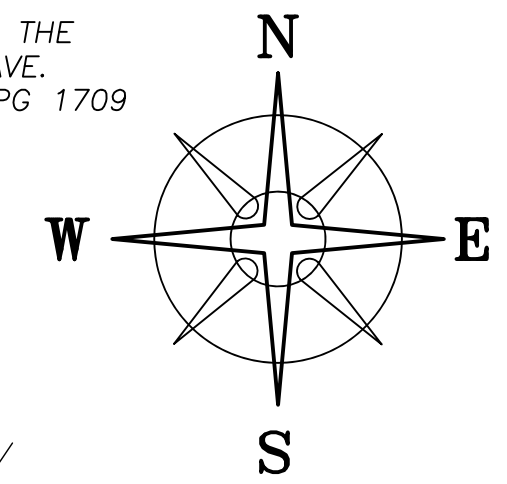


BEARINGS ARE BASED ON THE
NORTH LINE OF CLARK AVE.
AS DESCRIBED IN OR 310 PG 1709
(N 61° 40' W)



DEED REFERENCE
MICHAEL D TOMLINSON, TOD
ERIC A TOMLINSON, MEGAN GIFFORD,
KARIN MORGAN, & AMY SMITH
OR 428 PG 1950
PARCEL No. 18-00801.000
Ⓐ 0.84 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ MAG NAIL (SET)
 - ⊠ MAG NAIL (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

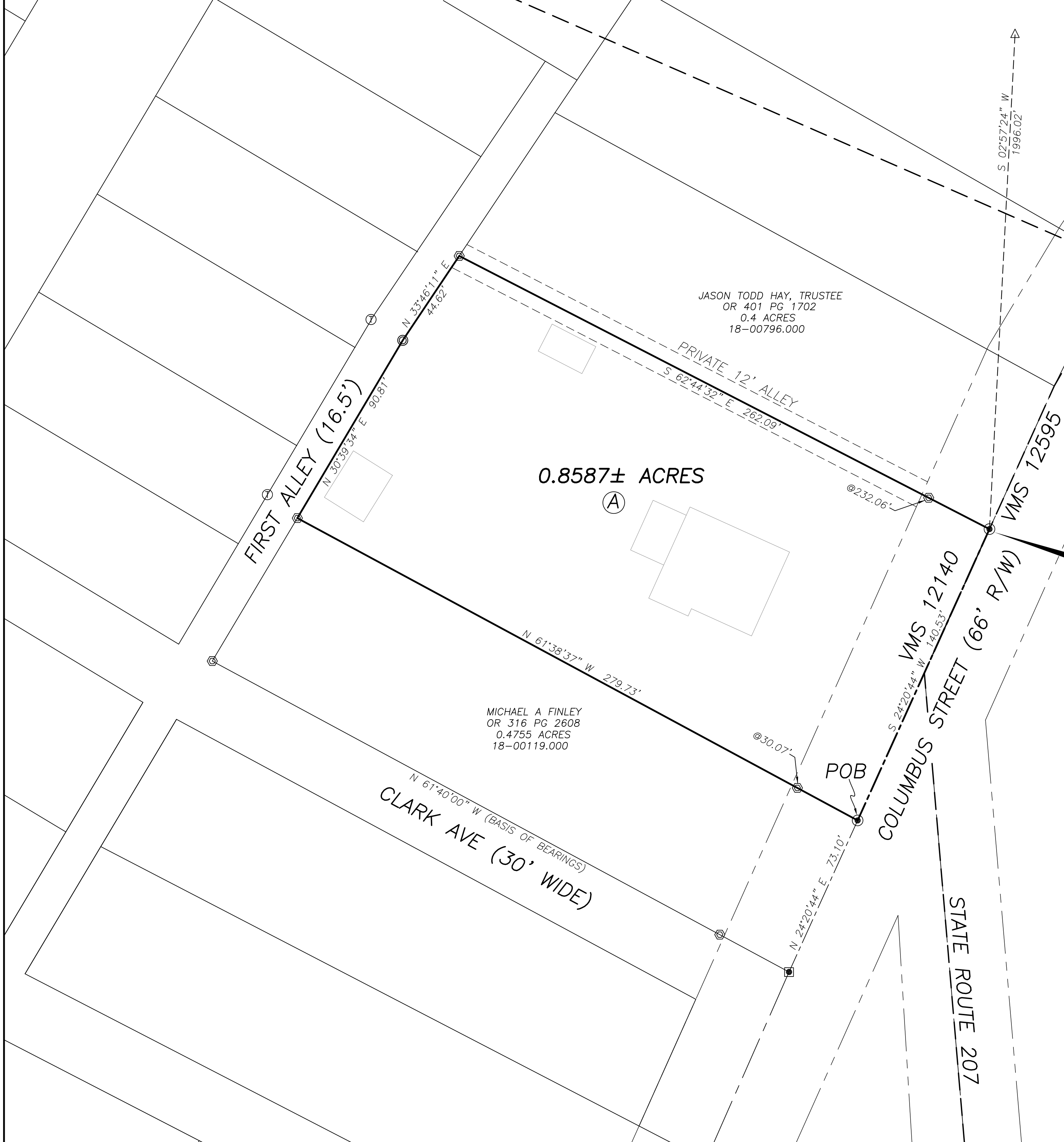


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 08/27/24

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

0.8587± ACRES,
VMS 12140, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TOMLINSON.

SCALE : 1" = 30'	JOB No. S240803	CREW: MW
30' 15' 0 30'	SURVEYED 08/22/24	DWN BY: NC
	DRAWN 08/26/24	CHECK: RC



COTTRILL SURVEYING, INC

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

0.8587 Acre Tract *Surveyed for Tomlinson*

The following described 0.8587 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 12140, being all of a 0.84 acre tract (Parcel 18-00801.000) conveyed to Michael D Tomlinson, TOD by Official Record 428 page 1950, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Columbus Street (66 feet right-of-way) at the Northeast corner of a 0.4755 acre tract conveyed to Michael A Finley by Official Record 316 page 2608 and the Southeast corner of said 0.84 acre tract, said mag nail bears North 24° 20' 44" East a distance of 73.10 feet from a mag nail found at the intersection of the centerline of Columbus Street with the extension of the North line of Clark Avenue (30 feet wide);

Thence, with the North line of said 0.4755 acre tract, **North 61° 38' 37" West**, passing an iron pin and cap previously set at 30.07 feet, a total distance of **279.73 feet** to an iron pin and cap previously set in the East line of First Alley (16.5 feet wide);

Thence, with the East line of said alley with the following two courses:

- 1) **North 30° 39' 34" East** a distance of **90.81 feet** to a 3/4 inch diameter iron pipe found;
- 2) **North 33° 46' 11" East** a distance of **44.62 feet** to an iron pin and cap previously set at the Southwest corner of a 0.4 acre tract conveyed to Jason Todd Hay, Trustee by Official Record 401 page 1702 and being in the centerline of a Private 12 feet wide alley;

Thence, with the South line of said 0.4 acre tract and with the centerline of Said Private Alley, **South 62° 44' 32" East**, passing an iron pin and cap set at 232.06 feet, a total distance of **262.09 feet** to a mag nail set in the centerline of Columbus Street and in the line between VMS 12140 and VMS 12595;

Thence, with the centerline of Columbus Street, **South 24° 20' 44" West** a distance of **140.53 feet** returning to the **Point of Beginning**, containing **0.8587 Acres** more or less.

Bearings are based on the northeast line of Clark Avenue (North 61° 40' 00" West) as described in Official Record 310 page 1709.

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 22, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240803-0.8587)