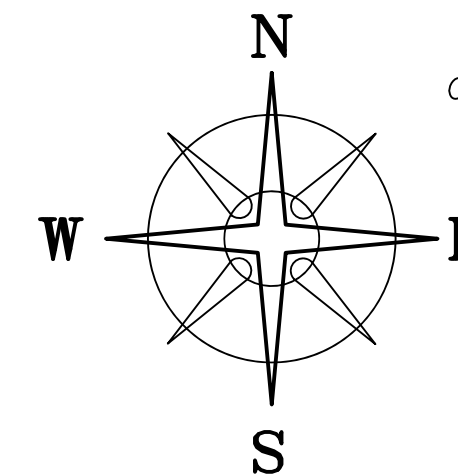


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 11/20/20
WGS 1984 GEODETIC NORTH.



LEGEND

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

- ⓐ 3/4" T-BAR & CAP (FOUND)
- ⓑ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⓒ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ▲ UNION/MADISON NE
9" SQ. STONE W/ DIMPLE

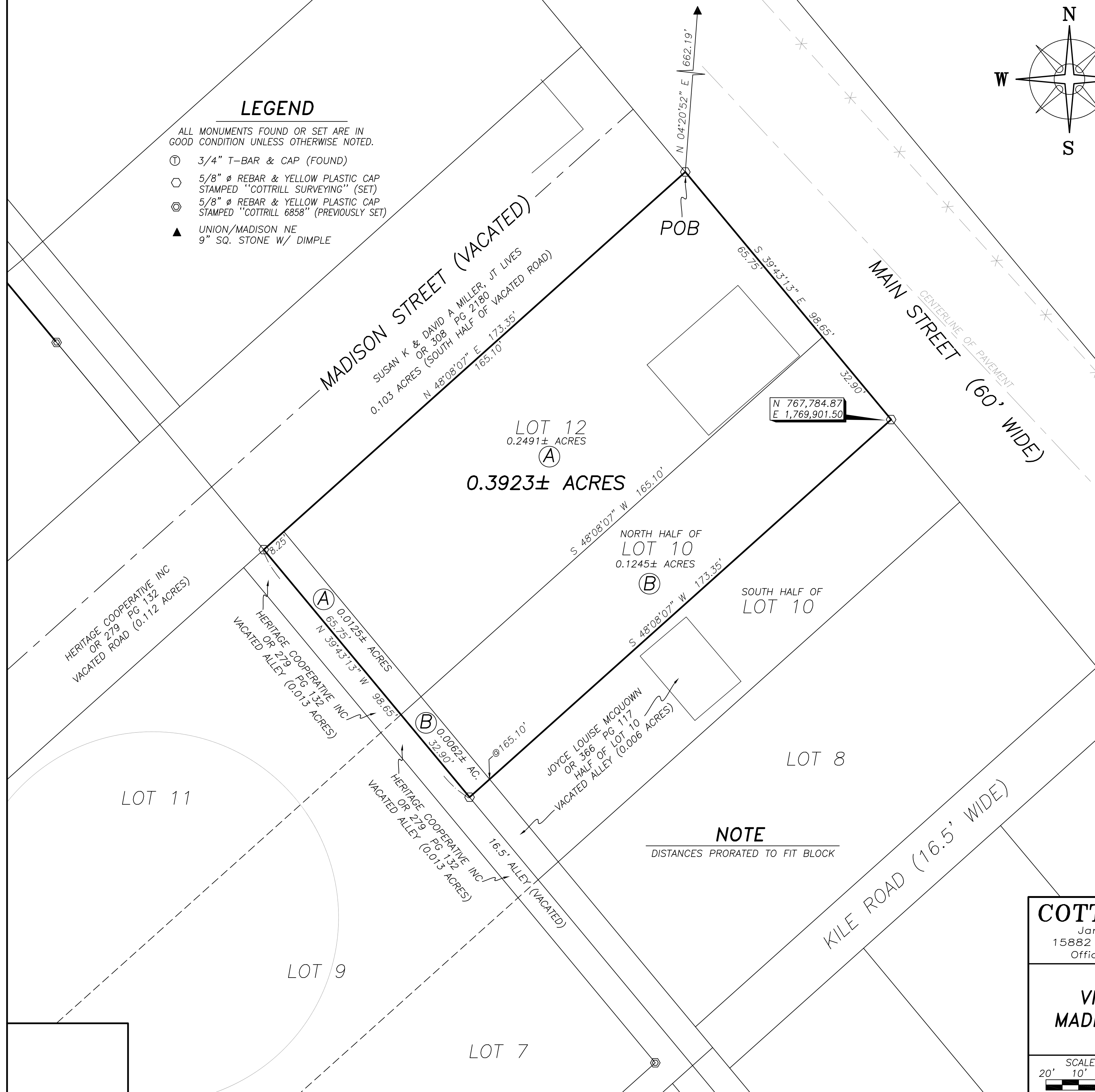
DEED REFERENCE

STUART N ALLEN
OR 339 PG 671

PARCEL No. 02-00195.000
ⓐ LOT #12
PORTION OF VACATED ALLEY (0.013 ACRES)

PARCEL No. 02-00194.000
ⓑ HALF OF LOT #10
PORTION OF VACATED ALLEY (0.006 ACRES)

VILLAGE OF KILE
AS RECORDED IN
PB 1 PG 160
ALLEY VACATED BY RESOLUTION No. 09-12,
COMMISSIONERS' JOURNAL DATED JUNE 8, 2012
RECORDED IN OR 278 PG 1482



N 767,784.87
E 1,769,901.50

LOT 12
0.2491± ACRES
ⓐ
0.3923± ACRES

NORTH HALF OF
LOT 10
0.1245± ACRES
ⓑ

SOUTH HALF OF
LOT 10

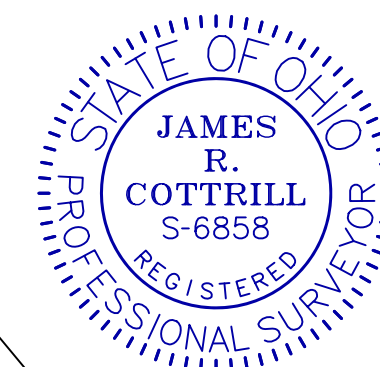
LOT 8

LOT 11

LOT 9

LOT 7

NOTE
DISTANCES PRORATED TO FIT BLOCK



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/23/20

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

**0.3923± ACRES,
VMS 7074, DARBY TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ALLEN**

SCALE : 1" = 20'	JOB No. S201103	CREW: MW
20' 10' 0' 20'	SURVEYED 11/23/20	DWN BY: NC
	DRAWN 11/23/20	CHECK: RC

COTTRILL SURVEYING, INC

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

0.3923 Acre Tract Surveyed for Allen

The following described 0.3923 acre tract is situated in the State of Ohio, Madison County, Darby Township, VMS 7074, being all of Lot 12 and a portion of the vacated alley (0.0013 acres) (Parcel 02-00195.000) and half of Lot 10 and a portion of the vacated alley (0.0013 acres) (Parcel 02-00194.000) as shown on the plat of the Village of Kile as recorded in Plat Book 1 page 160, alley vacated by Resolution No. 09-12 Commissioners' Journal dated June 8, 2012 and recorded in Official Record 278 page 1482, and conveyed to Stuart N Allen by Official Record 339 page 671, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Main Street (60 feet wide) and the Southeast line of Madison Street (50 feet wide, now vacated) as shown on the Village of Kile plat, being the East corner of a 0.103 acre tract conveyed to Susan K and David A Miller, Joint Lives and the North corner of said Lot 12;

Thence, with the Southwest line of Main Street, **South 39° 43' 13" East**, passing the North corner of said Lot 10 at 65.75 feet, a total distance of **98.65 feet** to an iron pin and cap set at the North corner of the South half of Lot 10 as conveyed to Joyce Louise McQuown by Official Record 366 page 117;

Thence, with the Northwest line of said South half of Lot 10, **South 48° 08' 07" West**, passing the Northeast line of said vacated alley at 165.10 feet, a total distance of **173.35 feet** to an iron pin and cap set in the centerline of said vacated alley and the Northeast line of a 0.013 acre tract conveyed to Heritage Cooperative Inc by Official Record 279 page 132;

Thence, with the centerline of said vacated alley in the Northeast line of said 0.013 acre tract, **North 39° 43' 13" West**, passing the Southeast corner common to said 0.013 acre tract and a 0.013 acre tract conveyed to Heritage Cooperative Inc by Official Record 279 page 132 at 32.90 feet, a total distance of **98.65 feet** to an iron pin and cap set in the Southeast line of Madison Street and the South corner of said Miller's 0.103 acre tract;

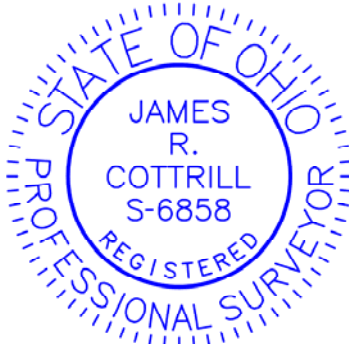
Thence, with the Southeast line of Madison Street and said 0.103 acre tract, **North 48° 08' 07" East**, passing the West corner of said Lot 12 at 8.25 feet, a total distance of **173.35 feet** returning to the **Point of Beginning**, containing **0.3923 Acres** more or less, of which 0.2491 acres more or less is all of said Lot 12, 0.0125 acres more or less is all of said 0.013 acre portion of vacated alley, 0.1245 acres more or less is all of the North half of Lot 10 and 0.0062 acres more or less is all of said 0.006 acre portion of vacated alley.

Bearings are based on a GPS observation on November 20, 2020, 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 Surveying"

This description is based on a field survey performed November 23, 2020 by James R. Cottrill, PS registration #6858. (Job #S201103-0.3923)



James R. Cottrill

James R. Cottrill, PS #6858