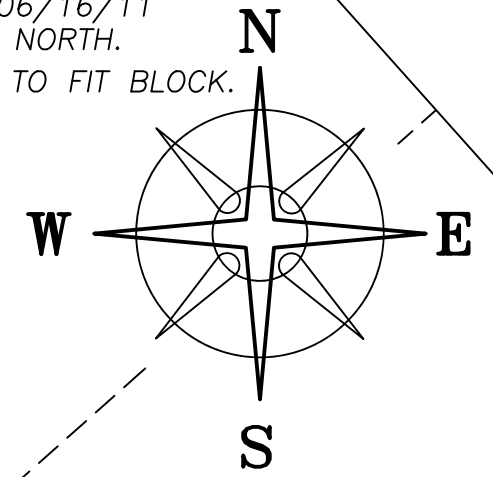


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/16/11
WGS 1984 GEODETIC NORTH.
DISTANCES ARE PRORATED TO FIT BLOCK.



DEED REFERENCE
BARRY J CORVEN
OR 362 PG 1909
PARCEL No. 17-00732.000
LOT 30 &
1/2 VACATED ALLEY
VACATED BY MADISON COUNTY BOARD OF COMMISSIONERS
DB 254 PG 415
PARCEL No. 18-00285.000
LOT 29
ALKIRE-TARBILL
WEST SIDE ADDITION
AS RECORDED IN
PB 1 PG 215

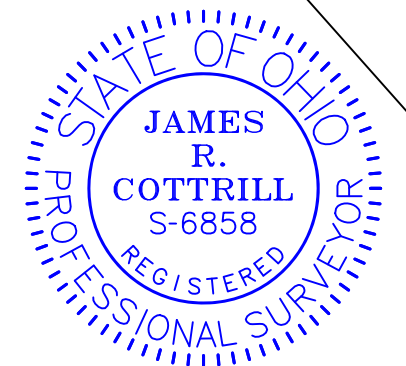
TPOB
N=628678.162'
E=1751413.780'

0.2254± ACRES

KAREN D BOWERS
OR 229 PG 891
LOT 28

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES, R. COTTRILL, P.S. #6858

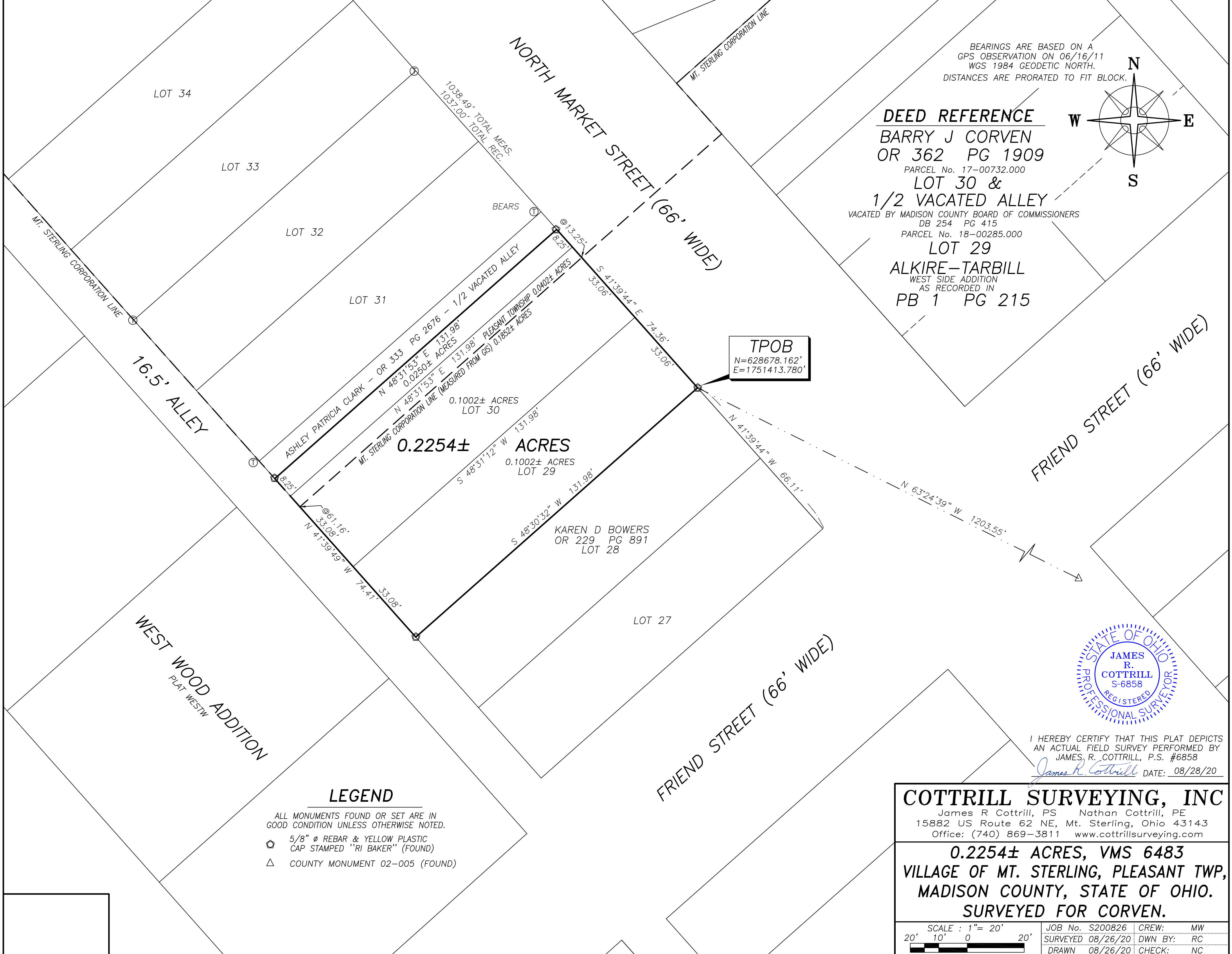
James R. Cottrill DATE: 08/28/20

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

0.2254± ACRES, VMS 6483
VILLAGE OF MT. STERLING, PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CORVEN.

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

JOB No. S200826	CREW: MW
SURVEYED 08/26/20	DWN BY: RC
DRAWN 08/26/20	CHECK: NC



COTTRILL SURVEYING, INC

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

0.2254 Acre Tract Surveyed for Corven

The following described 0.2254 acre tract is situated in the State of Ohio, Madison County, Pleasant Township and Village of Mount Sterling, VMS 6483, being all of Lot 29 (Parcel 18-00285.000), all of Lot 30 (Parcel 17-00732.000) and half of a vacated alley (Parcel 17-00732.000, vacated by Madison County Board of Commissioners as recorded in Deed Book 254 page 415) all in Alkire-Tarbill West Side Addition as recorded in Plat Book 1 page 215 and conveyed to Barry J Corven by Official Record 362 page 1909, and being more particularly described as follows:

Beginning at an 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found in the Southwest line of North Market Street (66 feet wide) at the North corner to Lot 28 of said subdivision conveyed to Karen D Bowers by Official Record 229 page 891 in the East corner of said Lot 29, said iron pin and cap bears North 41° 39' 44" West a distance of 66.11 feet from the intersection of the Southwest line of North Market Street with the Northwest line of Friend Street (66 feet wide), said iron pin and cap also bears North 63° 24' 39" West a distance of 1203.55 from Madison County Monument 02-005;

Thence, with the Northwest line of Lot 28, **South 48° 30' 32" West** a distance of **131.98 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found in the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 41° 39' 49" West**, passing the South corner of said Lot 30 at 33.08 feet, passing a corner to the Mount Sterling Corporation Line at 61.16 feet then continuing with said line, passing the South corner of said vacated alley at 66.16 feet, a total distance of **74.41 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found in the centerline of said vacated alley also being the South corner of the North half of said vacated alley as conveyed to Ashley Patricia Clark by Official Record 333 page 2676;

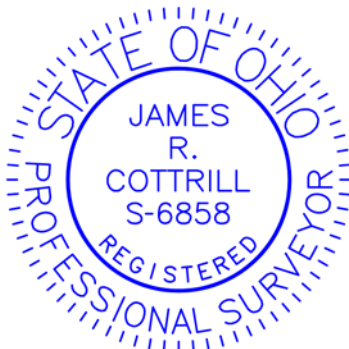
Thence, with the centerline of said vacated alley, **North 48° 31' 53" East** a distance of **131.98 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "RI Baker" found in the Southwest line of North Market Street;

Thence, with the Southwest line of North Market Street, **South 41° 39' 44" East**, passing the North corner of said Lot 30 at 8.25 feet, passing the Mount Sterling Corporation Line at 13.25 feet, passing the North corner of said Lot 29 at 41.31 feet, a total distance of **74.36 feet** returning to the **Point of Beginning**, containing **0.2254 Acres** more or less, of which 0.1002 acres more or less is all of said Lot 29, 0.1002 acres more or less is all of said Lot 30, 0.0250 acres more or less is all of the South half of said vacated alley, of which 0.1852 acres more or less is in the Village of Mount Sterling and 0.0402 acres more or less is in Pleasant Township.

Bearings are based on a GPS observation on June 16, 2011, 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.

This description is based on a field survey performed August 26, 2020 by James R. Cottrill, PS registration #6858. (Job #S200826-0.2254)




James R. Cottrill, PS #6858