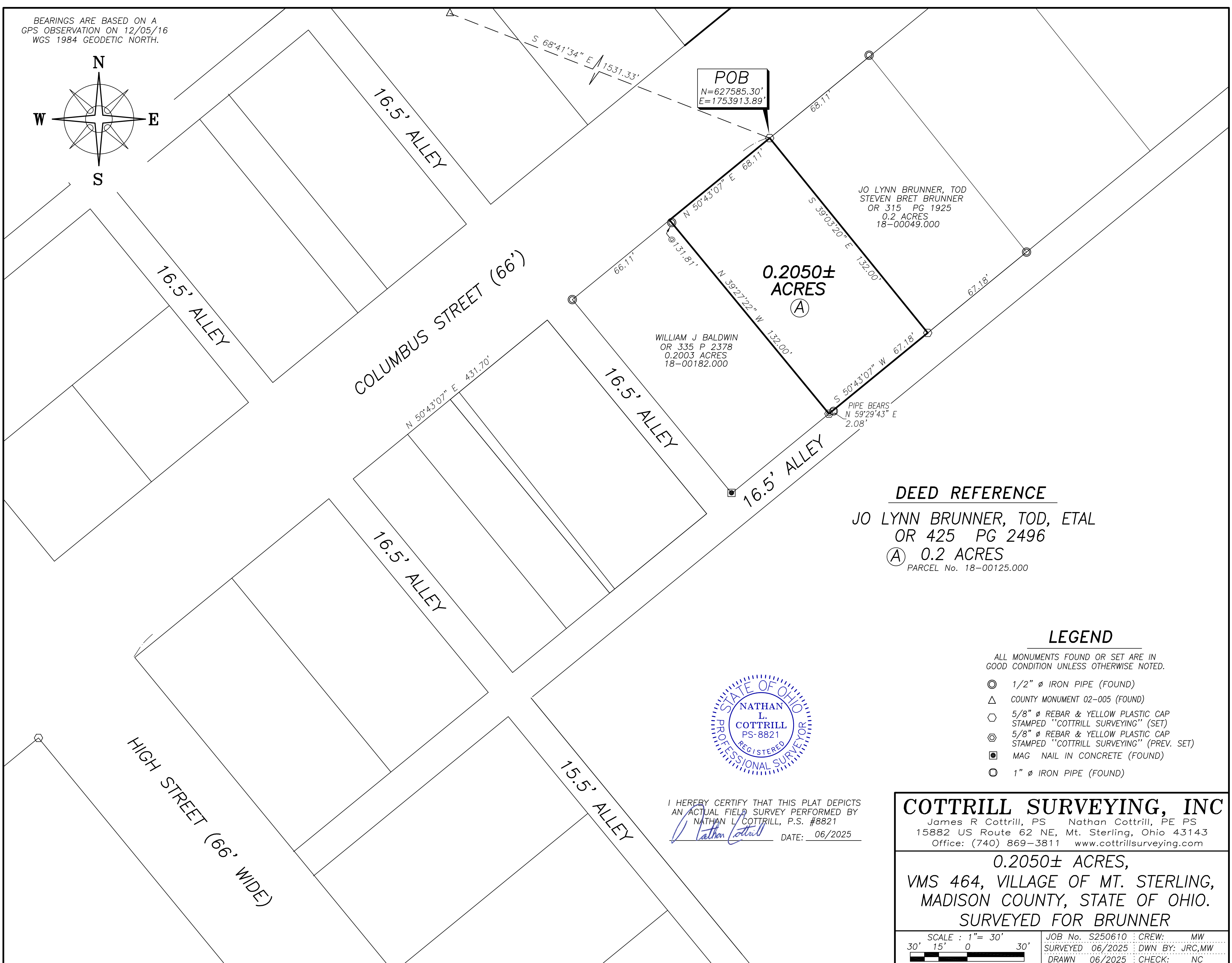
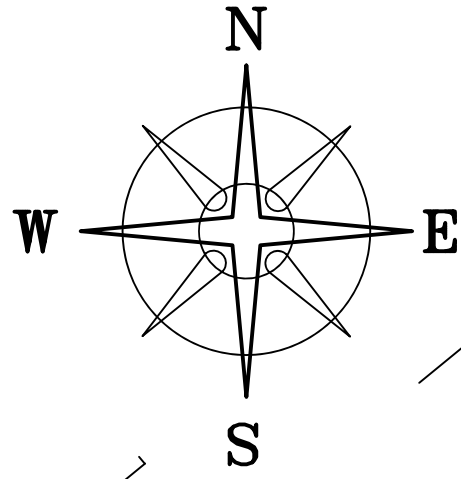


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/05/16
WGS 1984 GEODETIC NORTH.



POB
N=627585.30'
E=1753913.89'

JO LYNN BRUNNER, TOD
STEVEN BRET BRUNNER
OR 315 PG 1925
0.2 ACRES
18-00049.000

**0.2050±
ACRES**
Ⓐ

WILLIAM J BALDWIN
OR 335 P 2378
0.2003 ACRES
18-00182.000

PIPE BEARS
N 59°29'43" E
2.08'

DEED REFERENCE

JO LYNN BRUNNER, TOD, ETAL
OR 425 PG 2496
Ⓐ 0.2 ACRES
PARCEL No. 18-00125.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2" ∅ IRON PIPE (FOUND)
 - △ COUNTY MONUMENT 02-005 (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (PREV. SET)
 - MAG NAIL IN CONCRETE (FOUND)
 - ⊖ 1" ∅ IRON PIPE (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan L. Cottrill DATE: 06/2025

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

0.2050± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BRUNNER

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

JOB No. S250610 : CREW: MW
SURVEYED 06/2025 : DWN BY: JRC,MW
DRAWN 06/2025 : CHECK: NC

COTTRILL SURVEYING, INC

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

0.2050 Acre Tract *Surveyed for Brunner*

The following described 0.2050 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being all of a 0.2 acre tract (Parcel 18-00125.000) as conveyed to Jo Lynn Brunner, TOD, et. al. by Official Record 425 page 2496, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southeast line of Columbus Street (66 feet wide) at the west corner of a 0.2 acre tract conveyed to Jo Lynn Brunner, TOD and Steven Bret Brunner by Official Record 315 page 1925 and the north corner of said 0.2 acre tract, said iron pin and cap bears North 50° 43' 07" East a distance of 134.22 feet from a 1/2-inch diameter iron pipe found at the intersection of the southeast line of Columbus Street and a 16.5 feet wide alley, said iron pin and cap also bears South 68° 41' 34" East a distance of 1531.33 feet from Madison County Monument 02-005;

Thence, with the line between said 0.2 acre tracts, **South 39° 03' 20" East** a distance of **132.00 feet** to an iron pin and cap set in the northwest line of a 16.5 feet wide alley;

Thence, with the northwest line of said alley, **South 50° 43' 07" West** a distance of **67.18 feet** to an iron pin and cap previously set at the east corner of a 0.2003 acre tract conveyed to William J Baldwin by Official Record 335 page 2378;

Thence, with the northeast line of said 0.2003 acre tract, **North 39° 27' 22" West**, passing a 1/2-inch diameter iron pipe found at 131.81 feet, a total distance of **132.00 feet** to the southeast line of Columbus Street;

Thence, with the southeast line of Columbus Street, **North 50° 43' 07" East** a distance of **68.11 feet** returning to the **Point of Beginning**, containing **0.2050 Acres** more or less.

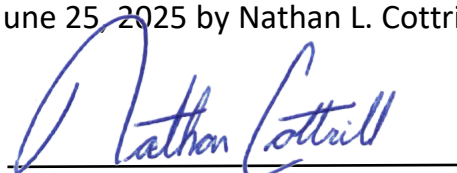
Bearings are based on a GPS observation on December 5, 2016, WGS 1984 Geodetic North.

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 June 25, 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250610-0.2050)




Nathan L. Cottrill, PS #8821