



## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **1.7289 Acre Tract** *Surveyed for the Village of Mt. Sterling*

The following describe 1.7289 acre tract is situated in the state of Ohio, Madison County, the Village of Mt. Sterling, Pleasant Township, VMS 12140, and 6483/6945, and being part of a 60.001 acre tract (1800864.000) conveyed to Thermal Technology Corporation of America by Official Record 270 page 898, and being more particularly described as follows:

Beginning at a 3/4 inch diameter solid iron pin found in the West right-of-way line of O'Day Harrison Road (County Road 18) (40 feet right-of-way), corner to a 404.650 acre tract conveyed to Carla B Flucke, Et Al. By Official Record 227 page 947, in the line between VMS 6483/6945 and 12119, at the corner of the Corporation line of the Village of Mt. Sterling, and at the Northwest corner of said 60.001 acre tract and bears South 69° 51' 00" West a distance of 3346.00 feet from the intersection of State Route 56;

Thence, with the centerline extended of said O'Day Harrison Road, **North 69° 51' 00" East** a distance of **60.77 feet** to a mag nail set in said centerline;

Thence, with the existing East line of a 60 feet Ingress Egress Easement conveyed to the Chamber of Commerce of Mt. Sterling, Ohio by Deed Book 270 page 850, **South 11° 00' 21" East**, passing an iron pin and cap set at 20.26 feet, a total distance of **1255.14 feet** to an iron pin and cap set in the South line of said 60.001 acre tract and the North line of a 33.4633 acre tract conveyed to R & C Rivers Farms LP and Ohio Limited Partnership by Official Record 101 page 1289;

Thence, with the North line of said 33.4633 acre tract, **South 69° 48' 19" West** a distance of **60.78 feet** to an iron pin and cap previously set at the Southwest corner of said 60.001 acre tract and in the East line of a 28.9667 acre tract conveyed to Mt. Sterling Holdings, LLC by Official Record 296 page 1413;

Thence, with the East line of said 28.9667 and 404.650 acre tracts, **North 11° 00' 21" West**, passing a 3/4 inch diameter iron pipe found at the East corner common to said tracts and corner to said Corporation line at 436.83 feet, a total distance of **1255.19 feet** returning to the point of beginning containing **1.7289 Acres** more or less in said easement.

Bearings are bases on the centerline of O'Day Harrison Road (South 69° 51' West) as described in Official Record 101 page 1289.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed July 2, 2014 by James R. Cottrill registration #6858. (Job #S140410-1-7299AC)

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James R. Cottrill, PS