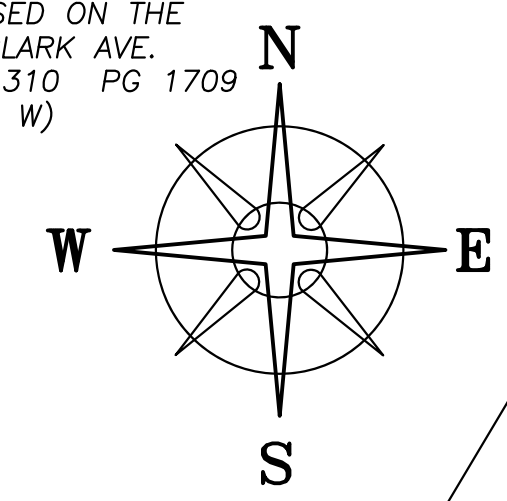


BEARINGS ARE BASED ON THE
NORTH LINE OF CLARK AVE.
AS DESCRIBED IN OR 310 PG 1709
(N 61° 40' W)



DEED REFERENCE
JASON GURR
OR 402 PG 777
(A) LOT 20
PARCEL No.18-00483.000
(B) PART LOT 19
PARCEL No.18-00913.001
AUTUMN HAZE SUB'D
SECTION 1
AS RECORDED IN
SLIDE 602

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
 - ⊕ 3/4" Ø CONDUIT (FOUND)
 - 1/2" Ø IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - MAG NAIL (SET)
 - ⊗ 1/2" Ø REBAR & YELLOW PLASTIC CAP
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

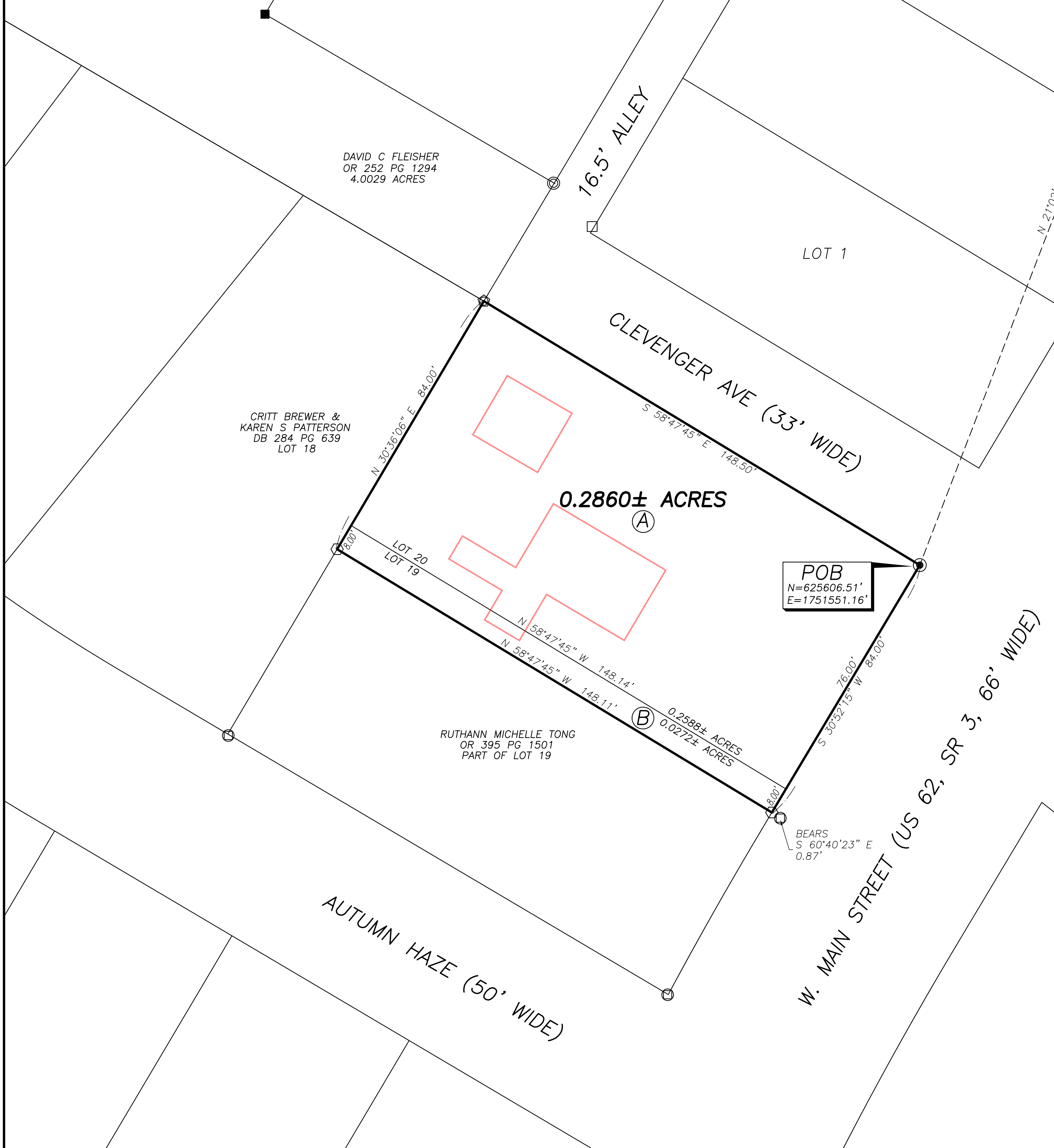


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 10/06/22

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

0.2860± ACRES,
VMS 12140, VILLAGE OF MT STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JASON GURR

SCALE : 1" = 20'	JOB No. S220906	CREW: MW,AM
	SURVEYED 10/06/22	DWN BY: NC
	DRAWN 10/07/22	CHECK: RC



COTTRILL SURVEYING, INC

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

0.2860 Acre Tract Surveyed for Gurr

The following described 0.2860 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 12140, being all of Lot 20 (Parcel 18-00483.000) and part of Lot 19 (Parcel 18-00913.001) of Autumn Haze Subdivision, Section 1 as recorded in Slide 602 and conveyed to Jason Gurr by Official Record 402 page 777, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Northwest line of West Main Street (US 62, State Route 3, 66 feet wide) with the Southwest line of Clevenger Avenue (33 feet wide) and being the East corner of said Lot 20;

Thence, with the Northwest line of West Main Street, **South 30° 52' 15" West**, passing the East corner of said Lot 19 at 76.00 feet, a total distance of **84.00 feet** to an iron pin and cap set at the East corner of part of Lot 19 as conveyed to Ruthann Michelle Tong by Official Record 395 page 1501;

Thence, with the Northeast line of said Tong's portion of Lot 19, **North 58° 47' 45" West** a distance of **148.11 feet** to an iron pin and cap set in the Southeast line of Lot 18 as conveyed to Critt Brewer and Karen S Patterson by Deed Book 284 page 639;

Thence, with the Southeast line of said Lot 18, **North 30° 36' 06" East**, passing the West corner of said Lot 20 at 8.00 feet, a total distance of **84.00 feet** to a 1/2 inch diameter rebar and yellow plastic cap found at the South corner of a 4.0029 acre tract conveyed to David C Fleisher by Official Record 252 page 1294 and at the termination of the Southwest line of Clevenger Avenue;

Thence, with the Southwest line of Clevenger Avenue, **South 58° 47' 45" East** a distance of **148.50 feet** returning to the **Point of Beginning**, containing **2.860 Acres** more or less, of which 0.2588 acres more or less is all of said Lot 20 and 0.0272 acres more or less is part of said Lot 19.

Bearings are based on the North line of Clark Avenue (North 61° 40' West) as described in Official Record 310 page 1709.

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 6, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821
(Job #S220906-0.2860)