

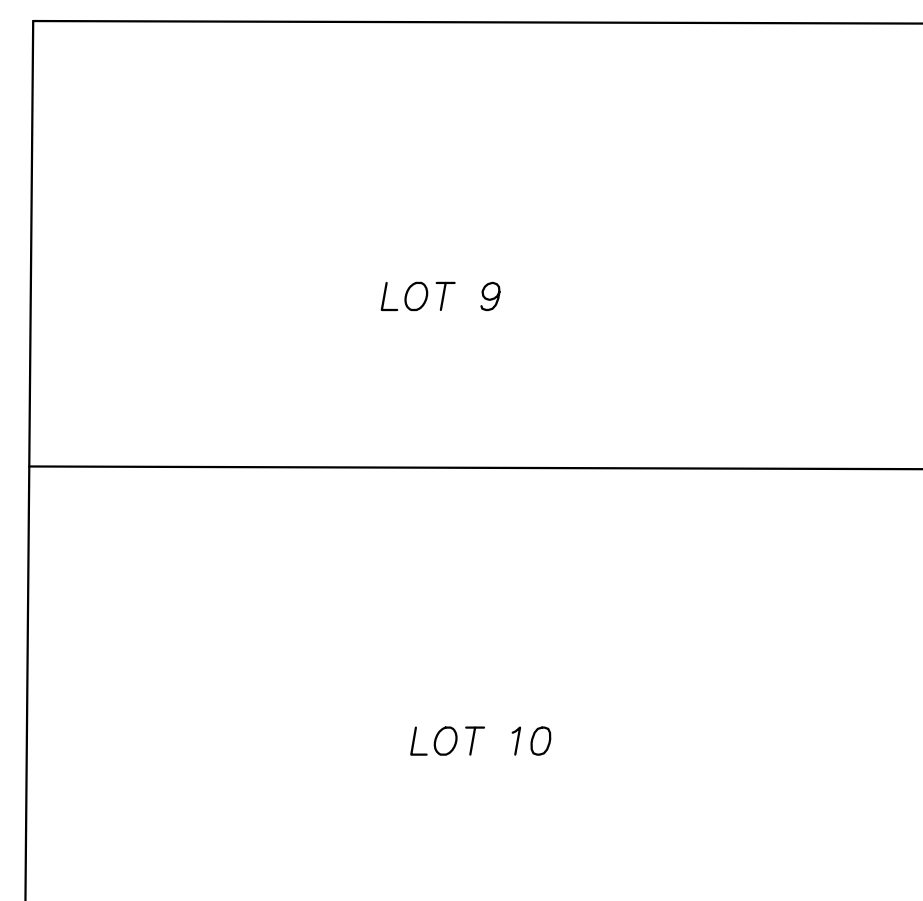
BEARINGS BASED ON THE  $\mathcal{C}$  OF BROAD STREET (S 89°50'E)  
AS SHOWN ON SLIDE #96 & #97 COUNTS ADD.

BROAD STREET (66' WIDE)

S 89°50'00" E 333.16'  
(BASIS OF BEARINGS)

**POB**  
N=632043.20'  
E=1695094.35'

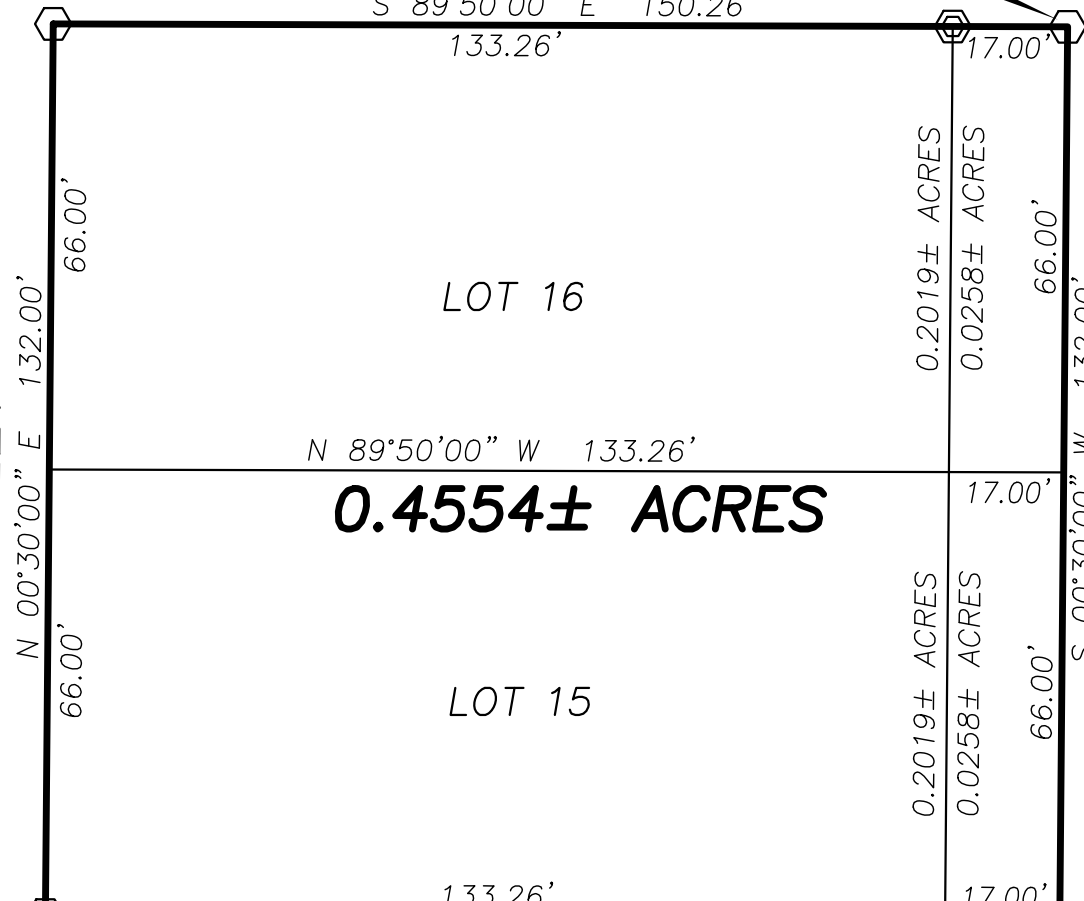
CENTER STREET (50' R/W)



LOT 9

LOT 10

16.5' ALLEY



LOT 16

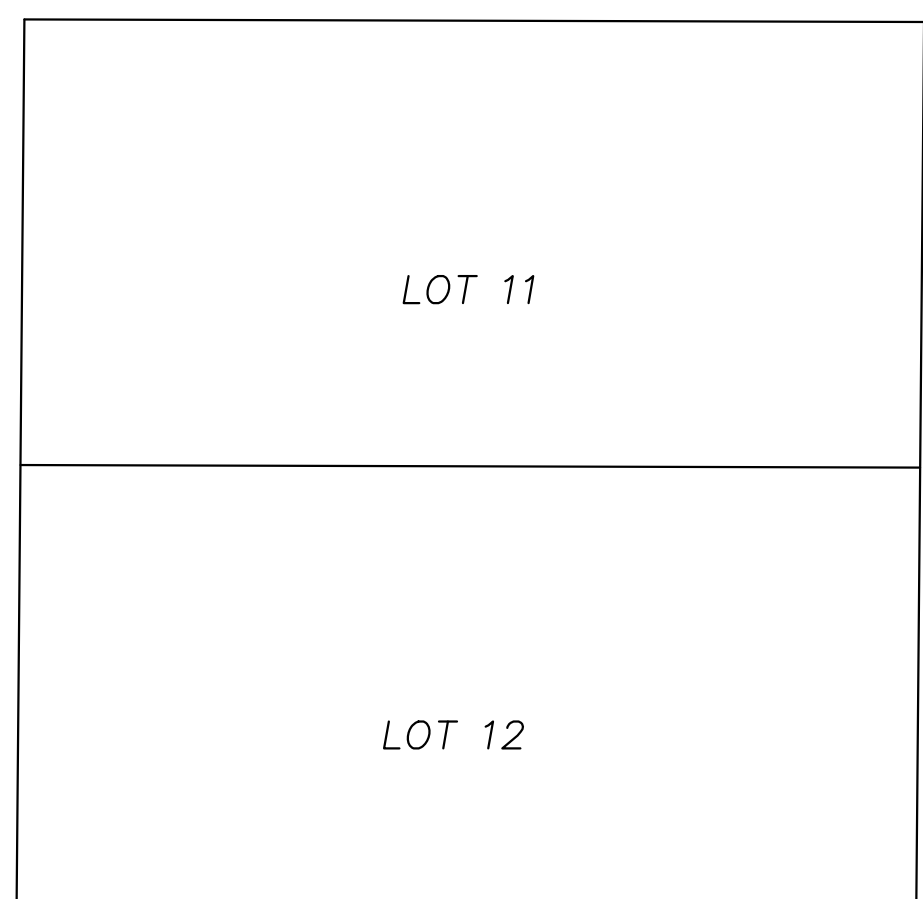
LOT 15

**0.4554± ACRES**

16.5' ALLEY

MOUND STREET  
(16' WIDE, ORG. 50' WIDE)

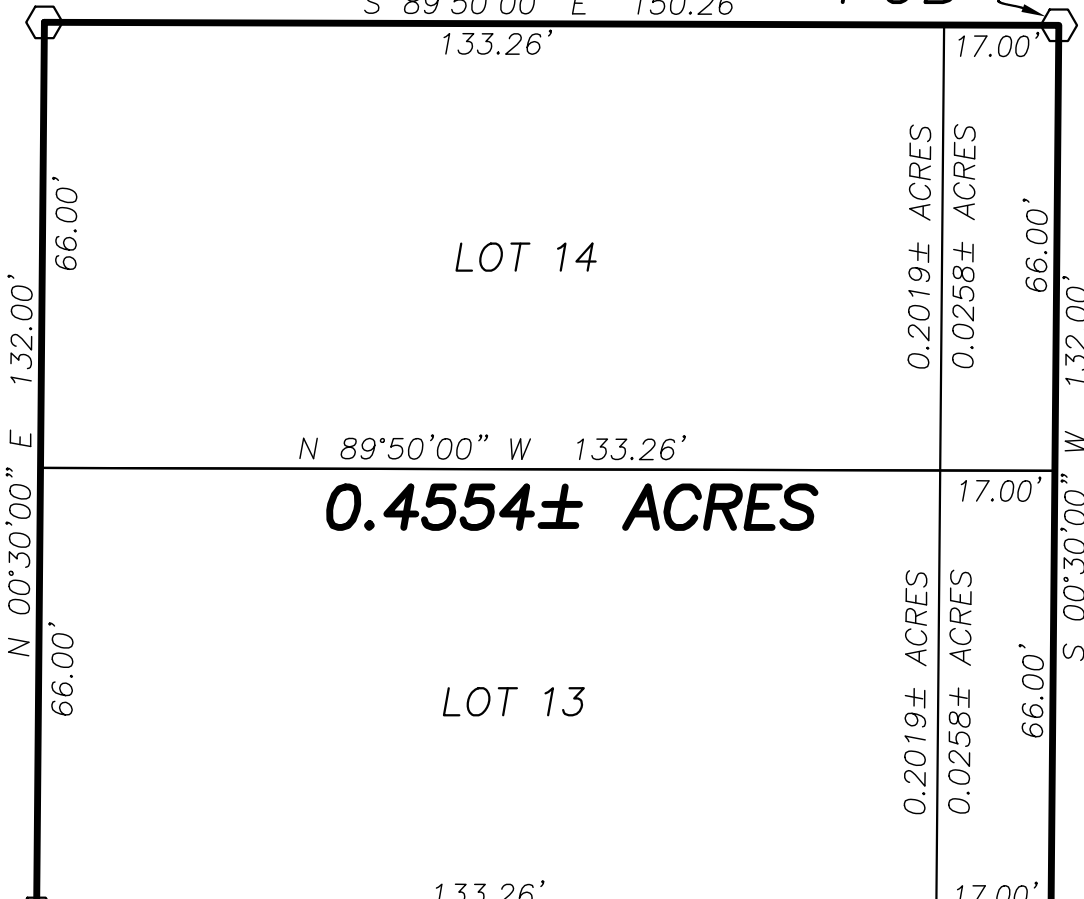
**POB**



LOT 11

LOT 12

16.5' ALLEY

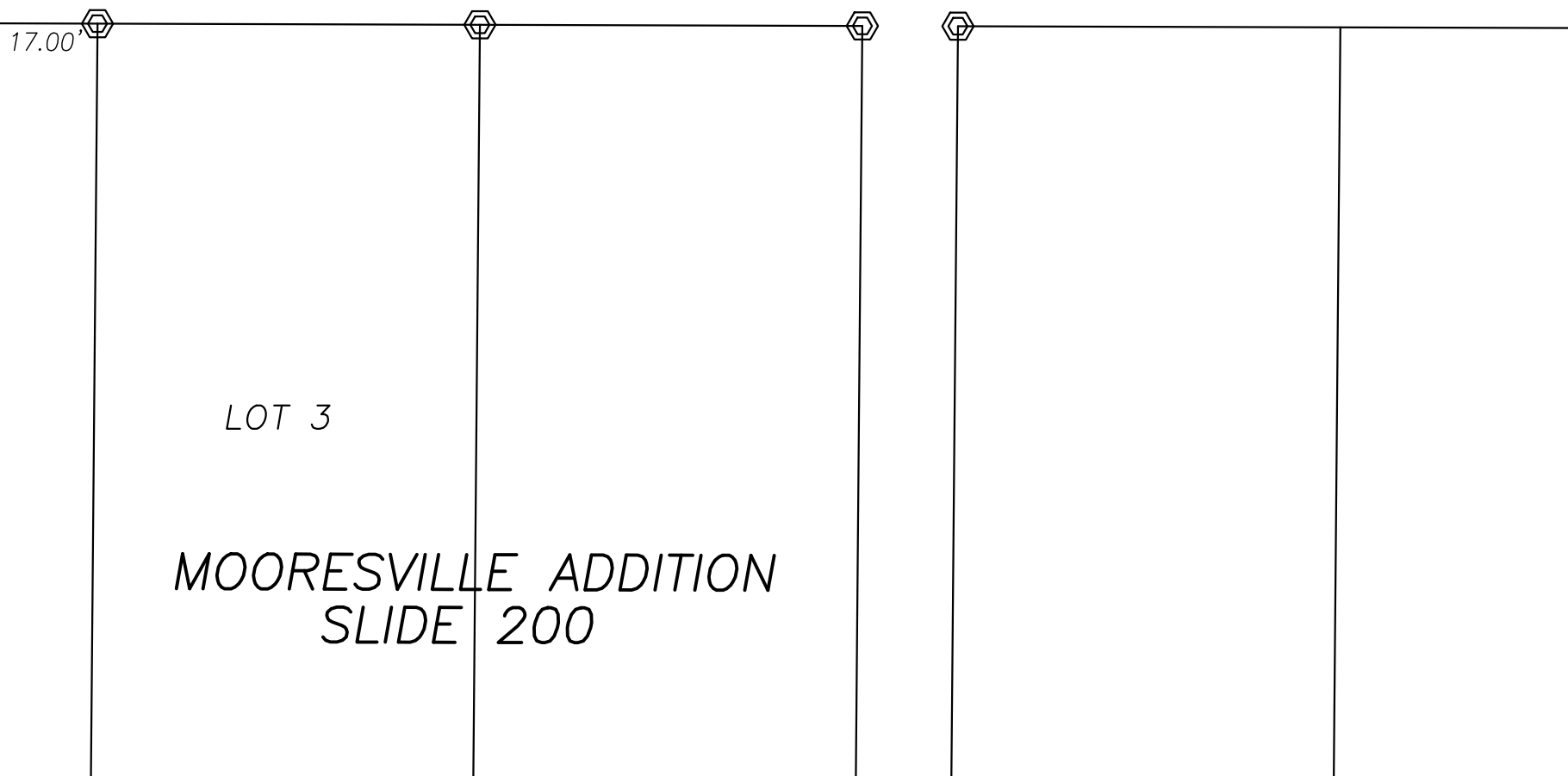


LOT 14

LOT 13

**0.4554± ACRES**

VILLAGE OF MIDWAY  
RANGE TWP



LOT 3

LOT 4

MOORESVILLE ADDITION  
SLIDE 200

VILLAGE OF MIDWAY  
RANGE TWP

**DEED REFERENCE**

TRUDY BOBO  
OR 387 PG 860  
LOT 16 PARCEL No. 22-00177.000  
LOT 15 PARCEL No. 22-00176.000  
LOT 14 PARCEL No. 22-00174.000  
LOT 13 PARCEL No. 22-00175.000  
W.D. MOORE'S ADDITION  
ORDINANCE R116-99  
17' OFF WEST SIDE OF MOUND STREET  
ADJACENT TO LOTS 13, 14, 15 & 16  
PARCEL No. 22-00177.000  
PARCEL No. 22-00176.000  
PARCEL No. 22-00174.000  
PARCEL No. 22-00175.000

ROBIN A JAGO  
DB 286 PG 403  
26.716 ACRES

**LEGEND**

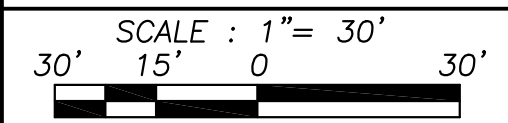
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 1"  $\phi$  IRON PIN (FOUND)
- RAILROAD SPIKE (FOUND)
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 10/12/22

**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

**0.4554± ACRES, VMS 7263,  
VILLAGE OF MIDWAY (SEDALIA),  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BOBO**



SCALE : 1" = 30'  
JOB No. S220903 CREW: MW  
SURVEYED 10/06/22 DWN BY: NC  
DRAWN 10/07/22 CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.4554 Acre Tract Surveyed for Bobo

The following described 0.4554 acre tract is situated in the State of Ohio, Madison County, Village of Midway (Sedalia), VMS 7263, being all of Lot 16 (Parcel 22-00177.000) and all of Lot 15 (Parcel 22-00176.000) of W.D. Moore's Addition, and being 17 feet off of the west side of Mound Street (originally 50 feet wide) adjacent to said Lots 15 and 16 as vacated by Ordinance R116-99, all conveyed to Trudy Bobo by Official Record 387 page 860, and being more particularly described as follows:

Beginning at an iron pin and cap set in the south line of Broad Street (66 feet wide) at the northeast corner of said vacated portion of Mound Street and being 8 feet from the centerline of Mound Street;

Thence, with the east line of said vacation, **South 00° 30' 00" West** a distance of **132.00 feet** to an iron pin and cap set in the North line of a 16.5 feet wide alley;

Thence, with the north line of said alley, **North 89° 50' 00" West**, passing the Southeast corner of Lot 15 at 17.00 feet, a total distance of **150.26 feet** to an iron pin and cap set in the East line of a 16.5 feet wide alley;

Thence, with the East line of said alley, **North 00° 30' 00" East**, passing the Southwest corner of Lot 16 at 66.00 feet, a total distance of **132.00 feet** to an iron pin and cap set in the South line of Broad Street;

Thence, with the South line of Broad Street, **South 89° 50' 00" East**, passing an iron pin and cap previously set at the Northeast corner of Lot 16 at 133.26 feet, a total distance of **150.26 feet** returning to the **Point of Beginning**, containing **0.4554 Acres** more or less, of which 0.2019 acres more or less is all of said Lot 15, 0.2019 acres more or less is all of said Lot 16 and 0.0516 acres more or less is part of said vacated portion of Mound Street.

Bearings are based on the centerline of Broad Road (South 89° 50' East) as shown in Counts Addition in Slide 96 and 97.

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 October 6, 2022 by Nathan L. Cottrill, PS registration #8821.



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

Nathan L. Cottrill, PS #8821  
(Job #S220903-0.4554N)

# COTTRILL SURVEYING, INC

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## 0.4554 Acre Tract Surveyed for Bobo

The following described 0.4554 acre tract is situated in the State of Ohio, Madison County, Village of Midway (Sedalia), VMS 7263, being all of Lot 14 (Parcel 22-00174.000) and all of Lot 13 (Parcel 22-00175.000) of W.D. Moore's Addition, and being 17 feet off of the west side of Mound Street (originally 50 feet wide) adjacent to said Lots 13 and 14 as vacated by Ordinance R116-99, all conveyed to Trudy Bobo by Official Record 387 page 860, and being more particularly described as follows:

Beginning at an iron pin and cap set in the South line of a 16.5 feet wide alley at the northeast corner of said vacated portion of Mound Street and being 8 feet from the centerline of Mound Street;

Thence, with the east line of said vacation, **South 00° 30' 00" West** a distance of **132.00 feet** to an iron pin and cap set in the North line of a 26.716 acre tract conveyed to Robin J Jago by Deed Book 286 page 403;

Thence, with the north line of said 26.716 acre tract, **North 89° 50' 00" West**, passing the Southeast corner of Lot 13 at 17.00 feet, a total distance of **150.26 feet** to an iron pin and cap set in the East line of a 16.5 feet wide alley;

Thence, with the East line of said alley, **North 00° 30' 00" East**, passing the Southwest corner of Lot 14 at 66.00 feet, a total distance of **132.00 feet** to an iron pin and cap set in the South line a 16.5 feet wide alley;

Thence, with the South line of said alley, **South 89° 50' 00" East**, passing an iron pin and cap previously set at the Northeast corner of Lot 14 at 133.26 feet, a total distance of **150.26 feet** returning to the **Point of Beginning**, containing **0.4554 Acres** more or less, of which 0.2019 acres more or less is all of said Lot 13, 0.2019 acres more or less is all of said Lot 14 and 0.0516 acres more or less is part of said vacated portion of Mound Street.

Bearings are based on the centerline of Broad Road (South 89° 50' East) as shown in Counts Addition in Slide 96 and 97.

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 October 6, 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan L. Cottrill". The signature is written in a cursive style and is positioned above a horizontal line.

Nathan L. Cottrill, PS #8821  
(Job #S220903-0.4554S)