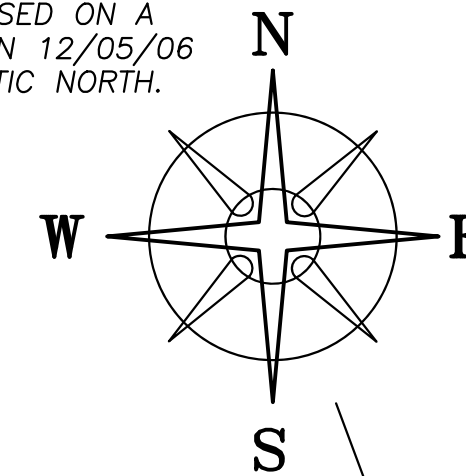


DEED REFERENCE
KATHERINE E BUNDY &
BENJAMIN D ROESE, JT LIVES
OR 404 PG 2174
 (A) PARCEL No. 18-00789.000
0.14 ACRES

BEARINGS ARE BASED ON A
 GPS OBSERVATION ON 12/05/06
 WGS 1984 GEODETIC NORTH.



N 89°57'58" E
 1528.73'

POB
 N=628117.987'
 E=1754007.218'

EAST MAIN STREET (66' WIDE)
 (US 62 & SR 3)

ALLEY (16.5' WIDE)

JAMES STREET (50' WIDE)

BRANDI L STONE &
 CHRISTOPHER W WALL, JT LVS
 OR 241 PG 853
 0.13 ACRES

**0.1333±
 ACRES**

DEBRA A SHIRLEY
 OR 101 PG 653
 0.13 ACRES
 18-00255.000

ALLEY (16.5' WIDE)

ALLEY (16.5' WIDE)

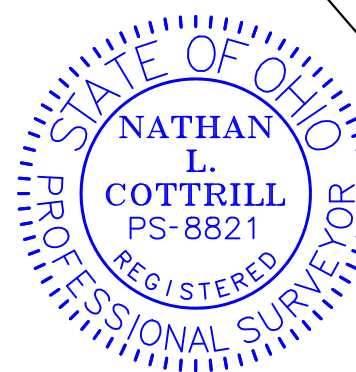
LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- △ COUNTY MONUMENT (02-005)
- IRON PIN (FOUND)
- 1" ∅ IRON PIPE (FOUND)
- ⊛ BOLT (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- Ⓛ 1/2" ∅ IRON PIN (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
 STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

LINE	BEARING	DISTANCE
L1	S 49°43'19" W	2.31'
L2	N 50°10'31" E	2.31'
L3	S 40°06'20" E	76.37'

JOHN STREET (50' WIDE)



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

Nathan L. Cottrill DATE: 11/23/22

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

0.1333± ACRES,
VMS 464, VILLAGE OF MT STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROESE & BUNDY

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

JOB No. S220919 CREW: AM,MW
 SURVEYED 10/27/22 DWN BY: RC,NC
 DRAWN 10/28/22 CHECK: NC

COTTRILL SURVEYING, INC

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

0.1333 Acre Tract *Surveyed for Roese & Bundy*

The following described 0.1333 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being all of a 0.14 acre tract (Parcel 18-00789.000) conveyed to Katherine E Bundy and Benjamin D Roese, Joint Lives by Official Record 404 page 2174, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southeast line of East Main Street (66 feet wide, US Route 62 and State Route 3) at the West corner of a 0.13 acre tract conveyed to Brandi L Stone and Christopher W Wall, Joint Lives by Official Record 241 page 853 and the North corner of said 0.14 acre tract, said iron pin and cap bears South 49° 43' 19" West a distance of 60.50 feet from an iron pin and cap previously set at the intersection of the Southeast line of East Main Street with the Northeast line of a 16.5 feet wide alley;

Thence, with the Southwest line of said 0.13 acre tract, **South 40° 06' 20" East** a distance of **132.00 feet** to an iron pin and cap set in the Northwest line of a 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 49° 43' 19" West** a distance of **44.00 feet** to a 5/8 inch diameter iron pin found at the East corner of a 0.13 acre tract conveyed to Debra A Shirley by Official Record 101 page 653;

Thence, with the Northeast line of said 0.13 acre tract, **North 40° 06' 20" West** a distance of **132.00 feet** to an iron pin and cap set in the Southeast line of East Main Street;

Thence, with the Southeast line of said East Main Street, **North 49° 43' 19" East** a distance of **44.00 feet** returning to the **Point of Beginning**, containing **0.1333 Acres** more or less.


Bearings are based on a GPS observation on December 5, 2006, 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 October 28, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S220919-0.1333)

COTTRILL SURVEYING, INC

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

Easement *Surveyed for Roese & Bundy*

The following described 0.0041 acre easement is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being part of a 0.13 acre tract (Parcel 18-00255.000) conveyed to Debra A Shirley by Official Record 101 page 653, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found in the Northwest line of a 16.5 feet wide alley at the South corner of a 0.14 acre tract (Parcel 18-00789.000) conveyed to Katherine E Bundy and Benjamin D Roese, Joint Lives by Official Record 404 page 2174 and the East corner of said 0.13 acre tract, said iron pin bears North 49° 43' 19" East a distance of 44.00 feet from a 1/2 inch diameter iron pin found at the intersection of the Northwest line of said 16.5 feet wide alley with the Northeast line of another 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 49° 43' 19" West** a distance of **2.31 feet** to a point;

Thence, across said 0.13 acre tract with the following two courses:

- 1) **North 40° 06' 20" West** a distance of **76.39 feet** to a point;
- 2) **North 50° 10' 31" East** a distance of **2.31 feet** to the Southwest line of said 0.14 acre tract;

Thence, with the Southwest line of said 0.14 acre tract, **South 40° 06' 20" East** a distance of **76.37 feet** returning to the **Point of Beginning**, containing **0.0041 Acres** more or less

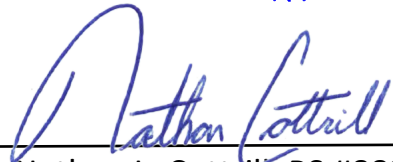
Bearings are based on a GPS observation on December 5, 2006, WGS 1984 Geodetic North.

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 October 28, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S220919-0.1333)