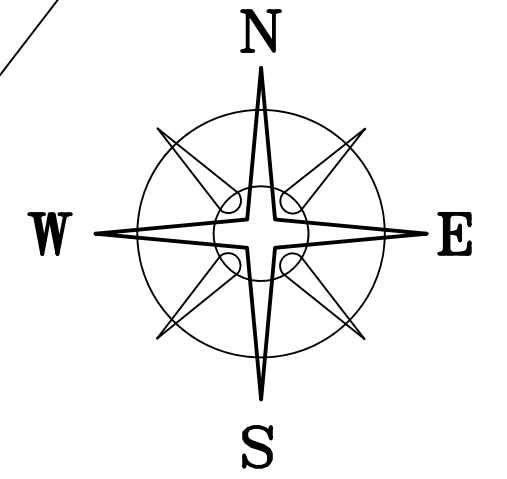
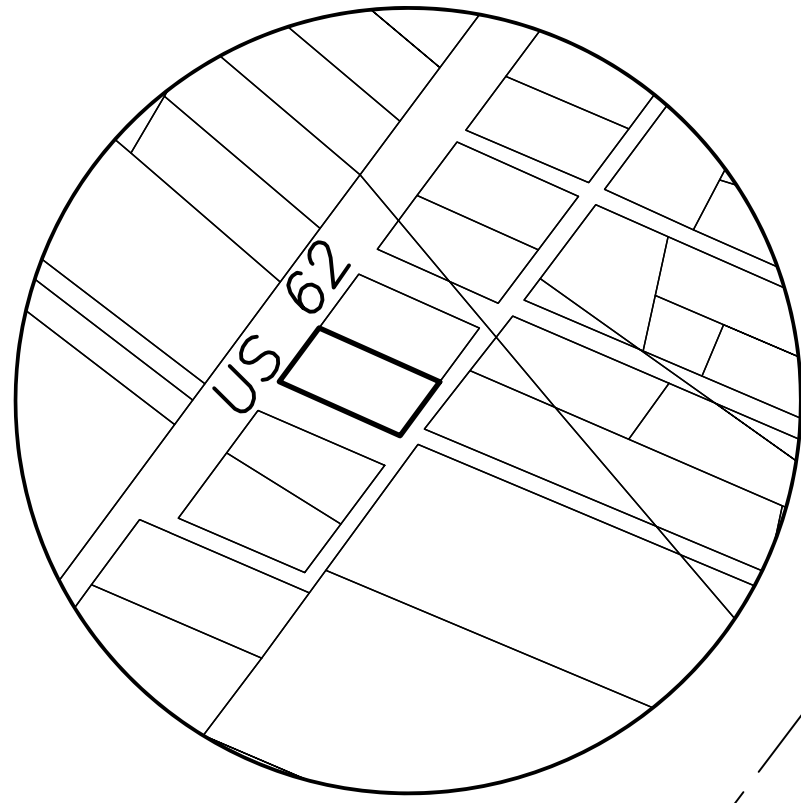


LOCATION MAP

NOT TO SCALE



BEARINGS ARE BASED ON THE CENTERLINE OF US ROUTE 62 (N 37° 04' E) AS SHOWN ON ODOT R/W PLAN MADISON COUNTY S.H. 50 SEC. N SHEET 3/3.

US ROUTE 62 (70' WIDE)

VILLAGE OF MT. STERLING
PLEASANT TOWNSHIP

JERRY A CALDWELL
OR 252 PG 2490
0.25 ACRES

POB
N: 624939.22'
E: 1751686.15'

0.1984± ACRES
Ⓐ

DEED REFERENCE
SHARON PERSINGER
OR 346 PG 367
Ⓐ PARCEL No. 17-00376.000
0.193 ACRES

N 37°04'00" E (BASIS OF BEARINGS)

30' STREET

16.5' ALLEY

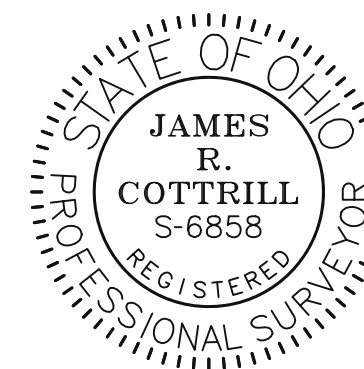
LEGEND

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

- ▲ R/W MONUMENT (FOUND)
- ⊗ PINCHED IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-019 (FOUND)
- 5/8" Ø REBAR (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

NOTE

FENCE ENCROACHING INTO ALLEY AND STREET AS SHOWN. STREET PAVEMENT OVER SOUTH CORNER AS SHOWN.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 06/02/2020

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

0.1984± ACRES,
VMS 12140, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SHARON PERSINGER.

SCALE : 1" = 20'
20' 10' 0 20'

JOB No. S200522	CREW: MW
SURVEYED 06/2020	DWN BY: NC
DRAWN 06/2020	CHECK: NC

COTTRILL SURVEYING, INC

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

0.1984 Acre Tract *Surveyed for Sharon Persinger*

The following described 0.1984 acre tract is situated in the State of Ohio, Madison County, Pleasant Township, VMS 12140, being all of a 0.193 acre tract (Parcel 17-00376.000) conveyed to Sharon Persinger by Official Record 346 page 367, and being more particularly described as follows:

Beginning at an iron pin and cap previously set at the intersection of the Southeast line of US Route 62 (70 feet wide) and the Northeast line of a 30 feet wide Street (no name) and being the West corner of said 0.193 acre tract;

Thence, with the Southeast line of US Route 62, **North 37° 04' 00" East**, passing a Right-of-Way monument found at 11.78 feet 0.25' left, a total distance of **66.08 feet** to an iron pin and cap previously set at the West corner of a 0.25 acre tract conveyed to Jerry A Caldwell by Official Record 252 page 2490;

Thence, with the Southwest line of said 0.25 acre tract, **South 65° 40' 02" East**, passing a 5/8 inch rebar found at 1.95 feet, a total distance of **135.32 feet** to an iron pin and cap previously set in the Northwest line of a 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 37° 31' 17" West** a distance of **65.24 feet** to a mag nail previously set in asphalt in the Northeast line of said 30 feet wide street;

Thence, with the Northeast line of said 30 feet wide street, **North 66° 03' 49" West**, passing 5/8 inch diameter rebars found at 2.82 feet and 133.80 feet, a total distance **135.00 feet** returning to the **Point of Beginning**, containing **0.1984 Acres** more or less.

Bearings are based on the centerline of US Route 62 (North 37° 04' East) as shown on ODOT right-of-way plan, Madison County S.H. 50, Section N Sheet 3/3.

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 previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed June 1, 2020 by James R. Cottrill, PS registration #6858. (Job #S200522-0.1984)



James R. Cottrill

James R. Cottrill, PS #6858