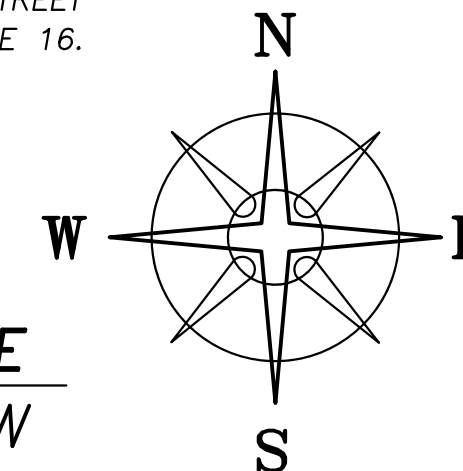


BEARING BASED ON THE N.E. LINE OF N. LONDON STREET
(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.

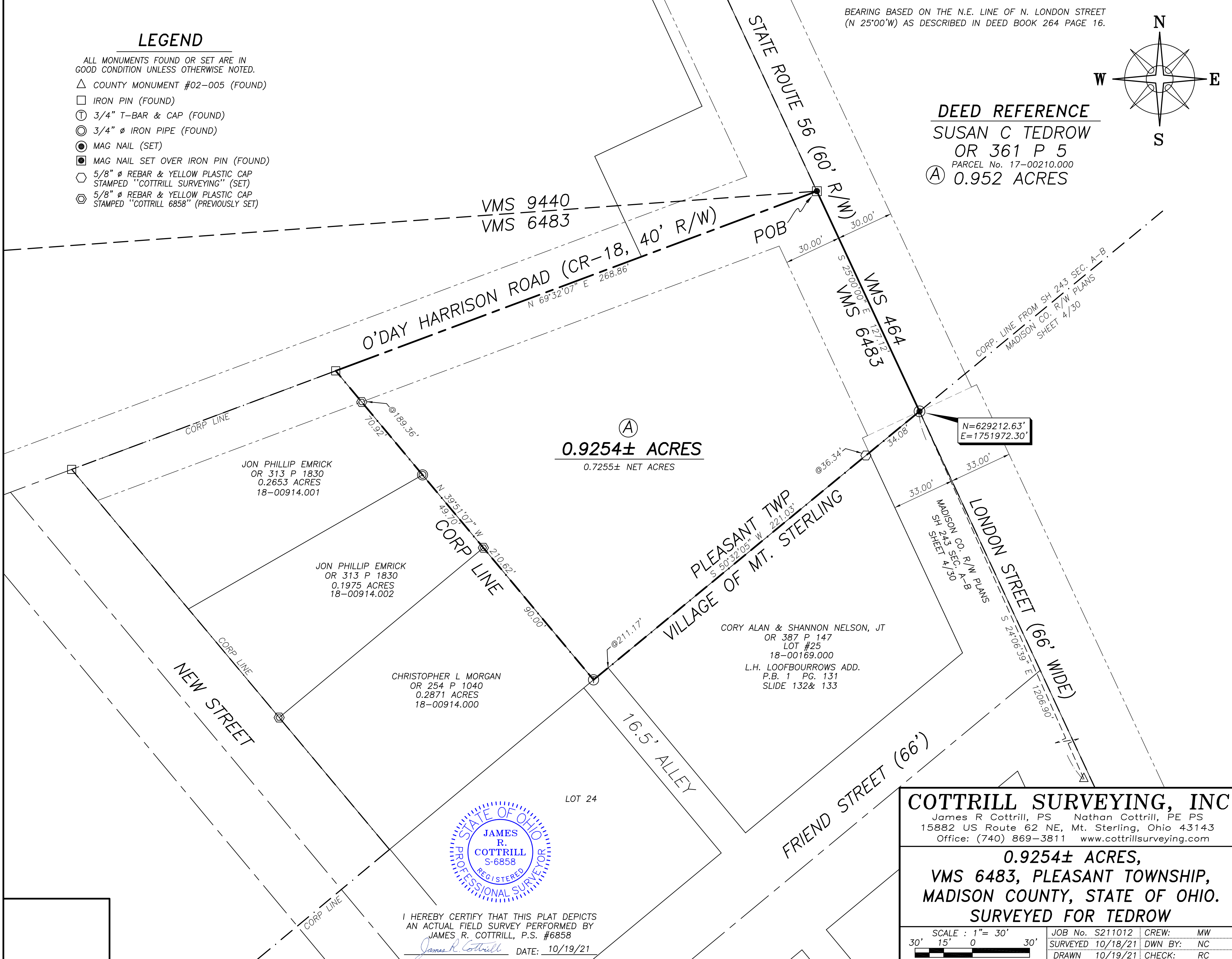


LEGEND

ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

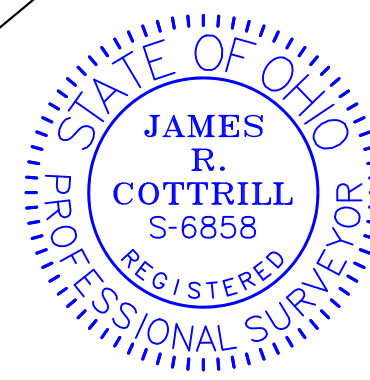
- △ COUNTY MONUMENT #02-005 (FOUND)
- IRON PIN (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- MAG NAIL (SET)
- MAG NAIL SET OVER IRON PIN (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

DEED REFERENCE
SUSAN C TEDROW
 OR 361 P 5
 PARCEL No. 17-00210.000
 (A) 0.952 ACRES



(A)
0.9254± ACRES
 0.7255± NET ACRES

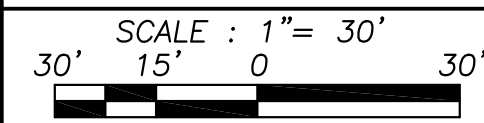
N=629212.63'
 E=1751972.30'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/19/21

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

0.9254± ACRES,
VMS 6483, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TEDROW



JOB No. S211012	CREW: MW
SURVEYED 10/18/21	DWN BY: NC
DRAWN 10/19/21	CHECK: RC

COTTRILL SURVEYING, INC

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

0.9254 Acre Tract Surveyed for Tedrow

The following described 0.9254 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 6483, being all of a 0.952 acre tract (Parcel 17-00210.000) conveyed to Susan C Tedrow by Official Record 361 page 5, and being more particularly described as follows:

Beginning at a mag nail set over an iron pin found at the centerline intersection of State Route 56 (60 feet right-of-way) and O'Day Harrison Road (County Road 18, 40 feet right-of-way) and being at the Northeast corner of VMS 6483;

Thence, with the centerline of State Route 56 and with the line between VMS 464 and 6483, **South 25° 00' 00" East** a distance of **127.12 feet** to a mag nail set in the line between the Village of Mt. Sterling and Pleasant Township as established from Madison County right-of-way plans Sheet 4/30;

Thence, with said Corporation Line, **South 50° 32' 05" West**, passing the North corner of Lot 25 of L.H. Loofbourrows Addition as recorded in Plat Book 1 page 131, Slide 132 and 133 at 34.08 feet, passing an iron pin and cap set at 36.34 feet, passing the North corner of a 16.5 feet wide alley as dedicated by said L.H. Loofbourrows Addition at 211.17 feet, a total distance of **221.03 feet** to a T-bar found at the East corner of a 0.2871 acre tract conveyed to Christopher L Morgan by Official Record 254 page 1040;

Thence, continuing with said Corporation Line and the Northeast line of said 0.2871 acre tract, **North 39° 51' 07" West**, passing an iron pin and cap previously set at the East corner of a 0.1975 acre tract conveyed to Jon Philip Emrick by Official Record 313 page 1830 at 90.00 feet, passing a 1/2 inch diameter iron pipe found at the East corner of a 0.2653 acre tract conveyed to Jon Philip Emrick by Official Record 313 page 1830 at 139.70 feet, passing an iron pin and cap previously set at 189.36 feet, a total distance of **210.62 feet** to an iron pin found in the centerline of O'Day Harrison Road;

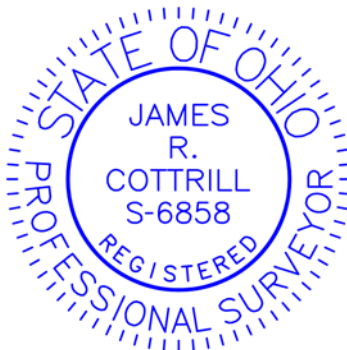
Thence, with the centerline of O'Day Harrison Road, **North 69° 32' 07" East** a distance of **268.86 feet** returning to the **Point of Beginning**, containing **0.9254 Acres** more or less.

Bearings are based on the Northeast line of North London Street (North 25° 00' West) as described in Deed Book 264 page 16.

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 October 18, 2021 by James R. Cottrill, PS registration #6858. (Job #S211012-0.9254)




James R. Cottrill, PS #6858