

DEED REFERENCE:
 (A) LIGE ALLEN MORRIS
 O.R. 374, PG. 2432
 PARCEL #18-00171.000

BASIS OF BEARINGS:
 THE BEARINGS ARE BASED ON THE OHIO STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, NAD83 (2011) EPOCH 2010. SAID BEARINGS ORIGINATED FROM A FIELD TRAVERSE WHICH WAS REFERENCED TO SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE OHIO DEPARTMENT OF TRANSPORTATION REAL-TIME-NETWORK. THE PORTION OF THE COLUMBUS STREET, HAVING A BEARING OF N 49°19'35" E AND MONUMENTED AS SHOWN HEREON, IS DESIGNATED THE "BASIS OF BEARING" FOR THIS PLAT.

NOTE:
 THIS SURVEY DOES NOT REPRESENT ANY EASEMENTS THAT MAY AFFECT THIS TRACT AND DOES NOT REPRESENT ANY UNDERGROUND UTILITIES THAT MAY AFFECT THIS TRACT. ALL REBAR SET ARE 5/8" DIA. 30" LONG, W/ RED PLASTIC CAP STAMPED "LANDMARK SURVEY"

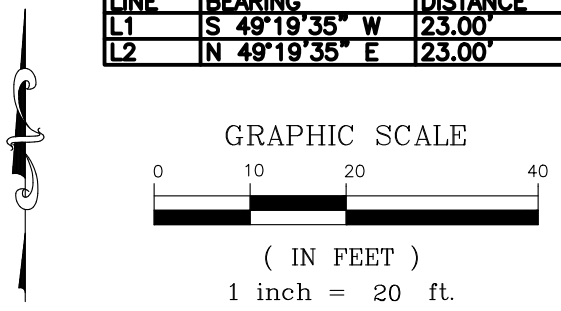
FLOOD NOTE:
 THE SUBJECT PROPERTY LIES IN ZONE X (AREA DETERMINED TO BE OUTSIDE THE 500 YEAR FLOODPLAIN), AS DETERMINED BY GRAPHIC INTERPOLATION FROM THE FLOOD INSURANCE RATE MAP NUMBER 39097C0409D, WITH AN EFFECTIVE DATE OF 06/18/2010, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.

I HEREBY CERTIFY THAT THIS SURVEY WAS PREPARED FROM AN ON THE GROUND SURVEY IN DECEMBER OF 2025 MADE UNDER MY SUPERVISION AND THAT IT AND THE INFORMATION, COURSES AND DISTANCES AS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE.

- LEGEND**
- RBF REBAR FOUND
 - IPF IRON PIN FOUND
 - RBS REBAR SET
 - ◇ MNS MAG NAIL SET
 - CMF COUNTY MONUMENT FOUND
 - X- EXISTING FENCE LINE
 - B/C BACK OF CURB
 - E/P EDGE OF PAVEMENT
 - R/W RIGHT-OF-WAY

LINE TABLE:

LINE	BEARING	DISTANCE
L1	S 49°19'35" W	23.00'
L2	N 49°19'35" E	23.00'



SURVEY OF
0.070 ACRES
 LYING IN
 VIRGINIA MILITARY DISTRICT
 SURVEY NO. 6483
 VILLAGE OF MOUNT STERLING, COUNTY OF MADISON
 STATE OF OHIO



LANDMARK
 SURVEY GROUP
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DRAWN BY: JL
 WESLEY B. HAAS
 REGISTERED SURVEYOR NO. 8803
 01/07/26
 DATE

DATE: 01/07/26 FILE NO. BDLG-JB020-BDLG

**DESCRIPTION OF A 0.070 ACRE TRACT
LYING SOUTH OF COLUMBUS STREET
AND SOUTH MARKET STREET**

Situated in the State of Ohio, County of Madison, Village of Mount Sterling, Virginia Military District Survey No. 6483, and being part of a tract containing 72 poles, conveyed to Lige Allen Morris by deed of record in Official Record 374, page 2435, Recorder's Office, Madison County, Ohio, Auditor's Parcel #18-00171.00 (all recording information herein refers to said Recorder's Office) and being bounded and more particularly described as follows:

Commencing, at a 3/4 inch iron pin found at the northerly common corner of Lots 56 & 57 of John I. Smith's Addition (Plat Book 1, Page 19) and along the southerly right-of-way of Columbus Street (66 feet wide) (Plat Book 1, Page 19);

Thence South 49°19'35" West, along the northwesterly line of said Lot 56, and southerly line of said Columbus Street (66 feet wide), a distance of 66.00 feet to a rebar set at the northwesterly corner of said Lot 56, and northeasterly corner of said 0.070 acre tract, at the **Point of Beginning**, and being South 73°15'06" East, a distance of 1362.84 feet from County Monument "02-019";

Thence South 40°05'14" East, along the common line to said 0.070 acre tract and said Lot 56, a distance of 132.00 feet to a mag nail set at the southeasterly common corner of said 0.070 acre tract and said Lot 56, to a rebar set at the northerly right-of-way of an Alley (16.5 feet wide) (Plat Book 1, Page 19);

Thence South 49°19'35" West, along the northerly right-of-way of said Alley, a distance of 23.00 feet, to a rebar set at the common southerly corner of said 0.070 acre tract and a .13 acre tract, conveyed to Ardelle Y. Noggle, by deed of record in Official Record 338, Page 1420, Instrument Number 201800005405;

Thence North 40°05'14" West, along the line common to said Noggle tract and said 0.070 acre tract, a distance of 132.00 feet, to a rebar set at the common northerly corner of said Noggle tract and said 0.070 acre tract, to a rebar set along the southerly right-of-way of said Columbus Street (66 feet wide);

Thence North 49°19'35" East, along the southerly right-of-way of Columbus Street (66 feet wide), and northerly line of said 0.070 tract, a distance of 23.00 feet, to the **Point of Beginning**, containing 0.070 acres more or less and being subject to all easements, restrictions and rights-of-way of record.

The bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (2011) epoch 2010. Said bearings originated from a field traverse which was referenced to said coordinate system by GPS observations and observations of selected stations in the Ohio Department of Transportation Real-Time-Network. The portion of the southerly right-of-way line of Columbus Street, having a bearing of North 49°19'35" East and monumented as shown hereon is designated the "basis of bearing" for this description.

All rebar set are 5/8 inch DIA. 30 inches in length, with a red plastic cap stamped with the name "Landmark Survey".

The above description is based on an actual field survey performed in December of 2025.



LANDMARK SURVEY GROUP, INC.

Wesley B. Haas, P.S.
Registered Surveyor No. 8803

01/07/26

Date