

Plat of Survey

Village of Mt. Sterling, County of Madison, State of Ohio, part V.M.S. 6483, being a Survey of Lot 21 of Westwood Addition, as recorded in Plat Book 1, Page 399, of the Plat Records of Madison County, and part of a vacated 16.5' wide alley per Mt. Sterling Village Ordinance 1980-2.

PROPERTY LOCATION:

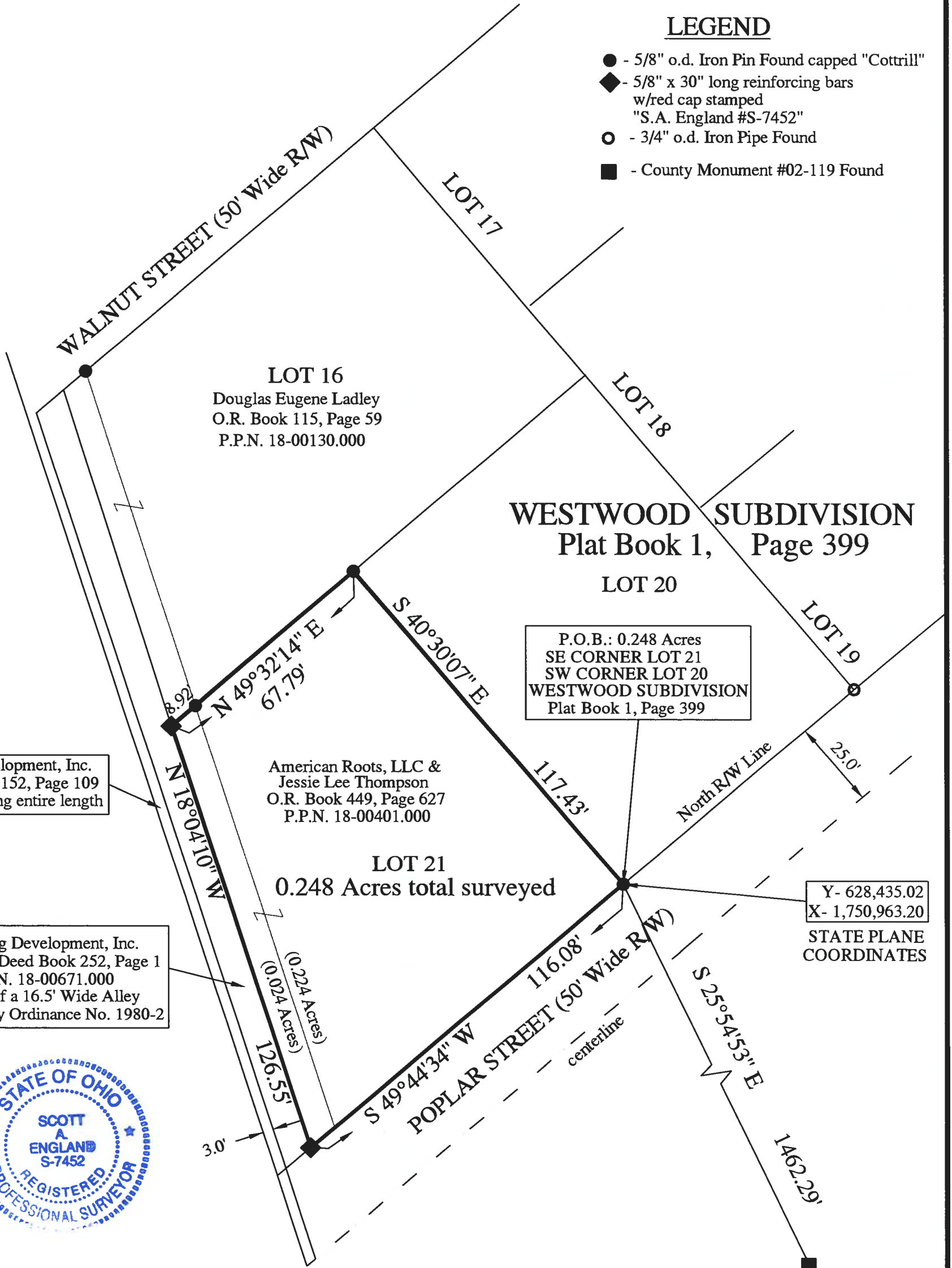
Being a Survey of 2 parcels conveyed to American Roots, LLC & Jessie Lee Thompson, as recorded in OR Book 449, Page 627, in the Madison County Deed Records, and being all of Auditor's P.P.N. 18-00401.000.

BASIS OF BEARING

The bearings of this plat are based on the North R/W Line of Poplar Street (50' Wide R/W), as being S 49°44'34" W using the O.D.O.T. C.O.R.S. Network System, Ohio State Plane Coordinates South Zone. 2011 (NAD83)

LEGEND

- - 5/8" o.d. Iron Pin Found capped "Cottrill"
- ◆ - 5/8" x 30" long reinforcing bars w/red cap stamped "S.A. England #S-7452"
- - 3/4" o.d. Iron Pipe Found
- - County Monument #02-119 Found



Sterling Development, Inc.
Deed Book 152, Page 109
3' strip running entire length

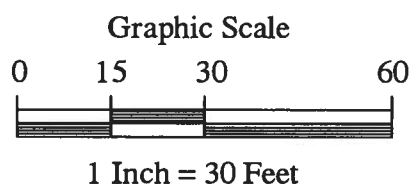
Sterling Development, Inc.
0.08 Acres: Deed Book 252, Page 1
P.P.N. 18-00671.000
Half of a 16.5' Wide Alley
Vacated by Ordinance No. 1980-2



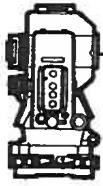
I hereby certify that an actual survey of the premises was made, and that this plat is correct to the best of my knowledge.

4/1/20

Scott A. England
Scott A. England, P.S.
Ohio Registered Surveyor #S-7452



PREPARED BY:
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Legal Description
0.248 Acres

All of American Roots, LLC & Jessie Lee Thompson Parcel: O.R. Book 449, Page 627

Situated in the Village of Mt. Sterling, County of Madison, State of Ohio, part V.M.S. 6483, and being all of Lot 21 of Westwood Addition, as recorded in Plat Book 1, Page 399, of the Madison County Plat Records, and part of a vacated 16.5' Wide alley, as recorded in Mt. Sterling Village Ordinance 1980-2, and being more particularly described as follows;

Being a Re-Survey 2 parcels conveyed to American Roots, LLC & Jessie Lee Thompson, as recorded in O.R. Book 449, Page 627, in the Madison County Deed Records, also being all of Auditor's P.P.N. 18-00401.000, and further described as follows;

Commencing at a 5/8" o.d. iron pin found capped "Cottrill" on the North Right of Way Line of Poplar Street (50' Wide R/W) marking the Southeast corner of said Lot 21, of which this description is a part, also being the Southwest corner of Lot 20, and being the **PRINCIPLE PLACE OF BEGINNING** of the **0.248 Acre** parcel herein to be described;

Thence, **S 49°44'34" W 116.08 feet** with the North Right of Way Line of said Poplar Street, also being the South line of said Lot 21 and extending to the centerline of said vacated alley, and being on the East line of vacated portion of said alley conveyed to Sterling Development, Inc., as recorded in Deed Book 252, Page 1;

Thence, **N 18°04'10" W 126.55 feet** with the centerline of said vacated alley, also being the East line of said alley conveyed to Sterline Development, Inc., to an iron pin set at the Southwest corner of said vacated alley portion conveyed to Douglas Eugene Ladley, as recorded in O.R. Book 115, Page 59;

Thence, **N 49°32'14" E 67.79 feet** with the South line of said vacated portion of said alley conveyed to Ladley and extending along the South line of Lot 16, also being the North line of Lot 21, to a 5/8" o.d. iron pin found at a common corner to Lot 16, Lot 20, and Lot 21;

Thence, **S 40°30'07" E 117.43 feet** with the East line of said Lot 21, also being the West line of Lot 20, to the **PRINCIPLE PLACE OF BEGINNING**, and containing **0.248 Acres**, more or less, and is subject to all legal easements, right of ways, zoning restrictions, and ordinances of record.


The above described 0.248 Acre parcel contains 0.224 Acres in Lot 21 and 0.024 Acres in the vacated portion of said vacated alley.

The bearings of the above description are based on the North Right of Way Line of Poplar Street (50' Wide R/W) as S 49°44'34" W, using the O.D.O.T. CORS Network System, Ohio State Plane Coordinates South Zone. 2011(83).

All iron pins set are 5/8" o.d. iron pins 30" long with red caps labeled "S.A. ENGLAND #S-7452".

The above description was prepared by S.A. England Surveying, under the direct supervision of Scott A. England, Ohio Registered Surveyor #S-7452 in March of 2026.

Dated 4/1/26


 Scott A. England P.S.
 Ohio Registered Surveyor #7452
 Job No. 4694-26MA

