

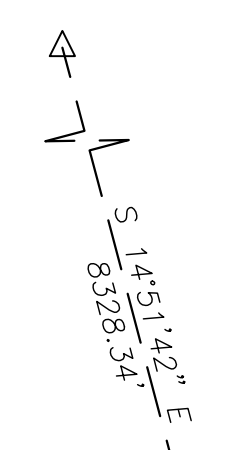
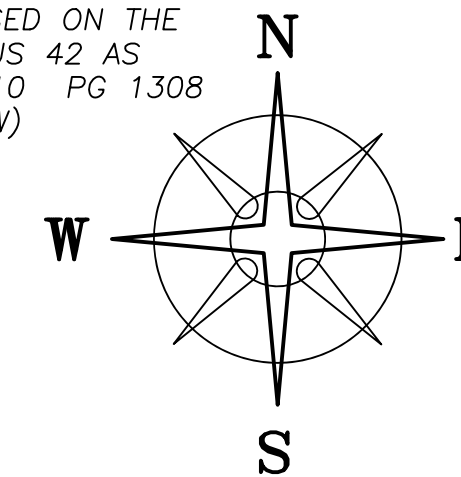
DEED REFERENCE
NICOLE L THOMPSON
OR 419 PG 1148

PARCEL No. 14-00175.000
 TRACT No. 1:
(A) 1 ACRES
 PARCEL No. 14-00174.000
 TRACT No. 2:
LOT 2
 (11835 SQFT)
 GORDIN & JORDANI
 FLORENCE SUBDIVISION
 SLIDE 227

(B) 0.037 ACRES
 PORTION OF VACATED ALLEY
 VACATED BY COMMISSIONERS JOURNAL No 94
 RECORDED IN OR 385 PG 1008

THOMAS L. & SHARI L.
 HENRY, JT LIVES
 OR 22 PG 629
 5.001 ACRES

BEARINGS ARE BASED ON THE
 CENTERLINE OF US 42 AS
 DESCRIBED IN OR 110 PG 1308
 (S69°23'W)



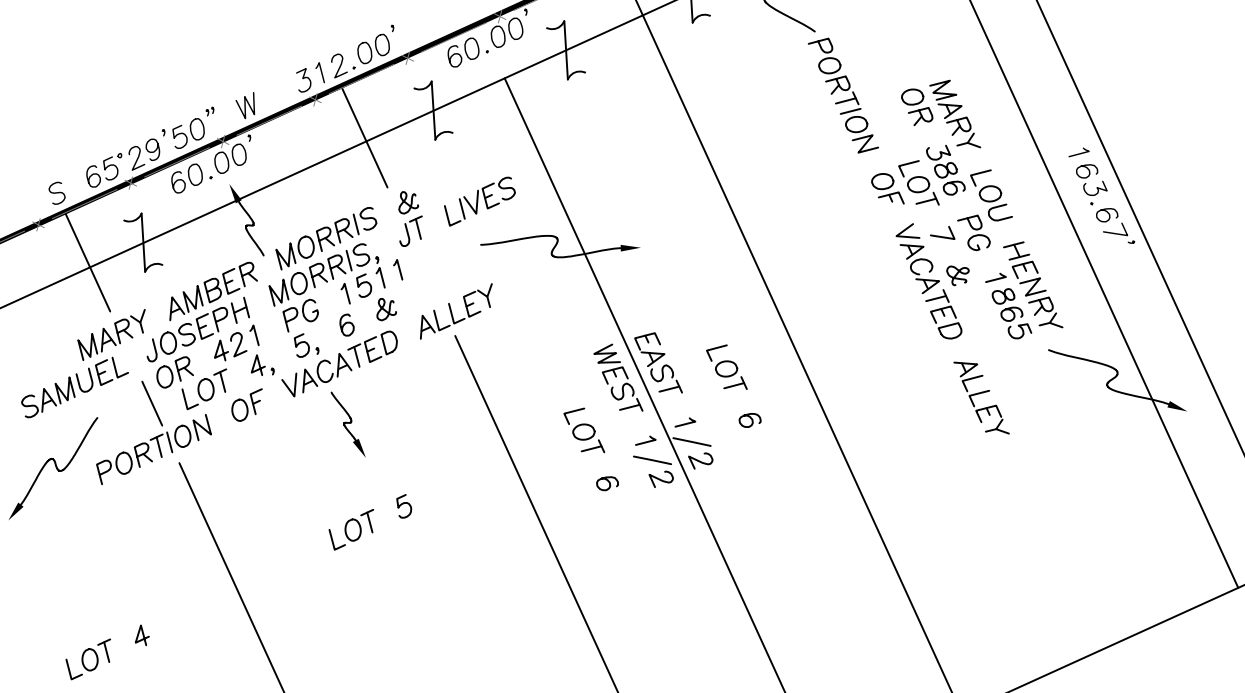
N=675336.51'
 E=1674395.96'

WILLIAM L HENRY, TOD
 OR 429 PG 759
 10.3709 ACRES

VMS 7176
 VMS 7277

1.3059± ACRES

NEIL ROAD (T-92, R/W VARIES)



N=675148.09'
 E=1673979.57'

(B) 0.0375± ACRES

LOT #2
 0.2724± ACRES

CHRISTA BROWN &
 HARLEY BROWN, JT LIVES
 OR 371 PG 2237
 LOT 1 (7403 SQFT)

FLORENCE AVE
 FORMERLY RAILROAD STREET (35')



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ ANGLE IRON FENCE POST (FOUND)
- 3" METAL FENCE POST (FOUND)
- △ MADISON COUNTY MONUMENT 02-022 (FOUND)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RET P.S. 6552" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 1" SOLID IRON PIN (FOUND) 10" DEEP
- ⊙ 3/4" Ø IRON PIPE (FOUND)

N=674890.96'
 E=1674124.27'

BD OF PARK COMM OF MAD CO PARK DISTRICT
 PENN CENTRAL RAIL ROAD (ABANDONED)
 OR 150 PG 1136
 35.2365 ACRES

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L COTTRILL, P.S. #8821
 DATE: 01/07/25

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

1.3059± ACRES,
VMS 7176 & 7277, PAINT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR THOMPSON.

SCALE : 1" = 40'	JOB No. S250102	CREW: MW
	SURVEYED 01/03/25	DWN BY: NC
	DRAWN 01/06/25	CHECK: JRC

COTTRILL SURVEYING, INC

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

1.3059 Acre Tract Surveyed for Thompson

The following described 1.3059 acre tract is situated in the State of Ohio, Madison County, Paint Township, VMS 7176 and VMS 7277, being all of a 1 acre tract (Parcel 14-00175.000), all of Lot 2 (Parcel 14-00174.000) of Gordon and Jordani Florence Subdivision as recorded in Slide 227, and a portion of a 12 feet wide alley (0.037 acres, Parcel 14-00174.000) as vacated by Commissioners Journal No 94 as recorded in Official Record 385 page 1008, all three conveyed to Nicole L Thompson by Official Record 419 page 1148, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Neil Road (Township Road 92, right-of-way width varies) at the Northwest corner of Lot 1 of said subdivision as conveyed to Christa Brown and Harley Brown, Joint Lives by Official Record 371 page 2237 in the Southwest corner of said Lot 2, said iron pin and cap bears North 29° 28' 48" West a distance of 96.45 feet from a 1-inch diameter iron pin found at the intersection of the Southeast line of Florence Avenue (formerly Railroad Street, 35 feet wide) with the Northeast line of Neil Road;

Thence, with the Northeast line of Neil Road, **North 29° 28' 48" West**, passing the Southeast line of said vacated alley at 90.25 feet, passing the Southwest corner of said 1 acre tract at 102.30 feet, a total distance of **198.62 feet** to an iron pin and cap set in the Southeast line of a 5.001 acre tract conveyed to Thomas L and Shari L Henry, Joint Lives by Official Record 22 page 629;

Thence, with the Southeast line of said 5.001 acre tract, **North 65° 32' 02" East** a distance of **457.00 feet** to an iron pin and cap previously set in the Southwest line of a 10.3709 acre tract conveyed to William L Henry, TOD by Official Record 429 page 759;

Thence, with the Southwest line of said 10.3709 acre tract, **South 24° 32' 47" East** a distance of **95.66 feet** to an angle iron fence post found at the Northeast corner of said vacated alley;

Thence, with the Northwest line of Said Vacated Alley, **South 65° 29' 50" West**, passing a 3/4 inch diameter iron pipe found at 6.04 feet, a total distance of **312.00 feet** to an iron pin and cap set at the Northwest corner of a portion of the vacated alley as conveyed to Christa Brown and Harley Brown, Joint Lives by Official Record 385 page 1008 and the Northeast corner of said 0.037 acre tract (portion of vacated alley);

Thence, across said alley, **South 24° 32' 47" East**, passing the Northwest corner of Lot 3 of said subdivision as conveyed to Christa Brown and Harley Brown, Joint Lives by Official Record 371 page 2237 and the Northeast corner of said Lot 2 at 12.00 feet, and continuing with the line between Lots 2 and 3, a total distance of **102.11 feet** to an iron pin and cap set at the Northeast corner of said Lot 1;

Thence, with the Northwest line of said Lot 1, **South 65° 35' 12" West** a distance of **127.92 feet** returning to the **Point of Beginning**, containing **1.3059 Acres** more or less, of which 0.9960 acres more or less is all of said 1 acre tract, 0.2724 acres more or less is all of said Lot 2 and 0.0375 acres more or less is the portion of said vacated alley.

Bearings are based on the centerline of US Route 42 (South 69° 23' West) as described in Official Record 110 page 1308.

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 January 3, 2025.



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

Nathan L. Cottrill, PS #8821
(Job #S250102-1.3059)