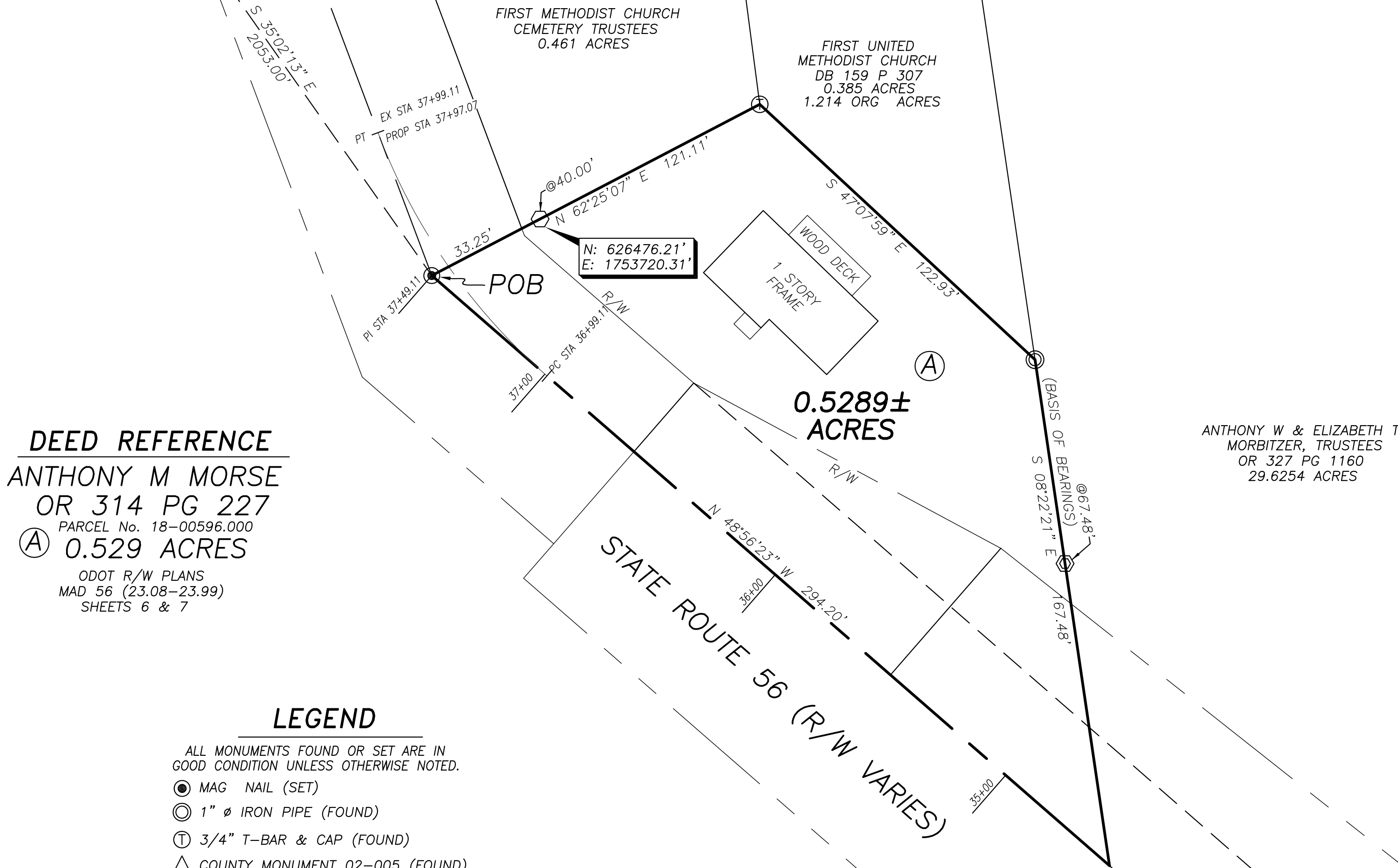


BEARINGS ARE BASED ON THE WEST LINE OF 29.6254 ACRE TRACT AS DESCRIBED IN OR 327 PG 1160



DEED REFERENCE
ANTHONY M MORSE
OR 314 PG 227
 PARCEL No. 18-00596.000
 (A) 0.529 ACRES
 ODOT R/W PLANS
 MAD 56 (23.08-23.99)
 SHEETS 6 & 7

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (SET)
- ⊙ 1" Ø IRON PIPE (FOUND)
- ⊕ 3/4" T-BAR & CAP (FOUND)
- △ COUNTY MONUMENT 02-005 (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

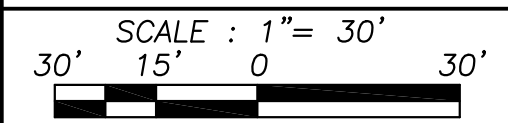


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 04/20/22

ANTHONY W & ELIZABETH T MORBITZER, TRUSTEES
 OR 327 PG 1160
 29.6254 ACRES

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

0.5289± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MORSE



JOB No. S220401 CREW: NC,AM
 SURVEYED 04/19/22 DWN BY: NC
 DRAWN 04/19/22 CHECK: RC

COTTRILL SURVEYING, INC

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

0.5289 Acre Tract Surveyed for Morse

The following described 0.5289 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.529 acre tract (Parcel 18-00596.000) conveyed to Anthony M Morse by Official Record 314 page 227, and being more particularly described as follows:

Beginning at a mag nail set at the centerline PI (STA 37+49.11) of State Route 56 (right-of-way varies), at the West corner of said 0.529 acre tract, said mag nail bears South 35° 02' 13" East a distance of 2053.00 feet from Madison County Monument 02-005;

Thence, with the Northwest line of said 0.529 acre tract, **North 62° 25' 07" East**, passing the South corner of a 0.461 acre tract conveyed to First Methodist Church Cemetery Trustees at 33.25 feet, continuing with said Cemetery, passing an iron pin and cap set at 40.00 feet, a total distance of **121.11 feet** to a T-bar and cap found at the Southwest corner of a 0.385 acre tract conveyed to First United Methodist Church by Deed Book 159 page 307;

Thence, with the Southwest line of said 0.385 acre tract, **South 47° 07' 59" East** a distance of **122.93 feet** to a 1 inch diameter iron pipe found in the West line of a 29.6254 acre tract conveyed to Anthony W and Elizabeth T Morbitzer, Trustees by Official Record 327 page 1160;

Thence, with the West line of said 29.6254 acre tract, **South 08° 22' 21" East**, passing an iron pin and cap previously set at 67.48 feet, a total distance of **167.48 feet** to the centerline of State Route 56;

Thence, with the centerline of State Route 56, **North 48° 56' 23" West** a distance of **294.20 feet** returning to the **Point of Beginning**, containing **0.5289 Acres** more or less.

Bearings are based on the West line of a 29.6254 acre tract (North 08° 22' 21" West) as described in Official Record 327 page 1060.

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 April 19, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220401-0.5289)




Nathan L. Cottrill, PS #8821