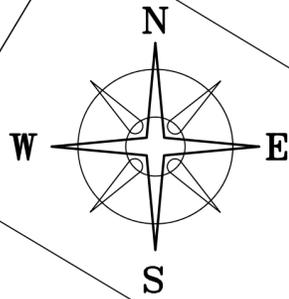


BEARINGS ARE BASED ON THE
NORTH LINE OF CLARK AVE.
AS DESCRIBED IN OR 310 PG 1709
(N 61° 40' W)



DEED REFERENCE
BETTY J PASSWATERS, TOD
 MARK L PASSWATERS 1/2 & MELANIE J BALL 1/2
OR 334 PG 1511
 PARCEL No. 18-00497.000
 (A) **0.45 ACRES**
 72 POLES

FIRST ALLEY (16.5')

CLARK AVE (30' WIDE)

GARY M & BETH VAN SICKLE
 OR 224 PG 282
 0.401 ACRES

0.4500±
 ACRES
 (A)

BEALE AVE (30' WIDE)

COLUMBUS STREET (66')

STATE ROUTE 207

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2" Ø IRON PIPE (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - MAG NAIL (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

POB
 N: 625784.46'
 E: 1752254.68'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 09/30/20

COTTRILL SURVEYING, INC
 James R Cottrill, PS Nathan Cottrill, PE
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

0.4500± ACRES,
VMS 12140, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PASSWATER

SCALE : 1" = 30'	JOB No. S200817	CREW: NC
30' 15' 0' 30'	SURVEYED 09/2020	DWN BY: NC
	DRAWN 09/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

0.4500 Acre Tract *Surveyed for Passwaters*

The following described 0.4500 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 12140, being all of a 0.45 acre tract (Parcel 18-00497.000) conveyed to Betty J Passwaters, TOD by Official Record 334 page 1511 and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerline of Columbus Street (66 feet right-of-way) with the northeast line extended of Beale Avenue (30 feet wide), said mag nail is at the southeast corner of said 0.45 acre tract;

Thence, with said northeast line of Beale Avenue, **North 62° 39' 59" West**, passing an iron pin and cap set at 32.14 feet, a total distance of **306.12 feet** to an iron pin and cap set at the intersection of said northeast line with the southeast line of First Alley (16.5 feet wide);

Thence, with the southeast line of said First Alley, **North 30° 45' 16" East** a distance of **65.07 feet** to an iron pin and cap set at the west corner of a 0.401 acre tract conveyed to Gary M and Beth Van Sickle by Official Record 224 page 282;

Thence, with the southwest line of said 0.401 acre tract, **South 62° 33' 30" East**, passing an 1/2 inch diameter iron pipe found at 266.24 feet, a total distance of **299.54 feet** to a point in the centerline of said Columbus Street;

Thence, with the centerline of said Columbus Street the following two courses:

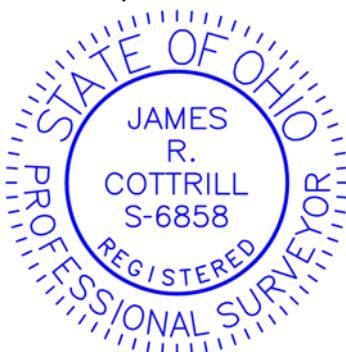
- 1) **South 24° 07' 19" West** a distance of **18.71 feet** to a point in said centerline
- 2) with a curve to the right, radius of 1145.92 feet, arc length of **45.74 feet**, and the cord bears South 25° 15' 56" West a chord length of 45.74 feet returning to the point of beginning containing **0.4500 Acres** more or less.

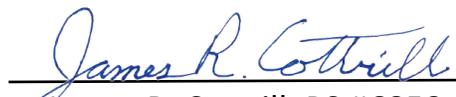
Bearings are based on the North line of Clark Avenue (North 61° 40' West) as described in Official Record 310 page 1709.

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 Surveying"

This description is based on a field survey performed September of 2020 by James R. Cottrill, PS registration #6858. (Job #S200817-0-4500)




James R. Cottrill, PS #6858