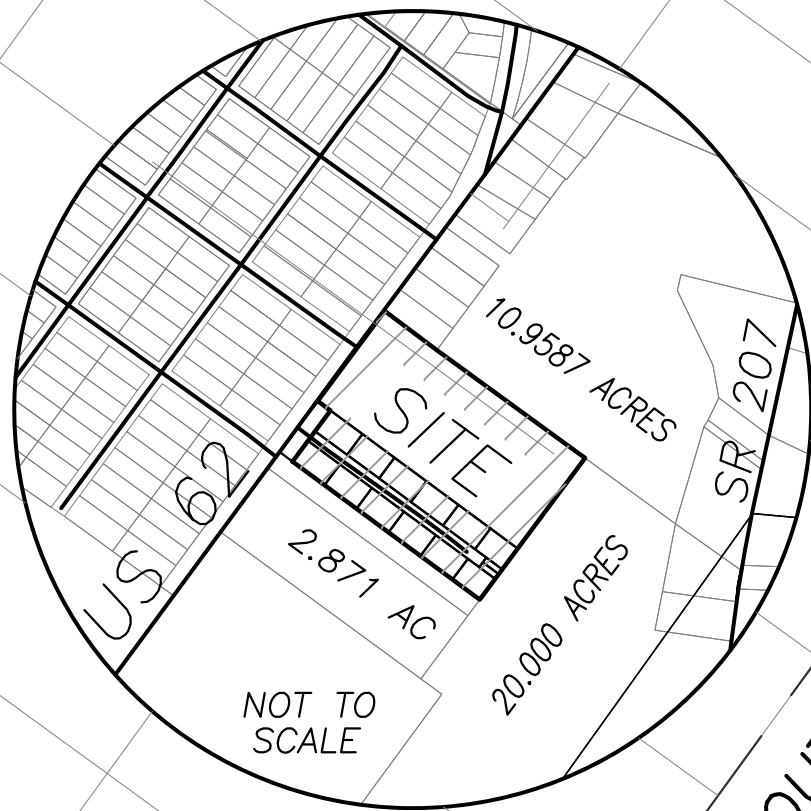
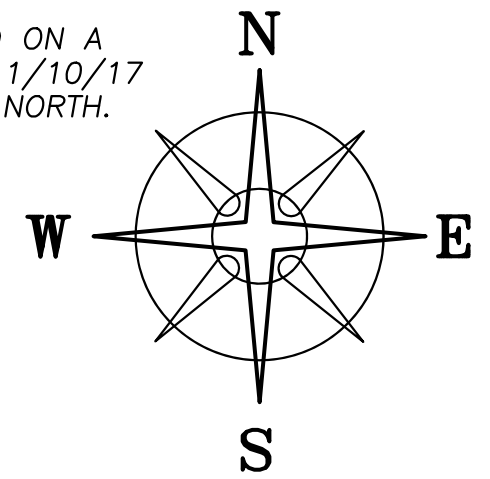


LOCATION MAP



BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/10/17
WGS 1984 GEODETIC NORTH.



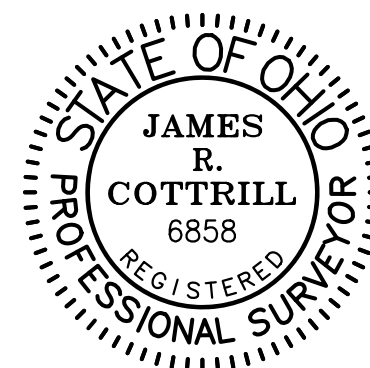
POINT OF REFERENCE
N=623788.66'
E=1750850.00'

DEED REFERENCE
WHITESIDE MT. STERLING, LTD
OR 328 PG 849
PARCEL No. 17-00595.000
Ⓐ 4.119 ACRES
TRACT THREE
10 ORIGINAL ACRES

O.L. NEAR SUBDIVISION
2.1496 TOTAL ACRES AS VACATED BY:
REPLAT OF O.L. NEAR SUBDIVISION
AS RECORDED IN
PB ___ PG ___
CONVEYED TO WHITESIDE MT. STERLING, LTD BY:
OR ___ PG ___

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓐ 10"Ø WOOD FENCE POST (FOUND)
 - Ⓣ 2" T-BAR (FOUND, BENT)
 - IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - ⊕ 5/8" Ø REBAR & ORANGE PLASTIC CAP STAMPED "IBI GROUP" (FOUND)
 - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

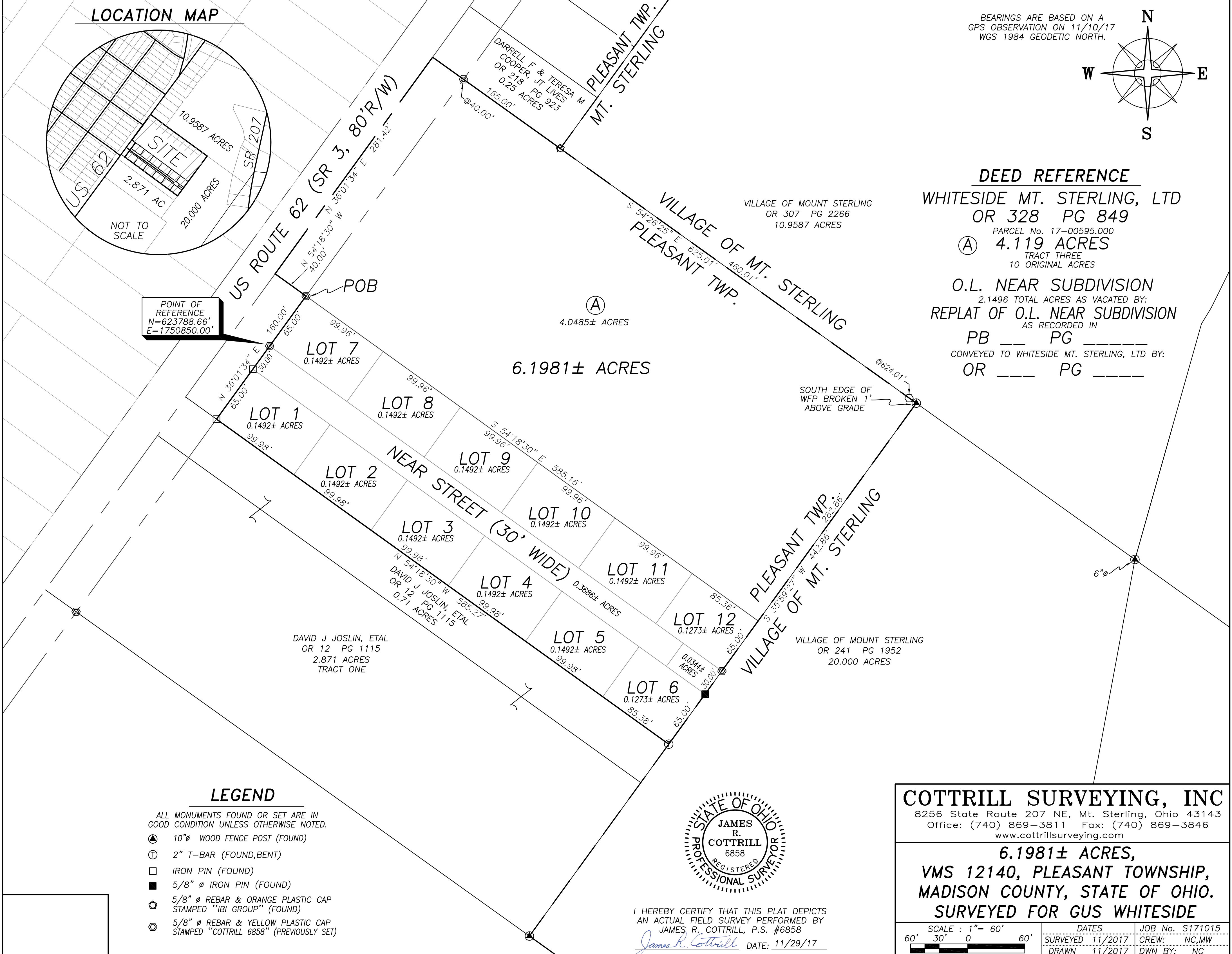


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/29/17

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

6.1981± ACRES,
VMS 12140, PLEASANT TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR GUS WHITESIDE

SCALE : 1" = 60'	DATES	JOB No. S171015
60' 30' 0' 60'	SURVEYED 11/2017	CREW: NC, MW
	DRAWN 11/2017	DWN BY: NC



COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

6.1981 Acre Tract *Surveyed for Gus Whiteside*

The following described 6.1981 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12140, being all of a 4.119 acre tract (Parcel 17-00595.000, Tract Three, 10 original acres) conveyed to Whiteside Mt. Sterling, Ohio by Official Record 328 page 849 and all of O.L. Near Subdivision as vacated by the "Replat of O.L. Near Subdivision" as recorded in Plat Book ___ page _____ conveyed to Whiteside Mt. Sterling, Ohio by Official Record ___ page _____, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the Southeast right-of-way line of US Route 62 (State Route 3, 80 feet right-of-way) at the Northerly corner of Lot 7 of said O.L. Subdivision and in the Southwest line of said 4.119 acre tract, said iron pin bears North 36° 01' 34" East a distance of 65.00 feet from an iron pin and cap previously set at the intersection of the Southeast right-of-way line of US Route 62 and the Northeast line of Near Street (30 feet wide, now vacated by "Replat");

Thence, with the Southwest line of said 4.119 acre tract, **North 54° 18' 30" West** a distance of **40.00 feet** to the centerline of US Route 62;

Thence, with the centerline of US Route 62, **North 36° 01' 34" East** a distance of **281.42 feet** to the Westerly corner of a 0.25 acre tract conveyed to Darrell F and Teresa M Cooper, Joint Lives by Official Record 218 page 923;

Thence, with the Southwest line of said 0.25 acre tract, **South 54° 26' 25" East**, passing an iron pin and cap previously set at 40.00 feet, passing a 5/8 inch diameter rebar and orange plastic cap stamped "IBI Group" found at the Southwest corner of a 10.9587 acre tract conveyed to the Village of Mount Sterling by Official Record 307 page 2266 and being a corner to the Corporation Line of the Village of Mount Sterling at 165.00 feet, continuing with said 10.9587 acre tract and said Corporation Line, passing an iron pin and cap set at 624.01 feet, a total distance of **625.01 feet** to the south edge of a 10 inch diameter wooden fence post broken 1 foot above grade found at the Northerly corner of a 20.000 acre tract conveyed to the Village of Mount Sterling by Official Record 241 page 1952 in at a corner to said Corporation Line;

Thence, with the Northwest line of said 20.000 acre tract and said Corporation Line, **South 35° 59' 27" West**, passing the Easterly corner of Lot 12 of said O.L. Near Subdivision at 282.86 feet, passing an iron pin and cap previously set at the terminus of Near Street at 347.86 feet, passing a 5/8 inch diameter rebar found at the Easterly corner of Lot 6 at 377.86 feet, a total distance of **442.86 feet** to a 2 inch T-bar found at the Easterly corner of a 0.71 acre tract conveyed to David J Joslin, et al. by Official Record 12 page 1115;

Thence, with the Northeast line of said 0.71 acre tract in the Southwest line of Lots 1 thru 6 of said subdivision, **North 54° 18' 30" West** a distance of **585.27 feet** to an iron pin found at the Westerly corner of Lot 1 in the Southeast right-of-way of US Route 62;

Thence, with the Southeast right-of-way line of US Route 62, **North 36° 01' 34" East**, passing an iron pin found at the terminus of Near Street at 65.00 feet, passing an iron pin and cap previously set at the Westerly corner of Lot 7 at 95.00 feet, a total distance of **160.00 feet** returning to the **Point of Beginning**, containing **6.1981 Acres** more or less, of which 4.0485 acres more or less is all of said 4.119 acre tract and 2.1496 acres more or less is all of said O.L. Near Subdivision.

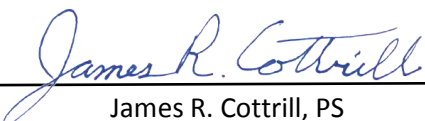
Bearings are based on a GPS observation on November 10, 2017, WGS 1984 Geodetic North.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171015-6-1981AC)




James R. Cottrill, PS