

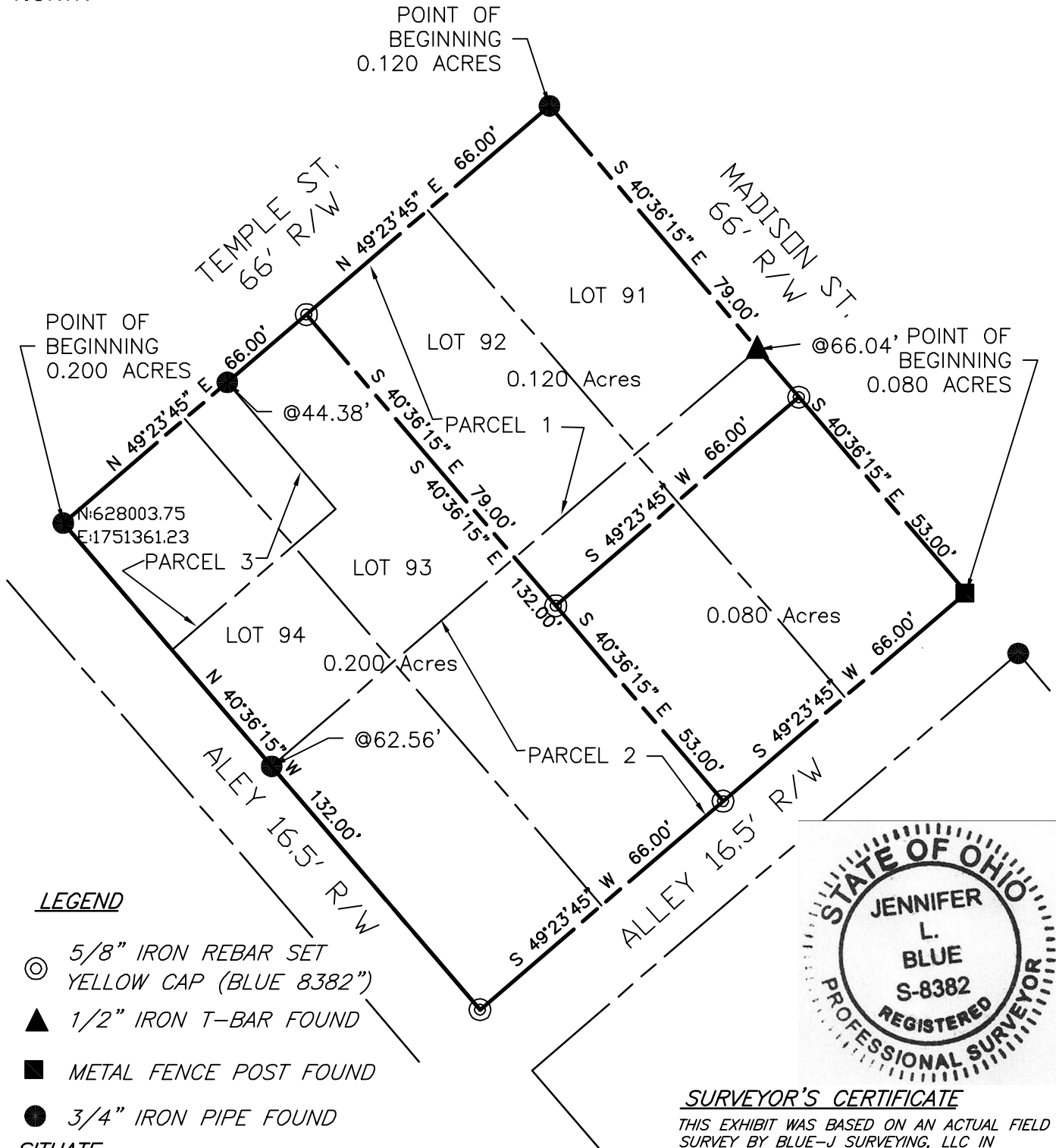


14450 St. Rt. 56 W. Mt. Sterling, OH 43143  
 (614)774-8577 FAX(740)447-9865

SCALE IN FEET



NORTH



**LEGEND**

- ⊙ 5/8" IRON REBAR SET YELLOW CAP (BLUE 8382")
- ▲ 1/2" IRON T-BAR FOUND
- METAL FENCE POST FOUND
- 3/4" IRON PIPE FOUND

**SITUATE**

Situate in the State of Ohio, County of Madison, Village of Mount Sterling, and being part of Lots 91, 92, 93 and 94 of the Tarbill Addition as shown and delineated in Plat Book 1, Page 219 (also known as part of Parcel 1 and Parcel 2) and being conveyed to John Timmons by deed of record in Official Record 257, Page 704 (1/3 interest) and Official Record 190, Page 602 (1/3 Interest) and to David Timmons by deed of record in Official Record 190, Page 602 (1/3 Interest)

**SURVEYOR'S CERTIFICATE**

THIS EXHIBIT WAS BASED ON AN ACTUAL FIELD SURVEY BY BLUE-J SURVEYING, LLC IN FEBRUARY, 2020.

*JLB* DATE: 3/10/2020  
 Jennifer L. Blue, P.S.  
 Registered Surveyor No. 8382

<b>LOTS 91, 92, 93 &amp; 94          TARBILL'S ADDITION          TO THE          VILLAGE OF MT. STERLING,          MADISON COUNTY, STATE OF OHIO</b>	
DRAWN BY: JB	JOB NUMBER J. TIMMONS
FIELD WORK BY: JB	
DATE: 2/2020	
SCALE: 1" = 30'	

**BASIS OF BEARINGS**

The bearings are based on the right-of-way line of Madison Street as being South 40°36'15" East, as observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

**BLUE-J SURVEYING, LLC**  
**14450 State Route 56 West**  
**Mount Sterling, Oh 43143**  
**PH. 614-774-8577**

Description of 0.200 Acre Tract

Situate in the State of Ohio, County of Madison, Village of Mount Sterling, and being all of Lots 93 and 94 of the Tarbill Addition as shown and delineated in Plat Book 1, Page 219 (also known as part of Parcel 1 and Parcel 2 and all of Parcel 3) and being conveyed to John Timmons by deed of record in Official Record 257, Page 704 (1/3 interest) and Official Record 190, Page 602 (1/3 Interest) and to David Timmons by deed of record in Official Record 190, Page 602 (1/3 Interest) parcels 18-00233.000, 18-00234.000, 18-00710.000, 18-00710.001, 18-00713.000, and 18-00713.001 all records herein are from the Recorder's Office Madison County, Ohio, said 0.200 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a ¾" iron pipe found at an at the west corner of said Lot 94 and at the right-of-way intersection of Temple Street (66' R/W) and an Alley (16.5' R/W);

Thence North 49°23'45" East, a distance of 66.00 feet, along the Southerly right-of-way line of said Temple Street, passing a ¾" iron pipe found at a distance of 44.38 feet, to an iron rebar set at the common corner of said Lot 93 and Lot 92 and in the southerly right-of-way line of said Temple Street;

Thence South 40°36'15" East, a distance of 132.00 feet, along the line common to said Lot 93 and Lot 92 to an iron rebar set at the common corner of said Lot 92 and 93 and in the northerly right-of-way line of an Alley (16.5' R/W);

Thence South 49°23'45" West, a distance of 66.00 feet, an iron rebar set at the south corner of said Lot 94 and the right-of-way intersection of 2 Alleys;

Thence North 40°36'15" West, a distance of 132.00 feet, passing a ¾" iron pipe found at a distance of 62.56 feet, along the line common to said Lot 94 and an Alley, to the POINT OF

BEGINNING, containing 0.200 acres of land more or less. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Madison Street as being South 40°36'15" East, as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in February, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



**BLUE-J SURVEYING, LLC**

 3-10-2020  
Jennifer L. Blue, P.S. 8382 Date

***BLUE-J SURVEYING, LLC  
14450 State Route 56 West  
Mount Sterling, Oh 43143  
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Description of 0.120 Acre Tract

Situate in the State of Ohio, County of Madison, Village of Mount Sterling, and being part of Lots 91 and 92 of the Tarbill Addition as shown and delineated in Plat Book 1, Page 219 (also known as part of Parcel 1 and Parcel 2) and being conveyed to John Timmons by deed of record in Official Record 257, Page 704 (1/3 interest) and Official Record 190, Page 602 (1/3 Interest) and to David Timmons by deed of record in Official Record 190, Page 602 (1/3 Interest) and part of parcels 18-00231.000, 18-00232.000, 18-00711.000, and 18-00712.000 all records herein are from the Recorder's Office Madison County, Ohio, said 0.120 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a ¾" iron pipe found at an at the north corner of said Lot 91 and at the right-of-way intersection of Madison Street (66' R/W) and Temple Street (66' R/W);

Thence South 40°36'15" East, a distance of 79.00 feet, passing an iron T-Bar found at a distance of 66.04 feet, along the westerly right-of-way line of said Madison Street, to an iron rebar set;

Thence South 49°23'45" West, a distance of 66.00 feet, along over and across said Lots 91 and 92, to an iron rebar set at the common line of said Lot 92 and 93 of said Tarbill Addition;

Thence North 40°36'15" West, a distance of 79.00 feet, to an iron rebar set at the common corner of said Lot 92 and 93 and in the southerly right-of-way line of said Temple Street;

Thence North 49°23'45" East, a distance of 66.00 feet, along the southerly right-of-way line of said Temple Street, to the POINT OF BEGINNING, containing 0.120 acres of land more or less. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Madison Street as being South 40°36'15" East, as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in February, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.

*BLUE-J SURVEYING, LLC*



*JLB* 3-10-2020  
Jennifer L. Blue, P.S. 8382 Date

***BLUE-J SURVEYING, LLC***  
***14450 State Route 56 West***  
***Mount Sterling, Oh 43143***  
***PH. 614-774-8577***

Description of 0.080 Acre Tract

Situate in the State of Ohio, County of Madison, Village of Mount Sterling, and being part of Lots 91 and 92 of the Tarbill Addition as shown and delineated in Plat Book 1, Page 219 (also known as part of Parcel 2) and being conveyed to John Timmons by deed of record in Official Record 257, Page 704 (1/3 interest) and Official Record 190, Page 602 (1/3 Interest) and to David Timmons by deed of record in Official Record 190, Page 602 (1/3 Interest) and part of parcels 18-00231.000 and 18-00232.000 all records herein are from the Recorder's Office Madison County, Ohio, said 0.080 acre tract being more particularly described as follows:

BEGINNING FOR REFERENCE at a 4" metal fence post (broke off) found at the southeast corner of said Lot 91 and at the right-of-way intersection of Madison Street (66' R/W) and an Alley (16.5' R/W);

Thence South 49°23'45" West, a distance of 66.00 feet, along the northerly right-of-way line of said Alley to an iron pin set at the common corner of said Lot 92 and 93 and the northerly right-of-way line of said Alley;

Thence North 40°36'15" West, a distance of 53.00 feet, to an iron pin set in the line common to said Lot 92 and 93;

Thence North 49°23'45" East, a distance of 66.00 feet, an iron pin set in the westerly right-of-way line of said Madison Street;

Thence South 40°36'15" East, a distance of 53.00 feet, along the westerly right-of-way line of said Madison Street, to the POINT OF BEGINNING, containing 0.080 acres of land more or less. Being subject to all easements, restrictions and rights-of-way of record.

Bearings are based on the centerline of Madison Street as being South 40°36'15" East, as being observed by GPS observations using the Ohio VRS Network South Coordinate Zone.

All set iron pins are 5/8 inch, 30 inch long having a yellow I.D. cap stamped "BLUE 8382"

The description is based on an actual field survey as performed by Blue-J Surveying LLC in February, 2020 under the direct supervision of Jennifer L. Blue, Registered Surveyor No. 8382.



*BLUE-J SURVEYING, LLC*

*JL Blue* 3-10-2020  
Jennifer L. Blue, P.S. 8382 Date