

16.5' ALLEY

LOT #27

WAYFARER DEVELOPMENTS LLC  
 OR 244 PG 1698  
 [A] 2772 S.F. PARCEL TWO PART OF LT 27  
 [B] 109.7 SF (13.5"x97.5') PARCEL THREE PART OF LT 39  
 [C] 1800 S.F. PARCEL FOUR, TRACT ONE PART OF LT 27  
 [D] 4140 S.F. PARCEL FOUR, TRACT TWO PART OF LT 27  
 PARCEL No. 18-00472.000  
 PARCEL No. 18-00473.000  
 2' NOT IN THIS DEED

DOOR TO ACCESS BLDG.

DOOR TO ACCESS BLDG.

SOUTHEAST LINE OF LOT 27

UNKNOWN OWNER SEE NOTE

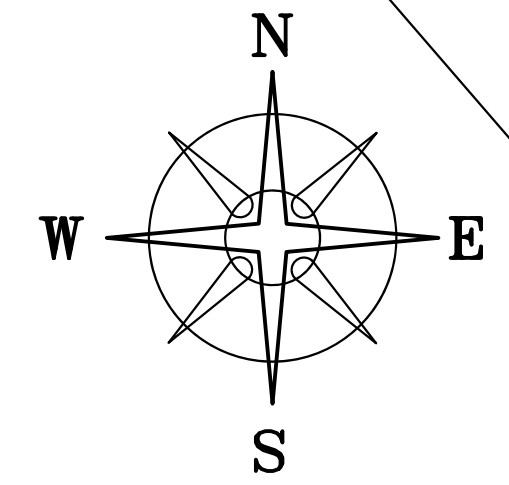
[B]  
 0.0608± ACRES  
 2648 Sq. Feet

**0.1098± ACRES**  
 4783 Sq. Feet

[A]  
 0.0490± ACRES  
 2135 Sq. Feet

LOT #39

TERRY LAIRD  
 OR 132 PG 594  
 PART OF LT 39  
 PARCEL No. 18-00678.000



BEARINGS ARE BASED ON A  
 GPS OBSERVATION ON 09/26/2011  
 WGS 1984 GEODETIC NORTH.

**NOTE**

2'x75.5' STRIP IS AN EXCEPTION AS SHOWN IN  
 O.R. 328 PG 132 AND IS NOT IN O.R. 244 PG 1698.

**POB**  
 N=627089.65'  
 E=1753227.81'

**DEED REFERENCE**

4TSK, LLC  
 OR 328 PG 132  
 [A] 30.5' X 70'  
 PARCEL No. 18-00207.000  
 [B] PT. OF LOT 39  
 PARCEL No. 18-00208.000  
 LOT 39 -(30'X66', 26.5'X65', 30.5'X70', 2'X75.5', & 13.5'X97.5')  
 VILLAGE OF  
 MT. STERLING  
 SLIDES 4 & 5

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MADISON COUNTY MONUMENT 02-005 FOUND
  - MAG NAIL (SET)
  - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - ▭ EXTERIOR BUILDING WALLS



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821

*Nathan L. Cottrill* DATE: 09/16/22

**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

**0.1098± ACRES,  
 VMS 464, VILLAGE OF MT. STERLING,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR 4TSK, LLC**

SCALE : 1" = 10'  
 10' 5' 0' 10'

JOB No. S220811	CREW: MW & AM
SURVEYED 09/2022	DWN BY: JRC
DRAWN 09/2022	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.1098 Acre Tract** *Surveyed for 4TSK, LLC*

The following described 0.1098 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being part of Lot 39 of the Village of Mt. Sterling as recorded in Slides 4 and 5, being a 30.5' x 70' tract (Parcel 18-00207.000, Parcel I) and being the remaining portion of Lot 39 (Parcel 18-00208.000, Parcel II) as conveyed to 4TSK, LLC by Official Record 328 page 132, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Southwest line of London Street (State Route 56, 66 feet wide) with the Northwest line of Columbus Street (US Route 62, 66 feet wide) and being the East corner of said 30.5' x 70' tract and said Lot 39, Thence, with the Northwest line of Columbus Street, **South 48° 53' 03" West**, passing the South corner of said 30.5' x 70' tract at 70.00 feet, a total distance of **75.90 feet** to the East corner of a 1592.5 square feet tract conveyed to Terry Laird by Official Record 132 page 594, from said corner a mag nail set bears South 40° 56' 55" East a distance of 2.00 feet;

Thence, with the Northeast line of said 1592.5 square feet tract, **North 40° 56' 55" West** a distance of **63.05 feet** to a mag nail set at the South corner of a 2' x 75.5' exception as shown in Official Record 328 page 132, ownership unknown;

Thence, with the Southeast line of said 2 feet x 75.5 feet exception, **North 49° 00' 17" East** a distance of **76.04 feet** to a mag nail set in the Southwest line of London Street;

Thence, with the Southwest line of London Street, **South 40° 49' 22" East**, passing the North corner of said 30.5' x 70' tract at 32.39 feet, a total distance of **62.89 feet** returning to the **Point of Beginning**, containing **0.1098 Acres** more or less, of which 0.0490 acres more or less is all of said 30.5 x 70' tract and 0.0608 acres more or less is all of the remaining portion of Lot 39.

Bearings are based on a GPS observation on September 26, 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.

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 September 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821  
(Job #S220811-0.1098)