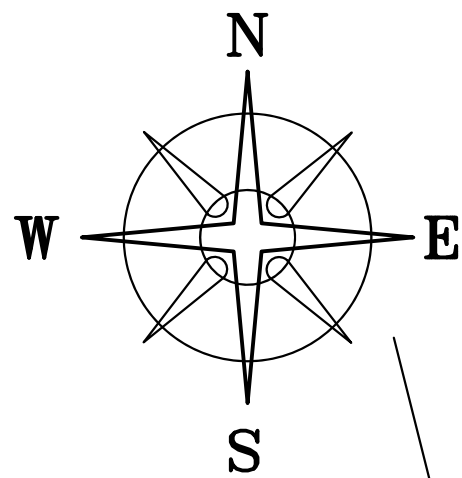


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/05/16
WGS 1984 GEODETIC NORTH.



STATE ROUTE 62 (R/W VARIES)

EAST COLUMBUS AVENUE

PLEASANT TOWNSHIP
MT. STERLING CORPORATION LINE

0.4241± ACRES

RESIDENCE
#299

POOL

SHED

RESIDENCE
#301

SHED

FRED T BROWN
DEED BOOK 284 PAGE 192
47.256 ACRES

FRED T BROWN
DEED BOOK 284 PAGE 192
47.256 ACRES

DEED REFERENCE

HEATHER BASIL
OR 424 PG 2379

PARCEL ONE:
A 1 ACRES
PARCEL No. 18-00668.000

PARCEL TWO:
B 0.72 ACRES
PARCEL No. 18-00667.000

JEFFREY L & REBECCA L
MARTIN, JT LIVES
OR 341 PG 1218

PARCEL No. 18-00669.000
C 0.351 ACRES

PARCEL No. 18-00669.000
D 0.1 ACRES

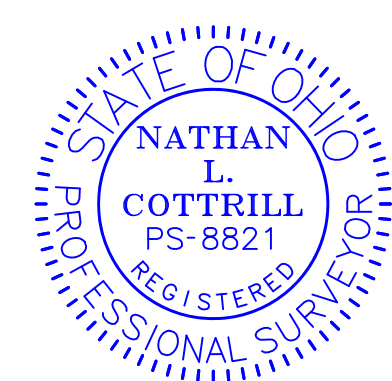
APPROVALS

Approved this ____ day of _____, 2025.

VILLAGE OF MOUNT STERLING MAYOR

ZONING ADMINISTRATOR

FRED T BROWN
DEED BOOK 284 PAGE 192
47.256 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L COTTRILL, P.S. #8821
DATE: 02/28/25

LEGEND

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

- 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- 6" CONCRETE-STATE OF OHIO R/W
MONUMENT (FOUND)
- MADISON COUNTY MONUMENT #02-005

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

0.4241± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARTIN/BASIL

SCALE : 1" = 30'
30' 15' 0 30'

JOB No. S241020A : CREW: MW
SURVEYED 11/2024 : DWN BY: MW,NC
DRAWN 11/15/24 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.4241 Acre Tract **Surveyed for Martin**

The following described 0.4241 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of a 1 acre tract (Parcel 18-00668.000) conveyed to Heather Basil by Official Record 424 page 2379, and being more particularly described as follows: Commencing at an iron pin and cap set, 25 feet south of the original centerline of East Columbus Avenue and 27 feet south of the centerline of US Route 62 (right-of-way varies), at a corner to a 47.256 acre tract conveyed to Fred T Brown by Deed Book 284 page 192 and the northwest corner of a 0.351 acre tract conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record 341 page 1218, said iron pin and cap bears North 83° 25' 20" East a distance of 2445.93 feet from Madison County Monument 02-005;

Thence, with the north line of said 0.351 acre tract and parallel to and 25 feet south of the original centerline of East Columbus Avenue, North 75° 09' 56" East a distance of 66.73 feet to the northwest corner of said 1 acre tract and being the **True Point of Beginning**;

Thence, continuing with the north line of said 1 acre tract and parallel to and 25 feet south of the original centerline of East Columbus Avenue, **North 75° 09' 56" East** a distance of **145.63 feet** to an iron pin and cap set;

Thence, across said 1 acre tract with the following three new courses:

- 1) **South 14° 50' 04" East** a distance of **51.68 feet** to an iron pin and cap set;
- 2) **South 38° 29' 12" West**, a distance of **147.20 feet** to an iron pin and cap set;
- 3) **South 12° 50' 16" East** distance of **92.31 feet** to an iron pin and cap set in the line of said Brown's 47.256 acre tract;

Thence, with said 47.256 acre tract, **South 75° 09' 56" West** a distance of **32.45 feet** to the southeast corner of said 0.351 acre tract;

Thence, with the east line of said 0.351 acre tract, **North 12° 50' 16" West** a distance of **232.00 feet** returning to the **True Point of Beginning**, containing **0.4241 Acres** more or less.


Bearings are based on a GPS observation on December 5, 2016, 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 November 19, 2024, revised February 12, 2025.




Nathan L. Cottrill, PS #8821
(Job #S241020-0.4241)