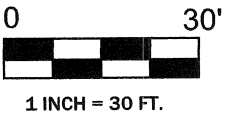
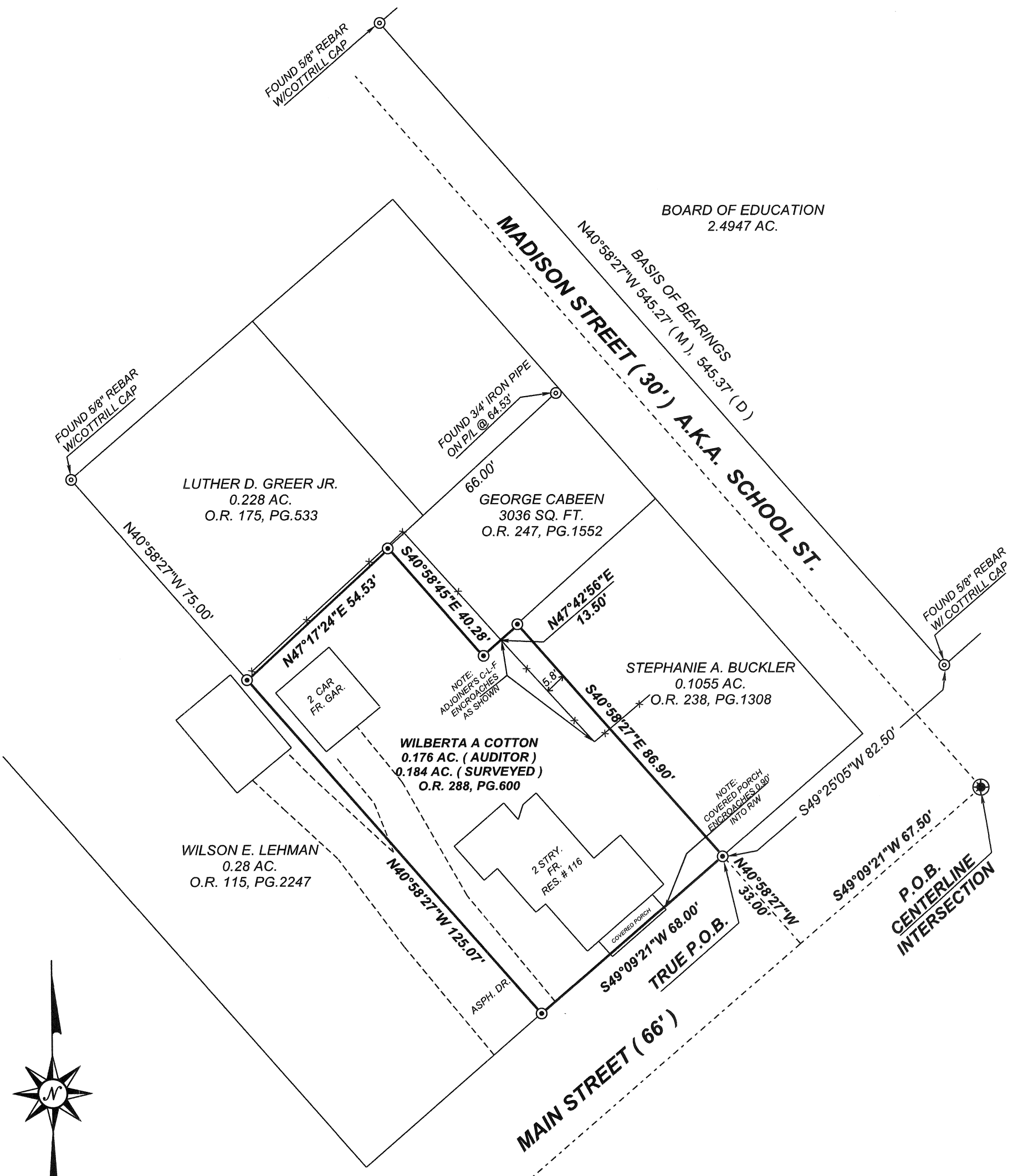


BOUNDARY SURVEY MAP OF A 0.184 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, V.M.S. 6483, VILLAGE OF MT. STERLING, BEING ALL OF THE 0.176 ACRE TRACT (AUDITOR), AS CONVEYED TO WILBERTA A. COTTON IN OFFICIAL RECORD 288, PG. 600. PARCEL NO. 18-0028.000



I HEREBY CERTIFY THAT THE ATTACHED PLAT WAS PREPARED FROM INFORMATION OBTAINED FROM AN ACTUAL FIELD SURVEY OF THE PREMISES AND THAT SAID PLAT IS CORRECT TO THE BEST OF MY KNOWLEDGE

REGISTERED SURVEYOR NO. 7958
JOHN J. RUTTER JR.

AUGUST 27, 2014
Aug 27 2014

FILE NAME	MADISON COUNTY	DRAWN BY	JOHN R.
SCALE	30 FT./IN	DATE	8-27-14
JOB	600-235	REVISION	1/1
		SHEET	1/1

LEGEND	
⊙	Found Rebar (as noted)
⊕	Found Railroad Spike
⊗	Set Rebar w/ Cap
(M)	Measured Distance
(D)	Deed Distance
⊕	Set Railroad Spike
⊙	Found Stone

REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

ALL REBARS SET ARE 5/8" X 30"
W/YELLOW PLASTIC CAP STAMPED
RUTTER PS 7958

BASIS OF BEARINGS:

THE NORTH LINE OF MADISON ST AS SHOWN ON 2.4947 AC. SURVEY FOR THE BOARD OF EDUCATION WHICH BEARS N40°58'27"W . AND IS USED TO DENOTE ANGLES ONLY.

CAMPBELL & ASSOCIATES, INC.
Surveying & Engineering
330-945-4117
www.campbellsurvey.com

77 E WILSON BRIDGE ROAD, SUITE 205
WORTHINGTON, OH 43085
614-785-9340

Legal Description of a 0.184 Acre Tract

Situated in the State of Ohio, County of Madison, Village of Mt. Sterling, located in VMS 6483 , being all of a 0.176 acre tract (auditor) as conveyed to Wilberta A. Cotton in Official Record 288, page 600, Parcel No. 18-0028.000, hereon referred to as Grantor, (all records herein are from the Recorder's Office, Madison County, Ohio) and being more particularly described as follows:

Beginning for reference at the center line intersection of Main Street (66' right-of-way) and Madison street (30' right-of-way) A.K.A. School Street;

Thence southwesterly with the center line of said Main Street, South 49°09'21" West, a distance of 67.50 feet to a Point;

Thence northwesterly leaving the center line of said Main Street, North 40°58'27" West, a distance of 33.00 feet to a Set 5/8" Rebar w/ Cap, said Set Rebar being on the southeasterly line of said Main Street and at the southwesterly corner of a 0.1055 acre tract as conveyed to Stephanie A. Buckler in Official Record 238, Page 1308 and being at the TRUE POINT OF BEGINNING for the 0.184 Acre Tract hereon described;

Thence southwesterly with the said southeasterly right-of-way line and the Grantors southeasterly line, South 49°09'21" West, a distance of 68.00 feet to a Set 5/8" Rebar w/Cap, said Set Rebar being at the southeasterly corner of a 0.28 acre tract as conveyed to Wilson E. Lehman in Official Record 115, Page 2247 and at the Grantor's southwesterly corner;

Thence northwesterly leaving the said right-of-way line with the northeasterly line of said 0.28 acre Lehman tract and the Grantor's southwesterly line; North 40°58'27" West, a distance of 125.07 feet to a Set 5/8" Rebar w/Cap, said Set Rebar being at the southwesterly corner of a 0.228 acre tract as conveyed to Luther D. Greer Jr. in Official Record 175, Page 533;

Thence northeasterly with the southeasterly line of said 0.228 acre Greer tract and the Grantor's northwesterly line, North 47°17'24" East, a distance of 54.53 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the southwesterly corner of a 3036 square foot tract as conveyed to George Cabeen in Official record 247, page 1552;

Thence southeasterly with the southwesterly line of said Cabeen tract, South 40°58'45" East, a distance of 40.28 feet to a Set 5/8" Rebar with Cap, said Set Rebar being at the southeasterly corner of said Cabeen tract and on the Grantor's northerly line;

Thence northeasterly with the southeasterly line of said Cabeen tract, and the Grantor's northwesterly line, North 47°42'56" East, a distance of 13.50 feet to a Set 5/8" Rebar w/Cap, said Set Rebar being at the southwesterly corner of said 0.1055 acre Buckler tract;

Thence southeasterly with the southwesterly line of said 0.1055 acre Buckler tract and the Grantor's northeasterly line, South 40°58'27" East a distance of 86.90 fee to the TRUE POINT OF BEGINNING and containing 0.184 Acres.

Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared from an actual field Survey of the premises in August of 2014. And a Plat of Survey is attached hereto and made a part hereof.

All Rebar's Set are 5/8" x 30" w/yellow Plastic Cap Stamped Rutter PS 7958.

Basis of Bearings is the Northwesterly line of Madison Street as shown on a 2.4947 acre Survey for the Board of Education, which bears North 40°58'27" West. And is used to denote angles only.

John J. Rutter Jr. P.S. 7958 August 30, 2014

John J. Rutter Jr. August 30, 2014

