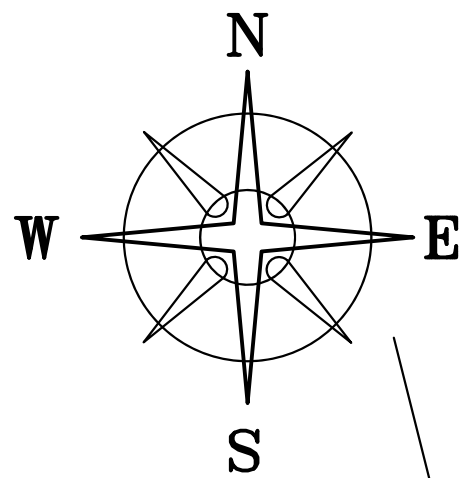


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/05/16  
WGS 1984 GEODETIC NORTH.



US ROUTE 62 (R/W VARIES)

EAST COLUMBUS AVENUE

PLEASANT TOWNSHIP  
MT. STERLING CORPORATION LINE

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 0.5759 ACRES  
1 ORG 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

C 0.351 ACRES  
PARCEL No. 18-00669.000

D 0.1 ACRES  
PARCEL No. 18-00669.000

OR PG

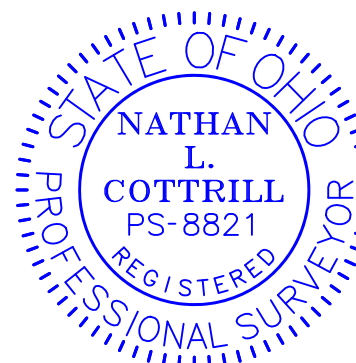
E 0.4241 ACRES  
PARCEL No. 18-00668.001

### APPROVALS

Approved this \_\_\_\_ day of \_\_\_\_\_, 2025.

VILLAGE OF MOUNT STERLING MAYOR

ZONING ADMINISTRATOR



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

0.3055±, 0.4510± & 1.4004± AC.,  
VMS 464, VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MARTIN/BASIL

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

JOB No. S241020B CREW: MW  
SURVEYED 11/2024 DWN BY: MW,NC  
DRAWN 11/15/24 CHECK: NC

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	1106.02'	20.17'	20.17'	N 69°32'28" E	1°02'41"	10.08'

# **COTTRILL SURVEYING, INC**

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## **0.4263 Acre Tract Surveyed for Martin**

The following described 0.4263 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of a 0.4241 acre tract (Parcel 18-00668.001) conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record \_\_\_\_ page \_\_\_\_, part of a 0.351 acre tract (Parcel 18-00669.000) and part of a 0.1 acre tract (Parcel 18-00669.000) both conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record 341 page 1218, 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 said 0.351 acre tract, 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 said 47.256 acre tract with the following three courses:

- 1) South 12° 50' 16" East a distance of 17.39 feet to an iron pin and cap set in the right-of-way line of US Route 62;
- 2) With said right-of-way, with a curve to the left, radius of 1106.02 feet, arc length of 20.17 feet, chord bears South 69° 32' 28" West a distance of 20.17 feet, delta angle of 1° 02' 41" to an iron pin and cap set at the northwest corner of said 0.1 acre tract;
- 3) South 12° 50' 16" East a distance of 212.63 feet to an iron pin and cap set at the southwest corner of said 0.1 acre tract and being the **True Point of Beginning**;

Thence, with said 47.256 acre tract, **North 12° 50' 16" West** a distance of **77.33 feet** to an iron pin and cap set;

Thence, with a new line across said 0.1 acre tract, **North 77° 09' 44" East**, passing the West line of said 0.351 acre tract at 19.99 feet, continuing with a new line across said 0.351 acre tract, a total distance of **63.20 feet** to an iron pin and cap set;

Thence, with a new line across said 0.351 acre tract, **North 38° 29' 12" East**, passing the West line of said 0.4241 acre tract at 30.07 feet, continuing with a new line across said 0.4241 acre tract, a total distance of **105.47 feet** to an iron pin and cap set;

Thence, with a new line across said 0.4241 acre tract, **North 14° 50' 04" West** a distance of **93.78 feet** to an iron pin and cap set in the north line of said 0.4241 acre tract being 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)

Thence, with the north line of said 0.4241 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 **90.00 feet** to an iron pin and cap set at a corner of a 0.5759 acre tract conveyed to Heather Basil by Official Record 424 page 2379;

Thence, with said 0.5759 acre tract with the following three 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**, passing the southeast corner of said 0.351 acre tract at 32.45 feet, passing the southeast corner of said 0.1 acre tract at 99.18 feet, a total distance of **119.17 feet** returning to the **True Point of Beginning**, containing **0.4263 Acres** more or less, of which 0.1206 acres more or less is part of said 0.351 acre tract, 0.0353 acres more or less is part of said 0.1 acre tract and 0.2704 acres more or less is part of said 0.4241 acre tract.


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 #S241020-0.4263)

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## 0.4510 Acre Tract Surveyed for Martin

The following described 0.4510 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of a 0.4241 acre tract (Parcel 18-00668.001) conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record \_\_\_\_ page \_\_\_\_, part of a 0.351 acre tract (Parcel 18-00669.000) and part of a 0.1 acre tract (Parcel 18-00669.000) both conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record 341 page 1218, and being more particularly described as follows:

Beginning 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 said 0.351 acre tract, 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**, passing the Northwest corner of said 0.4241 acre tract at 66.73 feet, a total distance of **122.36 feet** to an iron pin and cap set;

Thence, across said 0.4241 acre tract with the following two courses:

- 1) **South 14° 50' 04" East** a distance of **93.78 feet** to an iron pin and cap set;
- 2) **South 38° 29' 12" West**, passing the east line of said 0.351 acre tract at 75.40 feet, continuing with a new line across said 0.351 acre tract, a total distance of **105.47 feet** to an iron pin and cap set;

Thence, with a new line across said 0.351 acre tract, **South 77° 09' 44" West**, passing the east line of said 0.1 acre tract at 43.21 feet, continuing with a new line across said 0.1 acre tract, a total distance of **63.20 feet** to an iron pin and cap set in a line of said Brown's 47.256 acre tract;

Thence, with said 47.256 acre tract with the following three courses:

- 1) **North 12° 50' 16" West** a distance of **135.30 feet** to an iron pin and cap set in the right-of-way line of US Route 62;
- 2) With said right-of-way, with a curve to the right, **radius of 1106.02 feet, arc length of 20.17 feet**, chord bears North 69° 32' 28" East a distance of 20.17 feet, delta angle of 1° 02' 41" to an iron pin and cap set;
- 3) **North 12° 50' 16" West** a distance of **17.39 feet** returning to the **Point of Beginning**, containing **0.4510 Acres** more or less, of which 0.2346 acres more or less is part of said 0.351 acre tract, 0.0627 acres more or less is part of said 0.1 acre tract and 0.1537 acres more or less is part of said 0.4241 acre tract.


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 #S241020-0.4510)



# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## 1.2796 Acre Tract Surveyed for Martin

The following described 1.2796 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.5759 acre tract (Parcel 18-00668.000, 1 original acre) and all of a 0.72 acre tract (Parcel 18-00667.000) both conveyed to Heather Basil by Official Record 424 page 2379, and being more particularly described as follows:

Beginning 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 northeast corner of said 0.72 acre tract, said iron pin and cap bears North 82° 17' 50" East a distance of 2829.27 feet from Madison County Monument 02-005;

Thence, with said 47.256 acre tract with the following two courses:

- 1) **South 12° 50' 16" East** a distance of **232.00 feet** to an iron pin and cap set;
- 2) **South 75° 09' 56" West**, passing the southeast corner of said 0.5759 acre tract at 132.32 feet, a total distance of **287.63 feet** to an iron pin and cap set at the Southeast corner of a 0.4241 acre tract conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record \_\_\_ page \_\_\_;

Thence, with said 0.4241 acre tract with the following three courses:

- 1) **North 12° 50' 16" West** a distance of **92.31 feet** to an iron pin and cap set;
- 2) **North 38° 29' 12" East** a distance of **147.20 feet** to an iron pin and cap set;
- 3) **North 14° 50' 04" West** a distance of **51.68 feet** to an iron pin and cap set at the northwest corner of said 0.5759 acre tract and being 25 feet south of the original centerline of East Columbus Avenue;

Thence, with the north line of said 0.5759 acre tract, parallel to and 25 feet south of the original centerline of East Columbus Avenue, **North 75° 09' 56" East**, passing the Northwest corner of said 0.72 acre tract at 42.12 feet, a total distance of **174.44 feet** returning to the **Point of Beginning**, containing **1.2796 Acres** more or less, of which 0.5753 acres more or less is all of said 0.5759 acre tract and 0.7043 acres more or less is all of said 0.72 acre tract.


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 #S241020-1.2796)

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## Ingress/Egress Easement Surveyed for Martin

The following described 0.0346 acre easement is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being a part of a 0.5759 acre tract (Parcel 18-00668.000, 1 original acre) as 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 northeast corner of a 0.72 acre tract conveyed to Heather Basil by Official Record 424 page 2379, said iron pin and cap bears North 82° 17' 50" East a distance of 2829.27 feet from Madison County Monument 02-005;

Thence, with the north line of said 0.72 acre tract, parallel to and 25 feet south of the original centerline of East Columbus Avenue, South 75° 09' 56" West a distance of 132.32 feet to the northeast corner of said 0.5759 acre tract and being the **True Point of Beginning**;

Thence, with the line between said 0.6967 and 0.72 acre tracts, **South 12° 50, 16" East** a distance of **20.87 feet** to a point;

Thence, across said 0.5753 acre tract, **South 38° 29' 12" West** a distance of **51.61 feet** to an iron pin and cap set at a corner to a 0.4241 acre tract conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record \_\_\_\_ page \_\_\_\_;

Thence, with the East line of said 0.4241 acre tract, **North 14° 50' 04" West** a distance of **51.68** to an iron pin and cap set at the northwest corner of said 0.5759 acre tract and being 25 feet south of the original centerline of East Columbus Avenue;

Thence, with the north line of said 0.5759 acre tract, parallel to and 25 feet south of the original centerline of East Columbus Avenue, **North 75° 09' 56" East** a distance of **42.12 feet** returning to the **True Point of Beginning**, containing **0.0346 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-EASE1)

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

## Ingress/Egress Easement Surveyed for Martin

The following described 0.0769 acre easement is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being a part of a 0.4241 acre tract (Parcel 18-00668.001) as conveyed to Jeffrey L and Rebecca L Martin, Joint Lives by Official Record \_\_\_\_ page \_\_\_\_, 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, passing the Northwest corner of said 0.4241 acre tract at 66.73 feet, a total distance of 212.36 feet to an iron pin and cap set at the Northwest corner of a 0.5759 acre tract conveyed to Heather Basil by Official Record 424 page 2379;

Thence, with said 0.5759 acre tract, South 14° 50' 04" East a distance of 51.68 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, with said 0.5759 acre tract, **South 38° 29' 12" West** a distance of 147.20 feet to an iron pin and cap set;

Thence, across said 0.4241 acre tract with the following two courses:

- 1) **South 76° 33' 58" West** a distance of **32.43 feet** to a point in the east line of said 0.351 acre tract;
- 2) **North 38° 29' 12" East**, passing an iron pin and cap set at 75.40 feet, a total distance of **187.62 feet** to the west line of said 0.5759 acre tract;

Thence, with the west line of said 0.5759 acre tract, **North 14° 50' 04" West** a distance of **24.94 feet** returning to the **True Point of Beginning**, containing **0.0769 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-EASE2)