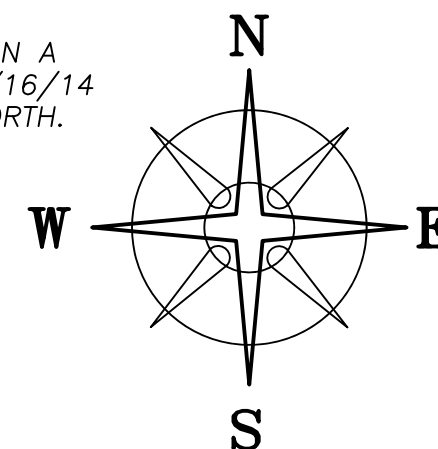


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 01/16/14
WGS 1984 GEODETIC NORTH.



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

GUY AVENUE (40' WIDE)

POB
N=769232.77'
E=1751988.51'

0.257± ACRES

(A)

MARY LOU LOVEJOY, TRUSTEE
OR 800 PG 726
0.266 ACRES (42.5 POLES)
18-0001004.0000

N=769086.81'
E=1751969.80'

S 89°36'57" E 12040.48'

0.237± ACRES
0.020± ACRES
NO RECORD
(MADISON CO.)

N 71°29'51" W 76.20'
N 05°56'23" E 147.12'

20' ALLEY

UNION COUNTY
MADISON COUNTY

OR 243 PG 1559
(MADISON CO.)
04-00325.000
0.18 ACRES

10' ALLEY

16' ALLEY

DEED REFERENCE
DEBORAH A MILLER
INSTR No 202211150010605
(A) 0.27 ACRES (43 POLES)
UNION CO. PARCEL No. 18-0001005.0000
NO RECORD IN MADISON COUNTY

LEGEND

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

- ① 3/4" T-BAR & CAP (FOUND)
- IRON PIN (FOUND)
- MAG NAIL (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ▲ COUNTY STONE (FOUND)

FLOOD HAZARD INFO.

BASED ON FEMA MAP #39097C0057D
DATED 6/18/10 THE PROPERTY SHOWN
IS IN ZONE "X" (AREA OF MINIMAL FLOODING)



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

Nathan L. Cottrill

DATE: 07/22/26

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

0.257± ACRES, VMS 7758 & 7830,
JEROME TWP., VILLAGE OF PLAIN CITY,
UNION & MADISON CO., STATE OF OHIO.
SURVEYED FOR MILLER

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

JOB No. S260620 CREW: MW
SURVEYED 07/2026 DWN BY: JRC
DRAWN 07/2026 CHECK: NC

COTTRILL SURVEYING, INC

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

0.257 Acre Tract Surveyed for Miller

The following described 0.257 acre tract is situated in the State of Ohio, Madison County and Union County, Village of Plain City, VMS 7758 and 7830, being all of a 0.27 acre tract (Union County Parcel 18-0001005.0000, no record in Madison County) as conveyed to Deborah A Miller by Instrument Number 202211150010605 (Union County), and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southwest line of Main Street (State Route 161, 60 feet right-of-way) and the east line of Guy Avenue (40 feet wide) and being the northwest corner of said 0.27 acre tract;

Thence, with the southwest line of Main Street, **South 69° 48' 33" East** a distance of **79.00 feet** to an iron pin and cap set at the northwest corner of a 0.266 acre tract conveyed to Mary Lou Lovejoy, Trustee by Official Record 800 page 726 (Union County) and Official Record 243 page 1559 (Madison County);

Thence, with the west line of said 0.266 acre tract, **South 05° 43' 35" West**, passing the Madison/Union County line at 121.06 feet, a total distance of **144.86 feet** to an iron pin and cap set in the northeast line of a 20 feet wide alley;

Thence, with the northeast line of said alley, **North 71° 29' 51" West**, passing the Madison/Union County line at 76.20 feet, a total distance of **79.00 feet** to an iron pin and cap set in the east line of Guy Avenue;

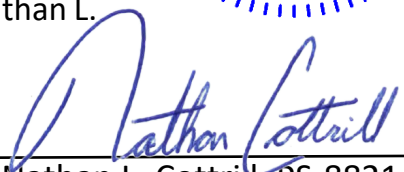
Thence, with the east line of Guy Avenue, **North 05° 56' 23" East** a distance of **147.12 feet** returning to the **Point of Beginning**, containing **0.257 Acres** more or less, of which 0.237 acres more or less is in Union County and 0.020 acres more or less is in Madison County. Bearings are based 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 July 14, 2026 under the direction of Nathan L. Cottrill, PS registration #8821. (Job # S260620-0.257)




Nathan L. Cottrill, PS-8821