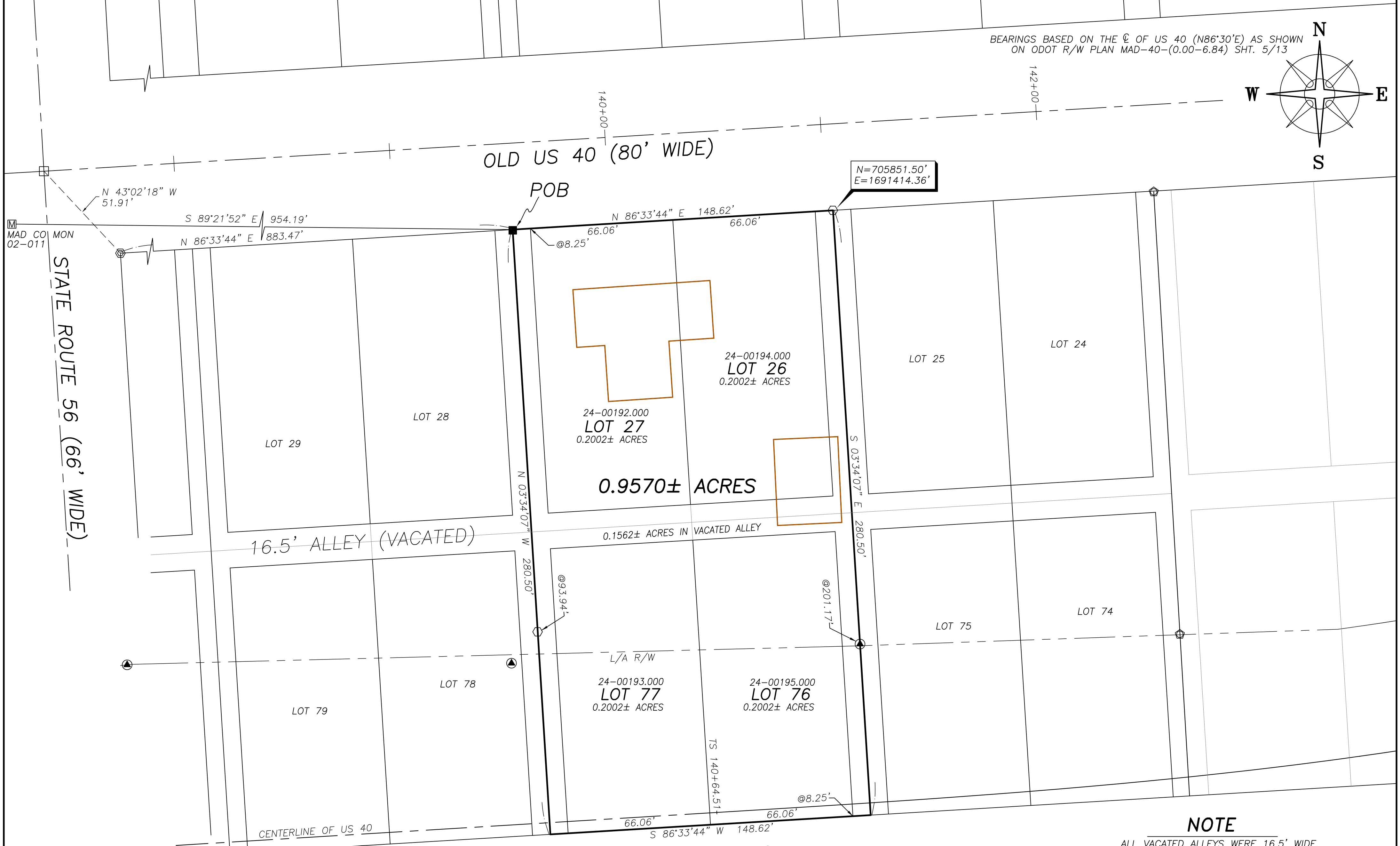
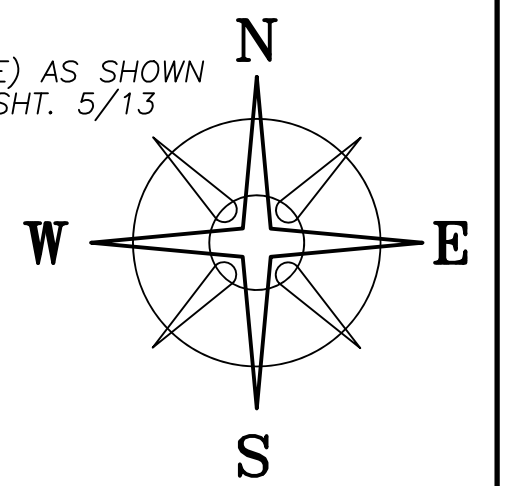


BEARINGS BASED ON THE C OF US 40 (N86°30'E) AS SHOWN ON ODOT R/W PLAN MAD-40-(0.00-6.84) SHT. 5/13



NOTE

ALL VACATED ALLEYS WERE 16.5' WIDE.

DEED REFERENCE

LUCILLE M & JOE V BURGESS, JT LIVES OR 360 PG 489 LOTS 26, 27, 76 & 77 & ADJOINING ALLEYS VACATED PER COMMISSIONER'S JOURNAL 37 PAGE 603
 PARCEL No. 24-00192.000
 PARCEL No. 24-00193.000
 PARCEL No. 24-00194.000
 PARCEL No. 24-00195.000
 TOWN OF SUMMERFORD
 PB 2 PG 221

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø IRON PIN (FOUND)
 - 1/2" IRON PIN (FOUND)
 - ⊕ 3/4" Ø PIPE & YELLOW PLASTIC CAP STAMPED "ELLIOTT 7759" (FOUND)
 - ⊙ 6" CONCRETE STATE OF OHIO R/W MONUMENT (FOUND)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

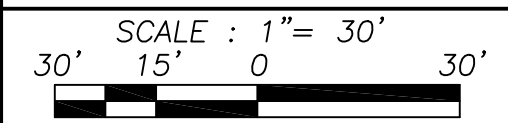


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 Nathan L. Cottrill DATE: 08/07/24

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

0.9570± ACRES
VMS 6288, SOMERFORD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BURGESS.



JOB No. S240712	CREW: MW
SURVEYED 08/01/24	DWN BY: NC
DRAWN 08/05/24	CHECK: NC

COTTRILL SURVEYING, INC

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

0.9570 Acre Tract Surveyed for Burgess

The following described 0.9570 acre tract is situated in the State of Ohio, Madison County, Somerford Township, VMS 6288, being all of Lot 26 (Parcel 24-00194.000), all of Lot 27 (Parcel 24-00192.000), all of Lot 76 (Parcel 24-00195.000), all of Lot 77 (Parcel 24-00193.000) of the Town of Summerford as recorded in Plat Book 2 page 221 and applicable portions of the adjoining alleys vacated per Commissioners' Journal 37 page 603, as conveyed to Lucille M and Joe V Burgess, Joint Lives by Official Record 360 page 489, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found at the intersection of the South line of Old US 40 (80 feet wide) and the centerline of a 16.5 feet wide alley (now vacated), said iron pin bears North 86° 33' 44" East a distance of 883.47 feet from an iron pin and cap previously set at the intersection of the South line of old US 40 with the East line of State Route 56 (66 feet wide);

Thence, with the South line of Old US, **North 86° 33' 44" East**, passing the Northwest corner of said Lot 27 at 8.25 feet, passing the Northwest corner of said Lot 26 at 74.31 feet, passing the West line of a 16.5 feet wide alley (now vacated) at 140.37 feet, a total distance of **148.62 feet** to an iron pin and cap set in the centerline of said vacated alley;

Thence, with the centerline of Said Vacated Alley, **South 03° 34' 07" East**, passing a concrete right-of-way monument found at 201.17 feet, a total distance of **280.50 feet** to the South line of the original Town of Summerford;

Thence, with the South line of said Town, **South 86° 33' 44" West**, passing the Southeast corner of said lot 76 at 8.25 feet, passing the Southeast corner of said Lot 77 at 74.31 feet, passing the East line of said 16.5 feet wide vacated alley at 140.37 feet, a total distance of **148.62 feet** to the centerline of said vacated alley;

Thence, with the centerline of Said Vacated Alley, **North 03° 34' 07" West**, passing an iron pin and cap set at 93.94 feet, a total distance of **280.50 feet** returning to the **Point of Beginning**, containing **0.9570 Acres** more or less, of which 0.2002 acres more or less is all of said Lot 26, 0.2002 acres more or less is all of said Lot 27, 0.2002 acres more or less is all of said Lot 76, 0.2002 acres more or less is all of said Lot 77 and 0.1562 acres more or less is all of the applicable portion of said vacated alley.

Bearings are based on the centerline of US Route 40 (North 86° 30' East) as shown on ODOT right-of-way plan MAD-40-(0.00-6.84) Sheet 5/13.

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 1, 2024.



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

Nathan L. Cottrill, PS #8821
(Job #S240712-0.9570)