

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.

STATE ROUTE 62 - COLUMBUS AVE. (60')

SMITH STREET (50' WIDE)

YANKEETOWN STREET (60' WIDE)
CENTERLINE
VMS 12140
VMS 12595

LEONARD J & PAUL D KELLY, JT LIVES
OR 346 P 2181
0.1428 ACRES
18-00432.000

TODD A SPRADLIN, TRUSTEE
OR 341 PG 2018
0.0312 ACRES
18-00432.001

MARGARET ANN CONWAY &
TERESA KAY CONWAY LEMIEUX, JT LIVES
OR 361 PG 2561
0.176 ACRES
18-00166.000

POB
N: 625517.14'
E: 1752329.57'

0.1396± ACRES

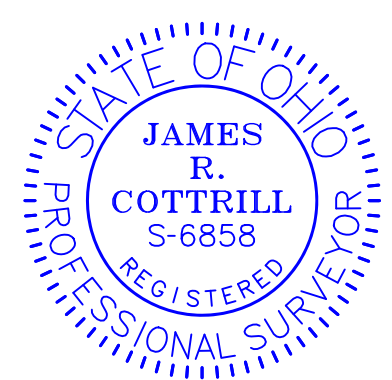
WOOD AVE (50')

DEED REFERENCE

ADAM MARSHALL
OR 403 PG 1673
Ⓐ 0.15 ACRES
PARCEL No.18-00681.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 1/2" Ø IRON PIPE (FOUND)
- RAILROAD SPIKE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- △ MAD. CO. MON. 02-019 (FOUND)

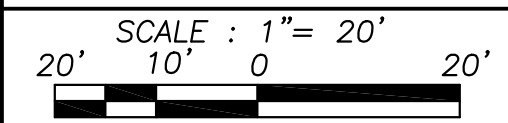


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
Nathan Cottrill DATE: 08/01/22

COTTRILL SURVEYING, INC

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

**0.1396± ACRES,
VMS 12140, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MARSHALL/SPARKS**



SCALE : 1" = 20'	JOB No. S220616	CREW: MW
20' 10' 0' 20'	SURVEYED 07/2022	DWN BY: JRC
	DRAWN 07/2022	CHECK: NC

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0.1396 Acre Tract *Surveyed for Marshall*

The following described 0.1396 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 12140, being all of a 0.15 acre tract (Parcel 18-00681.000) conveyed to Adam Marshall by Official Record 403 page 1673, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the South line of Smith Street (50 feet wide) and being the Northeast corner of said 0.15 acre tract, said pipe bears South 23° 45' 37" West a distance of 1759.85 feet from Madison County Monument 02-019;

Thence, with the East line of said 0.15 acre tract, **South 04° 04' 45" West** a distance of **66.83 feet** to an iron pin and cap set at the Northeast corner of a 0.176 acre tract conveyed to Margaret Ann Conway and Teresa Kay Conway Lemieux, Joint Lives by Official Record 361 page 2561;

Thence, with the North line of said 0.176 acre tract, **North 66° 00' 22" West** a distance of **107.80 feet** to an iron pin and cap set in the East line of a 0.0312 acre tract conveyed to Todd A Spradlin, Trustee by Official Record 341 page 2018;

Thence, with the East line of said 0.0312 acre tract, **North 24° 05' 25" East**, passing an iron pin and cap previously set at the Southeast corner of a 0.1428 acre tract conveyed to Leonard J and Paul D Kelly, Joint Lives by Official Record 346 page 2181 at 3.09 feet, a total distance of **63.48 feet** to an iron pin and cap previously set in the South line of Smith Street;

Thence, with the South line of Smith Street, **South 65° 34' 00" East** a distance of **84.94 feet** returning to the **Point of Beginning**, containing **0.1396 Acres** more or less.

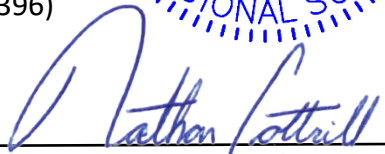
Bearings are based on the centerline of US Route 62 (North 37° 04' East) as shown on ODOT right-of-way plan Madison County S.H. 50, Sec N, Sheet 3/3.

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

This description is based on a field survey performed July 18, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220616-0.1396)




Nathan L. Cottrill, PS #8821