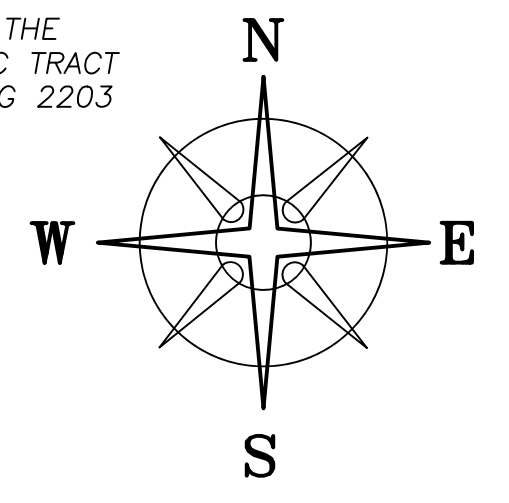


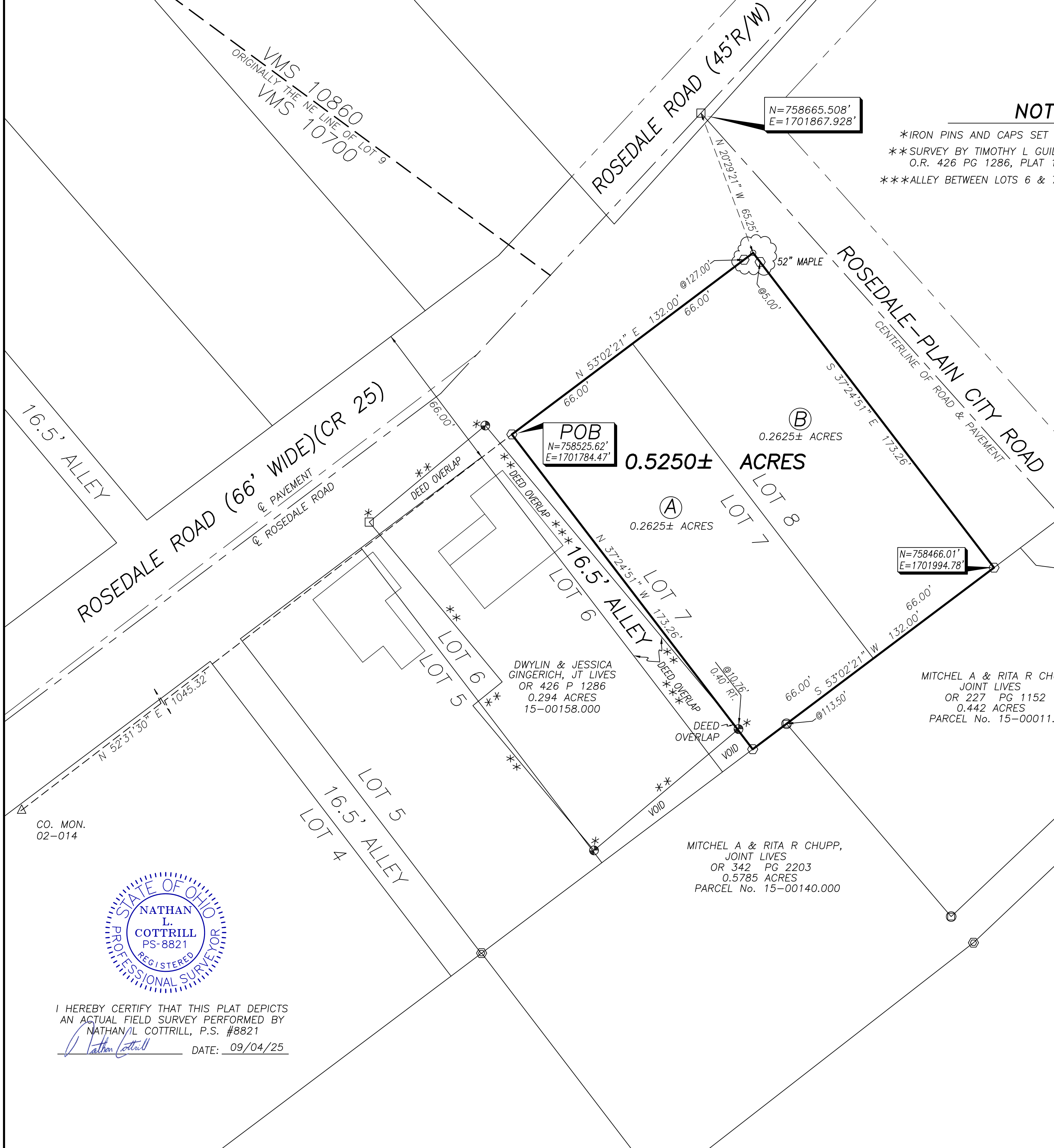
BEARINGS ARE BASED ON THE
NORTHWEST LINE OF 0.5785 AC TRACT
AS DESCRIBED IN OR 342 PG 2203
(N 53°02'21" E)



NOTES

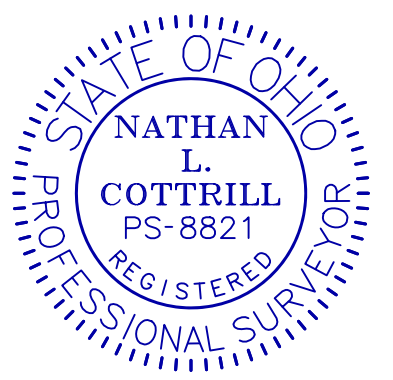
- *IRON PINS AND CAPS SET BY PK MOORE RLS 5883
- **SURVEY BY TIMOTHY L GUIDER 7752 RECORDED IN O.R. 426 PG 1286, PLAT 125-22, NOV. 11, 2022
- ***ALLEY BETWEEN LOTS 6 & 7 HAS NOT BEEN VACATED TO DATE

DEED REFERENCE
ROSEDALE BIBLE COLLEGE
OR 438 P 676
Ⓐ LOT 7
Ⓑ LOT 8
PARCEL No. 15-00105.000
VILLAGE OF ROSEDALE
(FORMERLY VILLAGE OF LIVERPOOL)
AS RECORDED
PB 1 PG 22



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIN (FOUND)
 - 5/8" Ø IRON PIN (FOUND)
 - △ COUNTY MONUMENT 02-014 (FOUND)
 - MAG NAIL (FOUND)
 - ⊕ 1/2" Ø REBAR & YELLOW PLASTIC CAP STAMPED "PK MOORE 5883" (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
 DATE: 09/04/25

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

0.5250± ACRES,
VMS 10700, PIKE TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROSEDALE BIBLE COLLEGE

SCALE : 1" = 30'	JOB No. S250802	CREW: MW
30' 15' 0 30'	SURVEYED 08/2025	DWN BY: JRC
	DRAWN 08/2025	CHECK: NC

COTTRILL SURVEYING, INC

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

0.5250 Acre Tract *Surveyed for Rosedale Bible College*

The following described 0.5250 acre tract is situated in the State of Ohio, Madison County, Pike Township, VMS 10700, being all of Lots 7 and 8 (Parcel 15-00105.000) of the Village of Rosedale (formerly Village of Liverpool) as recorded in Plat Book 1 page 22, and conveyed to Rosedale Bible College by Official Record 438 page 676, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southeast line of Rosedale Road (County Road 25, 66 feet wide) with the northeast corner of a 16.5 feet wide alley as dedicated by said plat, being the west corner of said Lot 7;

Thence, with the Southeast line of Rosedale Road, **North 53° 02' 21" East**, passing the west corner of said Lot 8 at 66.00 feet, passing an iron pin and cap set at 127.00 feet, a total distance of **132.00 feet** to a 52" diameter Maple tree found at the North corner of said Lot 8 and corner to Rosedale-Plain City Road (County Road 24);

Thence, with the Northeast line of Lot 8 and said Rosedale-Plain City Road, **South 37° 24' 51" East**, passing iron pin and cap set at 5.00 feet, a total distance of **173.26 feet** to an iron pin and cap set in the northwest line of a 0.442 acre tract conveyed to Mitchel A and Rita R Chupp, Joint Lives by Official Record 227 page 1152;

Thence, with the Northwest line of said 0.442 acre tract, **South 53° 02' 21" West**, passing the east corner of said Lot 7 at 66.00 feet, passing a 3/4-inch diameter iron pin found at a corner to a 0.5785 acre tract conveyed to Mitchel A and Rita R Chupp, Joint Lives by Official Record 342 page 2203 at 113.50 feet, a total distance of **132.00 feet** to an iron pin and cap set in the southeast corner of said alley;

Thence, with the northeast line of Said Alley, **North 37° 24' 51" West**, passing a 1/2-inch diameter rebar and yellow plastic cap stamped "PK Moore 5883" found 0.40 feet right at 10.76 feet, a total distance of **173.26 feet** returning to the **Point of Beginning**, containing **0.5250 Acres** more or less, of which 0.2625 acres more or less is all of said Lot 7 and 0.2625 acres more or less is all of said Lot 8.

Bearings are based on the northwest line of a 0.5785 acre tract (North 53° 02' 21" East) as described in Official Record 342 page 2203.

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 August of 2025 by Nathan L. Cottrill, PS registration #8821. (Job #S250802-0.5250)



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

Nathan L. Cottrill, PS #8821