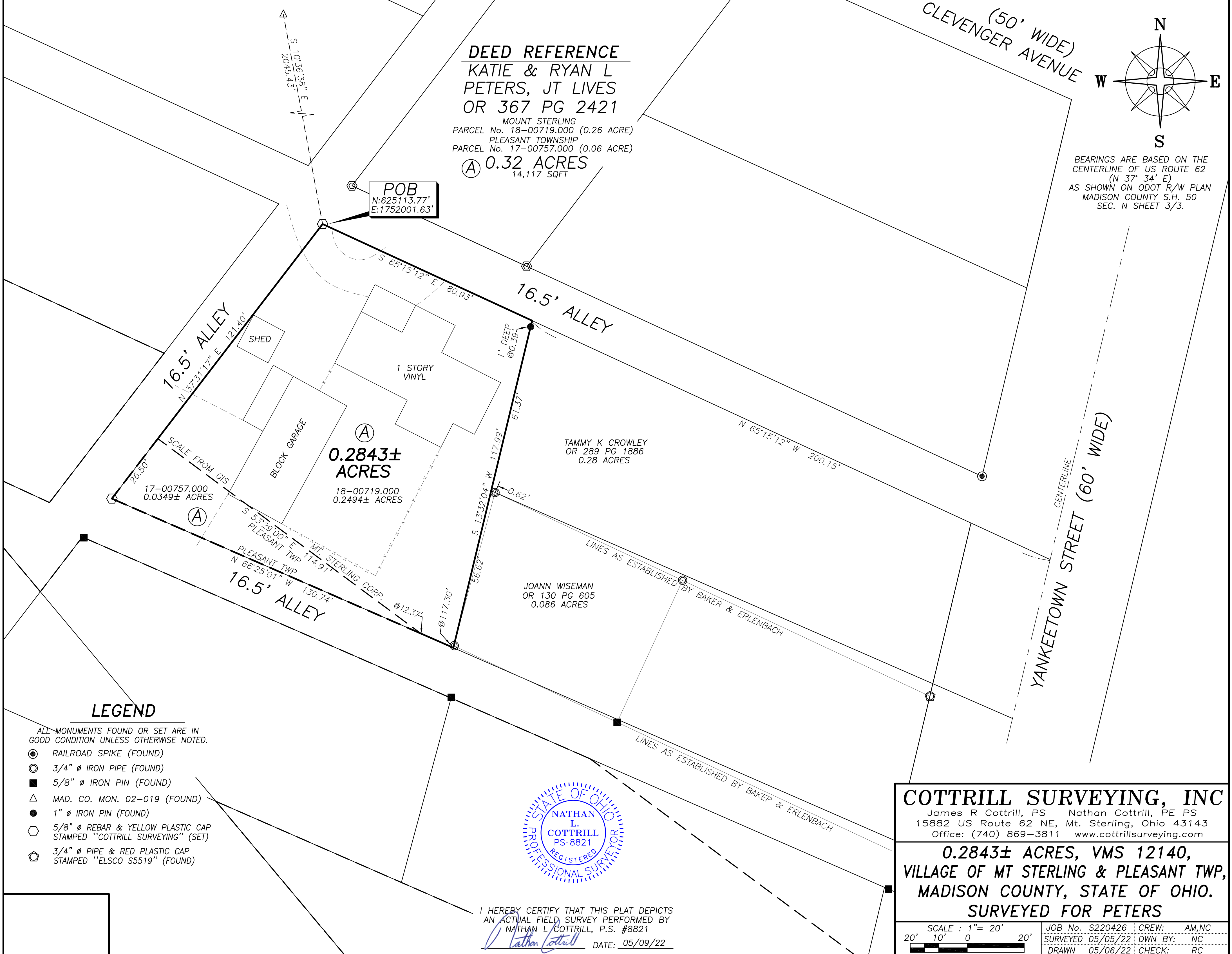


BEARINGS ARE BASED ON THE CENTERLINE OF US ROUTE 62 (N 37° 34' E) AS SHOWN ON ODOT R/W PLAN MADISON COUNTY S.H. 50 SEC. N SHEET 3/3.

DEED REFERENCE
KATIE & RYAN L PETERS, JT LIVES
OR 367 PG 2421
 MOUNT STERLING
 PARCEL No. 18-00719.000 (0.26 ACRE)
 PLEASANT TOWNSHIP
 PARCEL No. 17-00757.000 (0.06 ACRE)
(A) 0.32 ACRES
 14,117 SQFT

POB
 N:625113.77'
 E:1752001.63'



16.5' ALLEY
 N 37° 31' 17" E 121.40'

16.5' ALLEY
 S 65° 15' 12" E 80.93'

16.5' ALLEY
 SCALE FROM GIS
 17-00757.000
 0.0349± ACRES

(A) 0.2843± ACRES
 18-00719.000
 0.2494± ACRES

16.5' ALLEY
 S 53° 29' 00" E 114.97'
 PLEASANT TWP
 N 66° 25' 01" W 130.74'
 MT. STERLING CORP.

TAMMY K CROWLEY
 OR 289 PG 1886
 0.28 ACRES

JOANN WISEMAN
 OR 130 PG 605
 0.086 ACRES

YANKEETOWN STREET (60' WIDE)
 CENTERLINE

(50' WIDE) CLEVENGER AVENUE

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAILROAD SPIKE (FOUND)
- 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ MAD. CO. MON. 02-019 (FOUND)
- 1" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 3/4" Ø PIPE & RED PLASTIC CAP STAMPED "ELSCO S5519" (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
 DATE: 05/09/22

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

0.2843± ACRES, VMS 12140,
VILLAGE OF MT STERLING & PLEASANT TWP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PETERS

SCALE : 1" = 20'	JOB No. S220426	CREW: AM, NC
20' 10' 0 20'	SURVEYED 05/05/22	DWN BY: NC
	DRAWN 05/06/22	CHECK: RC

COTTRILL SURVEYING, INC

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

0.2843 Acre Tract Surveyed for Peters

The following described 0.2843 acre tract is situated in the State of Ohio, Madison County, Pleasant Township and the Village of Mount Sterling, VMS 12140, being all of a 0.32 acre tract (14,117 square feet, Mt. Sterling Parcel 18-00719.000 (0.26 acres) and Pleasant Township Parcel 17-00757.000 (0.06 acres)) conveyed to Katie and Ryan L Peters, Joint Lives by Official Record 367 page 2421, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of a 16.5 feet wide alley with the Southeast line of a 16.5 feet wide alley and being the North corner of said 0.32 acre tract, said iron pin and cap bears South 10° 36' 38" East a distance of 2045.43 feet from Madison County Monument 02-019;

Thence, with the Southwest line of said alley, **South 65° 15' 12" East** a distance of **80.93 feet** to the Northwest corner of a 0.28 acre tract conveyed to Tammy K Crowley by Official Record 289 page 1886;

Thence, with the West line of said 0.28 acre tract, **South 13° 32' 04" West**, passing a 1 inch diameter iron pin found at 0.39 feet, passing the Northwest corner of a 0.086 acre tract conveyed to JoAnn Wiseman by Official Record 130 page 605 at 61.37 feet, passing a 3/4 inch diameter iron pipe found at 117.30 feet, a total distance of **117.99 feet** to the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 66° 25' 01" West**, passing a corner to Pleasant Township at 12.37 feet, continuing with the line between said Pleasant Township and the Village of Mount Sterling, a total distance of **130.74 feet** to an iron pin and cap set in the Southeast line of said 16.5 feet wide alley and corner to said Township;

Thence, with the Southeast line of said alley and with said Township line, **North 37° 31' 17" East**, passing a corner to said Township at 26.50 feet, leaving said Township line, a total distance of **121.40 feet** returning to the **Point of Beginning**, containing **0.2843 Acres** more or less, of which 0.2494 acres more or less is in the Village of Mount Sterling and 0.0349 acres more or less is in Pleasant Township.

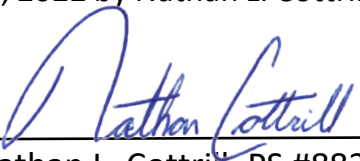
Bearings are based on the centerline of US Route 62 (North 37° 34' East) as shown on ODOT right-of-way plan Madison County S.H. 50 Sec N Sheet 3/3.

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 May 5, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220426-0.2843)




Nathan L. Cottrill, PS #8821