

DEED REFERENCE

DANIEL & WENDY ZIEGLER, JT LIVES
 OR 234 PG 1546
 PARCEL No. 15-00089.000
 (A) PART OF LOT 14 (4085.4 SQ.FT)
 OF
 VILLAGE OF ROSEDALE
 FORMERLY THE VILLAGE OF LIVERPOOL
 AS RECORDED IN
 PB 1 PG 22

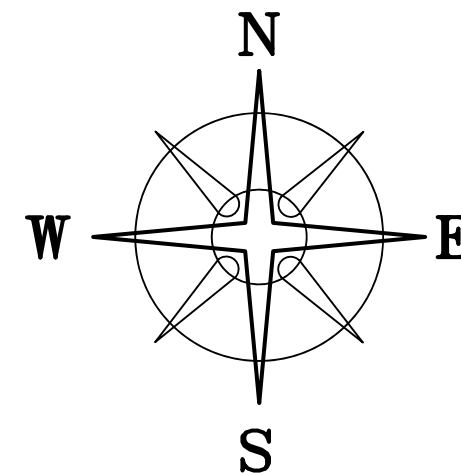
PHILIP & TWILA WEBER, JT LIVES
 OR 346 PG 1293
 0.1133 ACRES
 PART OF LOT 13

PHILIP & TWILA WEBER, JT LIVES
 OR 303 PG 1933
 0.093 ACRES
 PART OF LOT 14

ROBERT W, MICHELE K &
 HEIDI S ELLIOTT, JT LIVES
 OR 322 PG 1579
 PART OF LOT 13

0.2618± ACRES

POB
 N=758311.94'
 E=1701385.94'



BEARINGS ARE BASED ON THE
 CENTERLINE OF ROSEDALE-MILFORD CENTER RD
 AS DESCRIBED IN OR 346 PG 1293
 N 39°58'00" W

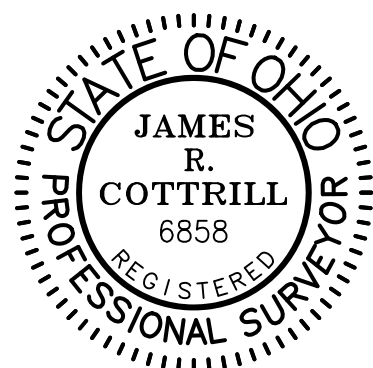
VMS 10860-11087
 VMS 10700

ROSEDALE-MILFORD CENTER ROAD (CR 11, 66' WIDE)
 ROSEDALE ROAD (CR 25, 66' WIDE)

16.5' ALLEY

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-014 (FOUND)
 - 3/4" Ø IRON PIN (FOUND)
 - MAG NAIL (FOUND)
 - ◇ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊙ 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: 07/22/19

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

**0.2618± ACRES,
 VMS 10700, PIKE TOWNSHIP,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR ZIEGLER**

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

JOB No. S190703	CREW: MW
SURVEYED 07/2019	DWN BY: NC
DRAWN 07/2019	CHECK: RC

COTTRILL SURVEYING, INC

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

0.2618 Acre Tract Surveyed for Ziegler

The following described 0.2618 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being part of Lot 14 (Parcel 15-00089.000, 4085.4 square feet) of the Village of Rosedale (formerly the Village of Liverpool) as recorded in Plat Book 1 page 22 and conveyed to Daniel and Wendy Ziegler, Joint Lives by Official Record 234 page 1546, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northwest line of Rosedale Road (County Road 25, 66 feet wide) and the Northeast line of Rosedale-Milford Center Road (County Road 11, 66 feet wide), said iron pin and cap being the South corner of said Lot 14;

Thence, with the Northeast line of Rosedale-Milford Center Road, **North 39° 58' 00" West** a distance of **171.03 feet** to an iron pin and cap previously set at the South corner of a 0.093 acre tract conveyed to Philip and Twila Weber, Joint Lives by Official Record 303 page 1933;

Thence, with the Southeast line of said 0.093 acre tract and across said Lot 14, **North 50° 02' 01" East** a distance of **66.00 feet** to an iron pin and cap previously set in the Southwest line of Lot 13 and being the West corner of part of said Lot 13 conveyed to Robert W, Michele K and Heidi S Elliott, Joint Lives by Official Record 322 page 1579 and the South corner of a 0.1133 acre tract conveyed to Philip and Twila Weber, Joint Lives by Official Record 346 page 1293;

Thence, with the Southeast line of said Lot 13, **South 39° 58' 00" East** a distance of **174.50 feet** to an iron pin and cap set in the Northwest line of Rosedale Road;

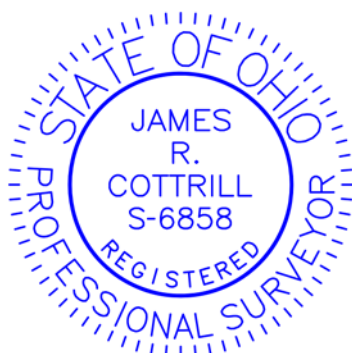
Thence, with the Northwest line of Rosedale Road, **South 53° 02' 21" West** a distance of **66.09 feet** returning to the **Point of Beginning**, containing **0.2618 Acres** more or less.

Bearings are based on the centerline of Rosedale-Milford Center Road (North 39° 58' 00" West) as described in Official Record 346 page 1293.

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 July 18, 2019 by James R. Cottrill, PS registration #6858. (Job #S190703-0-2618)




James R. Cottrill, PS