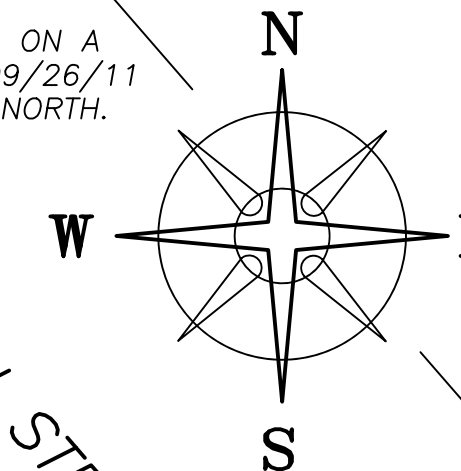


DEED REFERENCE

CHAD A MOORE
OR 410 PG 624
PARCEL No. 18-00788.000

Ⓐ LOT 5
VILLAGE OF MT STERLING
SLIDES 4 & 5

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/26/11
WGS 1984 GEODETIC NORTH.



HIGH STREET (66' WIDE)

LOT #3

LOT #4

LOT #25

LOT #37

LOT #26

LOT #6

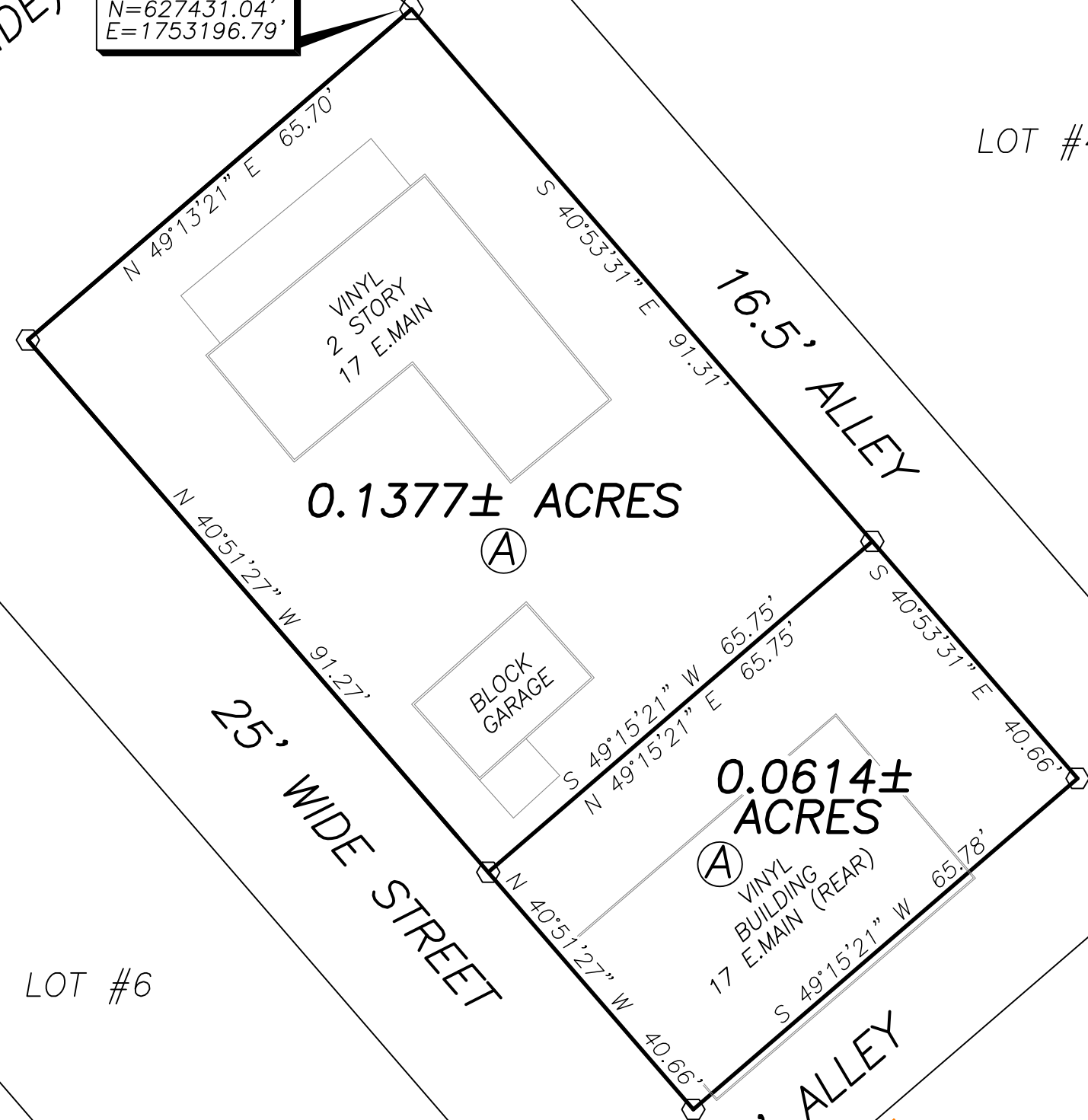
LOT #6

MAIN STREET (66' WIDE)

LOT #6
LONDON STREET (66' WIDE, ST. RT. 56)

POB
N=627431.04'
E=1753196.79'

POB
N=627330.55'
E=1753282.40'



0.1377± ACRES

0.0614± ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-005 (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 08/23/23

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

**SPLIT OF LOT 5,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MOORE**

SCALE : 1" = 20'	JOB No. S230511	CREW: MW
20' 10' 0' 20'	SURVEYED 08/17/23	DWN BY: NC
	DRAWN 08/18/23	CHECK: RC

COTTRILL SURVEYING, INC

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

0.0614 Acre Tract *Surveyed for Moore*

The following described 0.0614 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being part of Lot 5 (Parcel 18-00788.000) of the Village of Mt. Sterling as recorded in Slides 4 and 5 and as conveyed to Chad A Moore by Official Record 410 page 624, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northwest line of 16.5 feet wide alley with the Southwest line of a 16.5 feet wide alley and being the East corner of said Lot 5;

Thence, with the Northwest line of said alley, **South 49° 15' 21" West** a distance of **65.78 feet** to an iron pin and cap set in the Northeast line of a 25 feet wide street;

Thence, with the Northeast line of said Street, **North 40° 51' 27" West** a distance of **40.66 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 5, **North 49° 15' 21" East** a distance of **65.75 feet** to an iron pin and cap set in the Southwest line of said 16.5 feet alley;

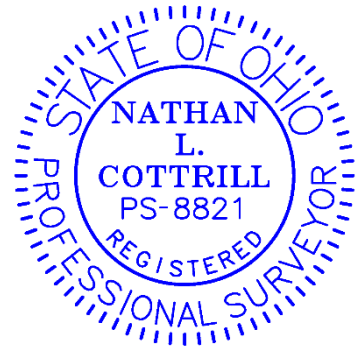
Thence, with the Southwest line of said alley, **South 40° 53' 31" East** a distance of **40.66 feet** returning to the **Point of Beginning**, containing **0.0614 Acres** more or less.

Bearings are based on a GPS observation on September 26, 2011, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on August 17, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230511-0.0614)

COTTRILL SURVEYING, INC

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

0.1377 Acre Tract *Surveyed for Moore*

The following described 0.1377 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being part of Lot 5 (Parcel 18-00788.000) of the Village of Mt. Sterling as recorded in Slides 4 and 5 and as conveyed to Chad A Moore by Official Record 410 page 624, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southeast line of Main Street (66 feet wide) with the Southwest line of a 16.5 feet wide alley and being the North corner of said Lot 5;

Thence, with the Southwest line of said alley, **South 40° 53' 31" East** a distance of **91.31 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 5, **South 49° 15' 21" West** a distance of **65.75 feet** to an iron pin and cap set in the Northeast line of a 25 feet wide street;

Thence, with the Northeast line of said Street, **North 40° 51' 27" West** a distance of **91.27 feet** to an iron pin and cap set in the Southeast line of Main Street;

Thence, with the Southeast line of Main Street, **North 49° 13' 21" East** a distance of **65.70 feet** returning to the **Point of Beginning**, containing **0.1377 Acres** more or less.

Bearings are based on a GPS observation on September 26, 2011, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on August 17, 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S230511-0.1377)