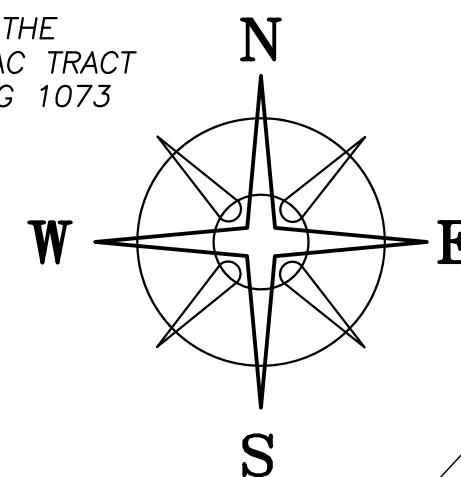


BEARINGS ARE BASED ON THE  
SOUTHWEST LINE OF A 6.4779 AC TRACT  
AS DESCRIBED IN OR 336 PG 1073  
(S 47°14'10" W)



**DEED REFERENCE**

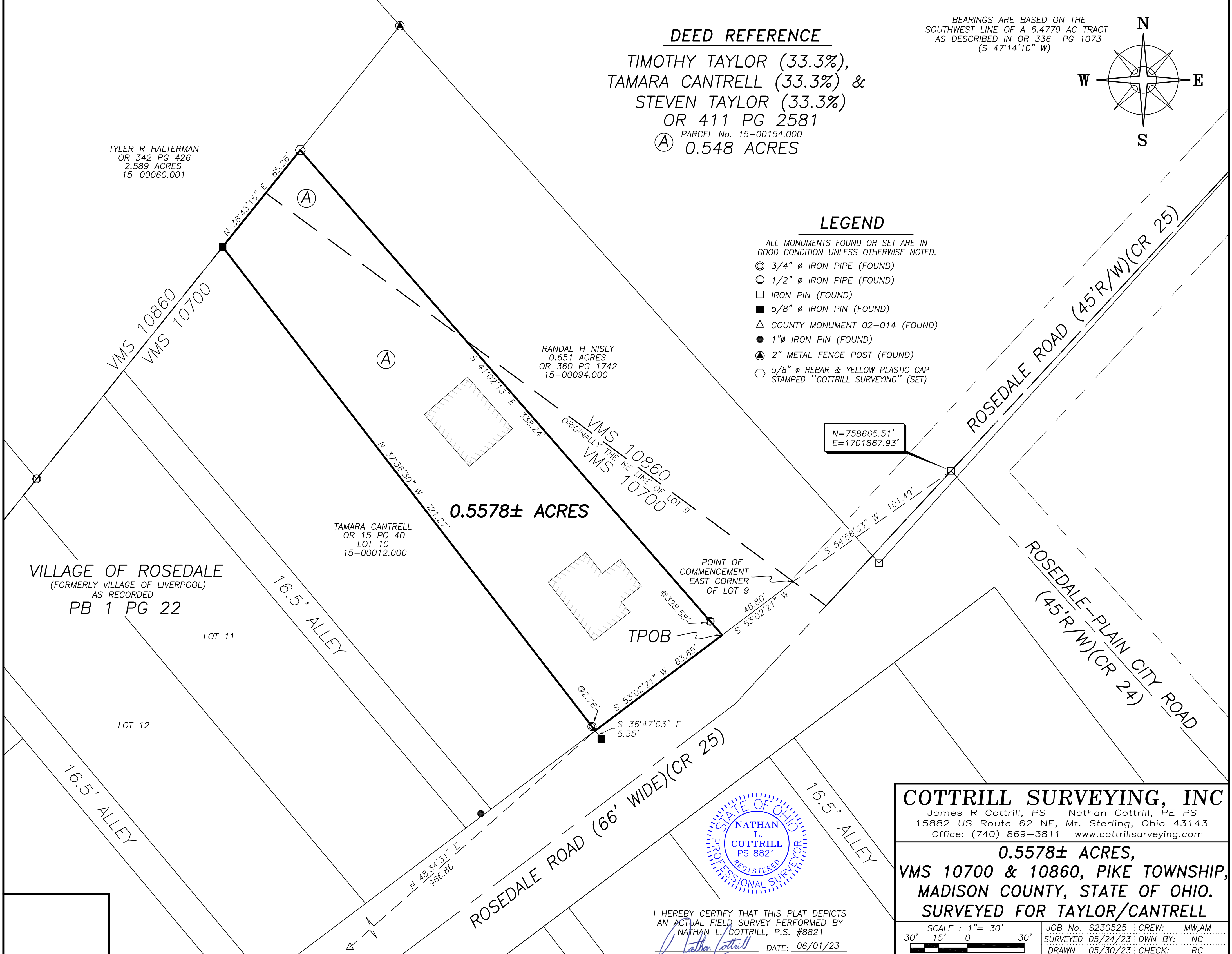
TIMOTHY TAYLOR (33.3%),  
TAMARA CANTRELL (33.3%) &  
STEVEN TAYLOR (33.3%)  
OR 411 PG 2581

PARCEL No. 15-00154.000  
Ⓐ 0.548 ACRES

TYLER R HALTERMAN  
OR 342 PG 426  
2.589 ACRES  
15-00060.001

**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)
  - IRON PIN (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - △ COUNTY MONUMENT 02-014 (FOUND)
  - 1" Ø IRON PIN (FOUND)
  - ⊙ 2" METAL FENCE POST (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



VILLAGE OF ROSEDALE  
(FORMERLY VILLAGE OF LIVERPOOL)  
AS RECORDED  
PB 1 PG 22

LOT 11

LOT 12

TAMARA CANTRELL  
OR 15 PG 40  
LOT 10  
15-00012.000

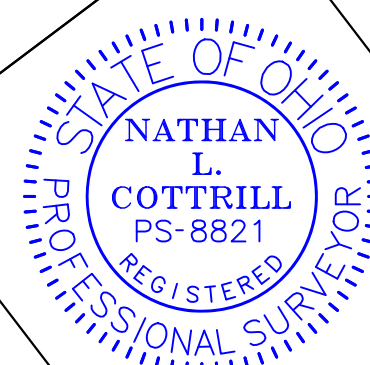
RANDAL H NISLY  
0.651 ACRES  
OR 360 PG 1742  
15-00094.000

**0.5578± ACRES**

POINT OF COMMENCEMENT  
EAST CORNER  
OF LOT 9

TPOB

N=758665.51'  
E=1701867.93'



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

*Nathan Cottrill* DATE: 06/01/23

**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

**0.5578± ACRES,  
VMS 10700 & 10860, PIKE TOWNSHIP,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR TAYLOR/CANTRELL**

SCALE : 1" = 30'  
30' 15' 0 30'

JOB No. S230525 CREW: MW,AM  
SURVEYED 05/24/23 DWN BY: NC  
DRAWN 05/30/23 CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.5578 Acre Tract** *Surveyed for Taylor/Cantrell*

The following described 0.5578 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700 and VMS 10860, being all of a 0.548 acre tract (Parcel 15-00154.000) conveyed to Timothy Taylor (33.3%) Tamara Cantrell (33.3%) and Steven Taylor (33.3%) by Official Record 411 page 2581, and being more particularly described as follows:

Commencing at the East corner of the original Lot 9 of the Village of Rosedale (Formerly Village of Liverpool) as recorded in Plat Book 1 page 22, in the line between VMS 10700 and VMS 10860 and being in the northwest line of Rosedale Road (66 feet wide, County Road 25), said corner bears South 54° 58' 33" East a distance of 101.49 feet from an iron pin found at the centerline intersection of Rosedale Road and Rosedale-Plain City Road (45 feet right-of-way, County Road 24);

Thence, with the northwest line of Rosedale Road, South 53° 02' 21" West a distance of 46.80 feet to the South corner of a 0.650 acre tract conveyed to Randal H Nisly by Official Record 360 page 1742 and the East corner of said 0.548 acre tract and being the **True Point of Beginning**;

Thence, with the northwest line of Rosedale Road, **South 53° 02' 21" West** a distance of **83.65 feet** to the east corner of Lot 10 as conveyed to Tamara Cantrell by Official Record 15 page 40, from said corner a 5/8 inch diameter iron pin found bears South 36° 47' 03" East a distance of 5.35 feet;

Thence, with the northeast line of Lot 10, **North 37° 36' 30" West**, passing a 3/4 inch diameter pipe found at 2.76 feet, a total distance of **321.27 feet** to a 5/8 inch diameter iron pin found in the southeast line of a 2.589 acre tract conveyed to Tyler R Halterman by Official Record 342 page 426 and in the line between VMS 10860 and VMS 10700;

Thence, with the southeast line of said 2.589 acre tract and partially with said VMS line, **North 38° 43' 15" East** a distance of **65.26 feet** to an iron pin and cap set at the west corner of said Nisly's 0.651 acre tract;

Thence, with the southwest line of said 0.651 acre tract, **South 41° 02' 13" East**, passing a 1/2 inch diameter iron pipe found at 328.58 feet, a total distance of **338.24 feet** returning to the **True Point of Beginning**, containing **0.5578 Acres** more or less.

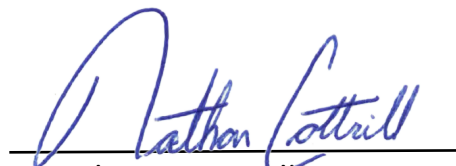
Bearings are based on the southwest line of a 6.4779 acre tract (South 47° 14' 10" West) as described in Official Record 336 page 1073.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on May 24, 2023.



  
Nathan L. Cottrill, PS #8821  
(Job #S230525-0.5578)