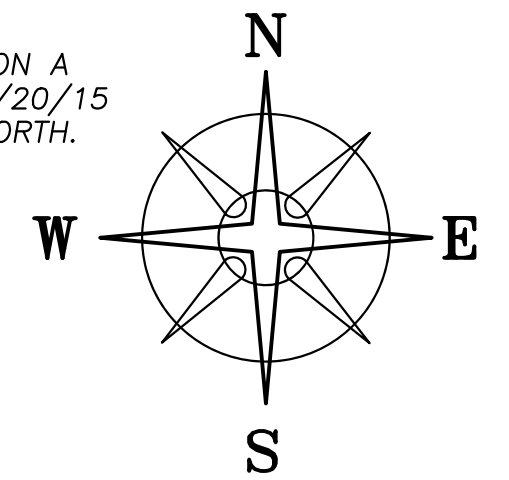


DEED REFERENCE
MARY A INBODY & MARSHA S REICHENBACH, JT LIVES
 TOD THE M & M FAMILY TRUST
 OR 376 PG 425
 PARCEL No. 18-00227.000
 (A) PART OF LOT 65
 6006 SQUARE FEET
JOHN I SMITH'S ADDITION
 AS RECORDED IN
 PB 1 PG 19

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 04/20/15
 WGS 1984 GEODETIC NORTH.



COLUMBUS STREET (66' WIDE)

HIGH STREET (66' WIDE)

POB
 N: 627263.21'
 E: 1753534.59'

(A)
0.1379± ACRES
 6006 Sq. Feet

L STEVEN & LORI L
 BROOKS, JT LIVES
 OR 326 PG 1057
 LOT 64

WOODY BROTHERS PIZZA LLC
 OR 326 PG 1664
 PART OF LOT 65
 3239 SQUARE FEET

IP BEARS
 N 42°28'56" E
 1.32'

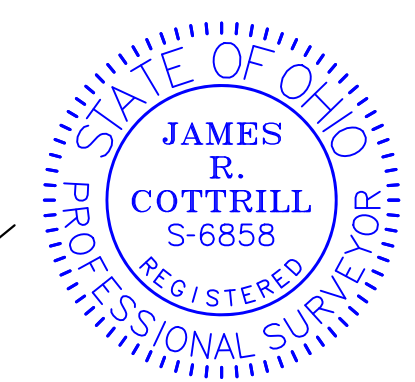
0.17'(LT)
 @65.48'

16.5' ALLEY

16.5' ALLEY

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1.5" Ø IRON PIPE (FOUND)
 - ⌵ 3 SIDED IRON PIN (FOUND)
 - 8" SQUARE CONC. MONUMENT (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



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

0.1379± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR REICHENBACH

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/05/21

SCALE : 1" = 20'
 20' 10' 0 20'

JOB No. S211017 : CREW: MW
 SURVEYED 11/05/21 : DWN BY: NC
 DRAWN 11/05/21 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.1379 Acre Tract *Surveyed for Reichenbach*

The following described 0.1379 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being part of Lot 65 (all of Parcel 18-00227.000, 6006 square feet tract) of John I Smith's Addition as recorded in Plat Book 1 page 19, conveyed to Mary A Inbody and Marsha S Reichenbach, Joint Lives by Official Record 376 page 425, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southeast line of Columbus Street (66 feet wide) with the Southwest line of High Street (66 feet wide) and being the North corner of said Lot 65;

Thence, with the Southwest line of High Street, **South 39° 27' 22" East** a distance of **91.00 feet** to an iron pin and cap set at the North corner 3239 square feet tract conveyed to Woody Brothers Pizza LLC by Official Record 326 page 1664;

Thence, with the Northwest line of said 3239 square feet tract, **South 50° 37' 49" West**, passing a 1.5 inch diameter iron pipe found 0.17 feet left at 65.48 feet, a total distance of **66.02 feet** to an iron pin and cap set in the Northeast line of Lot 64 as conveyed to L Steven and Lori L Brooks, Joint Lives by Official Record 326 page 1057;

Thence, with the Northeast line of Lot 64, **North 39° 26' 14" West** a distance of **91.00 feet** to an iron pin and cap set in the Southeast line of Columbus Street;

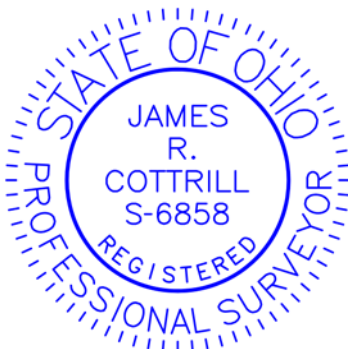
Thence, with the Southeast line of Columbus Street, **North 50° 37' 49" East** a distance of **65.99 feet** returning to the **Point of Beginning**, containing **0.1379 Acres** more or less.

Bearings are based on a GPS observation on April 20, 2015, 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 Surveying"

This description is based on a field survey performed November 5, 2021 by James R. Cottrill, PS registration #6858. (Job #S211017-0.1379)




James R. Cottrill, PS #6858