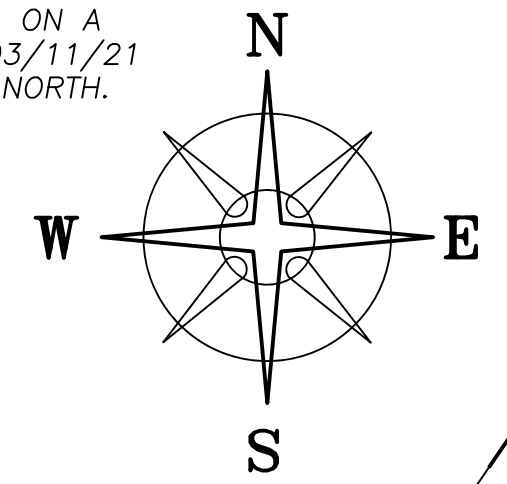
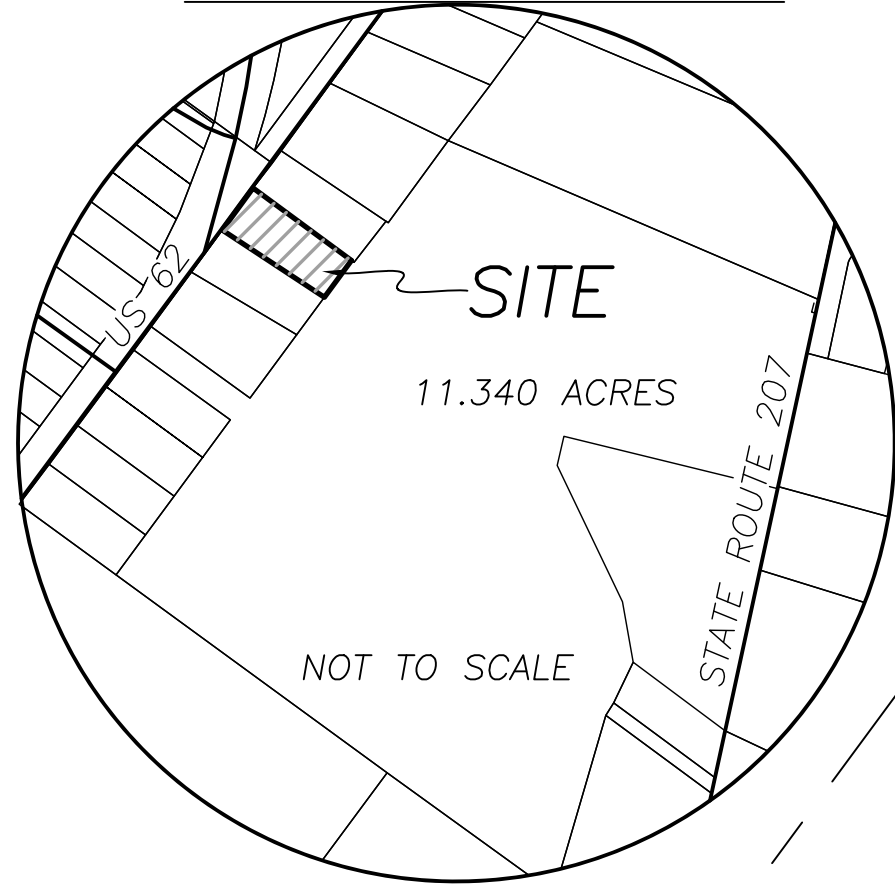


DEED REFERENCE
 MARY ANN CHAPIN, TRUSTEE
 OF THE MARY ANN CHAPIN TRUST
 OR 325 P 2034
 (A) 0.26 AC
 PARCEL No. 17-00326.000

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 03/11/21
 WGS 1984 GEODETIC NORTH.



LOCATION MAP



POB
 N=624513.4013'
 E=1751334.735'

CODY CHANDLER & LOGAN ROBISON
 OR 337 PG 271
 0.269 ACRES

(A)
0.2666± ACRES
 0.2192± NET ACRES

RUSSELL M SCHRADER
 OR 127 PG 257
 0.26 ACRES

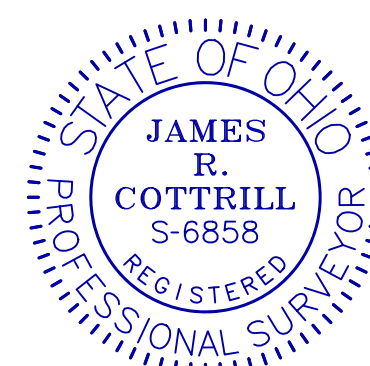
VILLAGE OF MOUNT STERLING
 OR 307 PG 2266
 11.340 ACRES

LINE AS ESTABLISHED BY IBI GROUP

LINE	BEARING	DISTANCE
L1	S 38°08'22" W	71.30'
L2	N 53°55'03" W	4.37'
L3	S 36°27'54" W	60.22'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - ▲ 3" ANGLE IRON FENCE POST (FOUND)
 - ⊕ 5/8" ∅ REBAR & ORANGE PLASTIC CAP STAMPED "IBIGROUP" (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



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

James R. Cottrill DATE: 03/12/21

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

0.2666± ACRES,
VMS 12140, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHAPIN

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

JOB No. S210217 : CREW: MW
 SURVEYED 03/11/21 : DWN BY: NC
 DRAWN 03/11/21 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.2666 Acre Tract Surveyed for Chapin

The following described 0.2666 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12140, being all of a 0.26 acre tract (Parcel 17-00326.000) conveyed to Mary Ann Chapin, Trustee of the Mary Ann Chapin Trust by Official Record 325 page 2034, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of US Route 62 / State Route 3 (60 feet right-of-way) at the West corner of a 0.269 acre tract conveyed to Cody Chandler and Logan Robison by Official Record 337 page 271 and the North corner of said 0.26 acre tract, said mag nail bears South 17° 36' 32" West a distance of 3780.67 feet from County Monument 02-005 found;

Thence, with the Southwest line of said 0.269 acre tract, **South 61° 16' 02" East**, passing an iron pin and cap set at 37.85 feet, a total distance of **171.86 feet** to a 3 inch angle iron fence post found at the South corner of said 0.269 acre tract and in the line between Pleasant Township and the Village of Mount Sterling;

Thence, with the Southeast line of said 0.26 acre tract and said Township line, **South 37° 15' 36" West**, passing a point in the North East line of an 11.340 acre tract conveyed to the Village of Mount Sterling by Official Record 307 page 2266 at 7.96 feet, continuing with the Southeast line of said 0.26 acre tract and through said 11.340 acre tract, a total distance of **68.06 feet** to an iron pin and cap set at the East corner of a 0.26 acre tract conveyed to Russell M Schrader by Official Record 127 page 257;

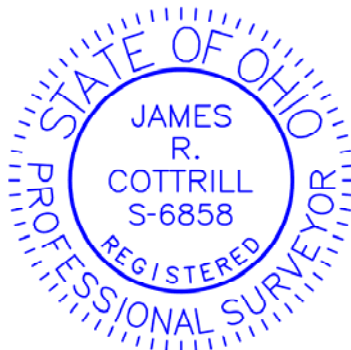
Thence, with the Northeast line of said Schrader's 0.26 acre tract, **North 61° 34' 05" West**, passing the Northwest line of said 11.340 acre tract at 0.96 feet, passing an iron pin and cap set at 140.68 feet, a total distance of **170.97 feet** to the centerline of US Route 62 / State Route 3;

Thence, with the centerline of US Route 62 / State Route 3, **North 36° 24' 50" East** a distance of **68.83 feet** returning to the **Point of Beginning**, containing **0.2666 Acres** more or less, including 0.0019 acres more or less in the apparent deed overlap.

Bearings are based on a GPS observation on March 11, 2021, 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 March 11, 2021 by James R. Cottrill, PS registration #6858. (Job #S210217-0.2666)



James R. Cottrill

James R. Cottrill, PS #6858