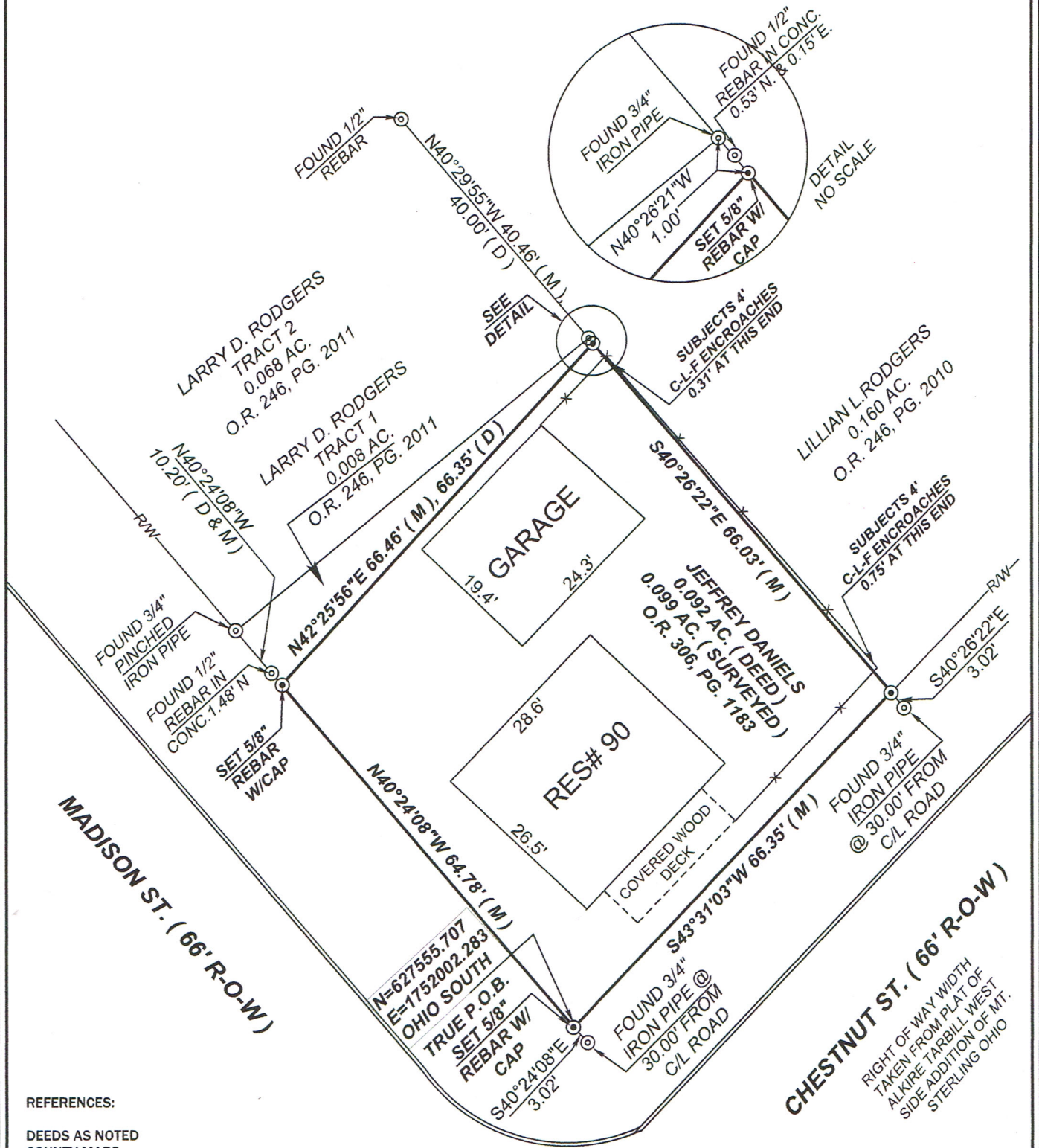


BOUNDARY SURVEY MAP OF A 0.099 ACRE TRACT

SITUATED IN THE STATE OF OHIO, COUNTY OF MADISON, AND IN THE VILLAGE OF MT. STERLING, BEING ALL OF A 0.092 ACRE TRACT (BY DEED), AS CONVEYED TO JEFFERY DANIELS IN OFFICIAL RECORD 306,PAGE 1183. PARCEL NUMBER 18-00849.000



REFERENCES:

DEEDS AS NOTED
COUNTY MAPS
PREVIOUS SURVEYS

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

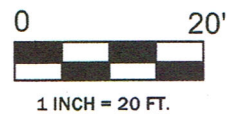
BASIS OF BEARINGS:

THE WEST LINE OF MADISON ST. BEING N40°24'08"W AND WAS DETERMINED THROUGH G.P.S. OBSERVATION UTILIZING THE O.D.O.T. V.R.S. NETWORK (NAD 83) AND SHOULD BE USED TO DENOTE ANGLES ONLY.

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



LEGEND	
⊙	Found Iron Pipe (as noted)
⊙	Set Rebar w/ Cap
⊙	Set Mag Nail
X	Chainlink fence
(M)	Measured Distance
(D)	Deed Distance
+	Tick



REGISTERED SURVEYOR NO.7958
JOHN J. RUTTER JR.

JUNE 02, 2015

John J. Rutter, Jr.

JUN 02 2015

ACKISON SURVEYING
Office: 614-766-4000
Cell: 614-207-8214
www.ackisonsurveying.com

Legal Description of a 0.099 Acre Tract

Situated in the State of Ohio, County of Madison, and in the Village of Mount Sterling. Being all of a 0.092 acre tract (by deed), Parcel number (18-00849.000) as Conveyed to Jeffrey Daniels in Official Record 306, Page 1183 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 a set 5/8" rebar with cap, said set rebar with cap being at the point of intersection of the northerly line of Chestnut Street (66.0' R-O-W) with the easterly line of Madison Street (66.0' R-O-W) and being at the Grantor's southwesterly corner, said set rebar with cap being at the TRUE POINT OF BEGINNING for the 0.0.099 acre tract herein described;

Thence with the easterly line of said Madison Street and the Grantor's westerly line, North40°24'08"West a distance of 64.78 feet to a set 5/8" rebar with cap, said set rebar being at the southwesterly corner of a 0.008 acre tract as conveyed to Larry D. Rodgers in Official Record 246, Page 2011 and being at the Grantor's northwesterly corner;

Thence northeasterly with the southerly line of said 0.008 acre tract and the Grantor's northerly line, North 42°25'56"East, a distance 66.46 feet to a set 5/8" rebar with cap, said set rebar being at the southeasterly corner of said 0.008 acre Rodgers tract and on the westerly line of a 0.160 acre tract as conveyed to Lillian L. Rodgers in Official Record 246, Page 2010 and being at the Grantor's northeasterly corner;

Thence southeasterly with the westerly line of said 0.160 acre Rodgers tract and the Grantor's easterly line, South 40°26'22"East, a distance 66.03 feet to a set 5/8" rebar with cap, said set 5/8" rear with cap being at the southwesterly corner of said 0.160 acre Rodgers tract the southeasterly corner of the Grantor's land and on the northerly line of said Chestnut Street;

Thence southwesterly with the northerly line of said Chestnut Street and the Grantor's southerly line, South 43°31'03"West, a distance 66.35 feet to the TRUE POINT OF BEGINNING and containing 0.099 acres.

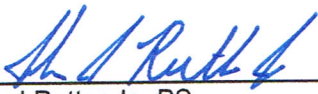
Subject to all easements, rights-of-ways or restrictions of record.

This description was prepared by Ackison Surveying, LLC. (614-866-4600) under the direct supervision of John J Rutter Jr. Registered Surveyor No. 7958 from an actual field survey of the premises in May of 2015. And a Plat of survey is attached hereto and made a part hereof.

Basis of Bearings is the West line Madison Street being North 40°24'08"West and was determined through G.P.S. observation utilizing the O.D.O.T V.R.S. Network (NAD 83) and should be used to denote angles only.

Deed References and Documents as Recorded in the Madison County, Ohio Recorder's Office.

All Iron Pins set are 5/8" X 30" rebar with a yellow plastic cap reading Ackison Surveying.


John J Rutter Jr. PS
Registered Surveyor No. 7958

June 02, 2015

