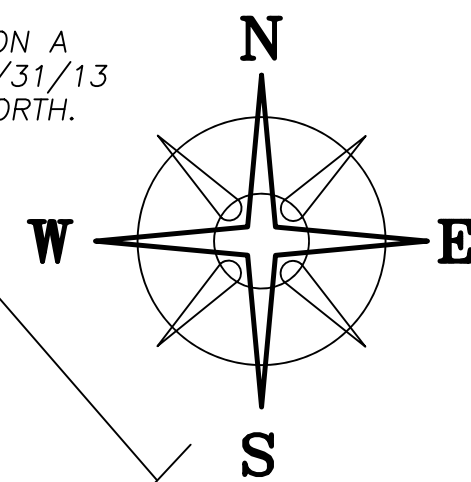


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/31/13
WGS 1984 GEODETIC NORTH.



LOT 54

LOT 55

ALLEY 16.5'
57'

0.1145±
ACRES

MADISON STREET (66' WIDE)
(HELD STREET SPLIT)

KASARAH M CLARKE
OR 278 PG 1707
0.17 ACRES
(0.33 ORIG. ACRE)

POB

LOT 56

LOT 57

CHESTNUT STREET (66' WIDE)
(CENTERLINE PAVEMENT)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☒ MADISON COUNTY MONUMENT 02-019 (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

DEED REFERENCE
WHITESVILLE POULTRY, LLC
OR 327 PG 2194
Ⓐ 6072 SQ. FT.
PARCEL No. 18-00455.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

James R. Cottrill DATE: 09/05/17

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.1145± ACRES,
VMS 6483, VILLAGE OF MT. STERLING
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WHITESVILLE POULTRY**

SCALE : 1" = 20'	DATES	JOB No. S170901
20' 10' 0' 20'	SURVEYED 09/2017	CREW: MW
	DRAWN 09/2017	DWN BY: NC

02-019

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1145 Acre Tract

Surveyed for Whitesville Poultry, LLC

The following described 0.1145 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 6483, and being all of a 6072 square feet tract (Parcel 18-00455.000) conveyed to Whitesville Poultry, LLC by Official Record 327 page 2194, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Madison Street (66 feet wide) and the Northwest line of Chestnut Street (66 feet wide), said iron pin and cap being the easternmost corner of hereinabove 0.1145 acre tract;

Thence, with the Northwest line of Chestnut Street, **South 43° 01' 09" West** a distance of **38.00 feet** to a 3/4 inch diameter iron pipe found at the easternmost corner of a 0.17 acre tract conveyed to Kasarah M Clarke by Official Record 278 page 1707;

Thence, with the Northeast line of said 0.17 acre tract, **North 40° 59' 15" West** a distance of **132.00 feet** to a 3/4 inch diameter iron pipe found in the Southeast line of a 16.5 feet wide alley;

Thence, with the Southeast line of said alley, **North 43° 01' 09" East** a distance of **38.00 feet** to an iron pin and cap set in the Southwest line of Madison Street;

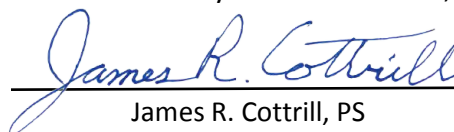
Thence, with the Southwest line of said Madison Street, **South 40° 59' 15" East** a distance of **132.00 feet** returning to the **Point of Beginning**, containing **0.1145 acres** more or less.

Bearings are based on a GPS observation on December 31, 2013, 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 6858."

This description is based on a field survey performed September of 2017 by James R. Cottrill, PS registration #6858. (Job #S170901-0-1145AC)


James R. Cottrill, PS