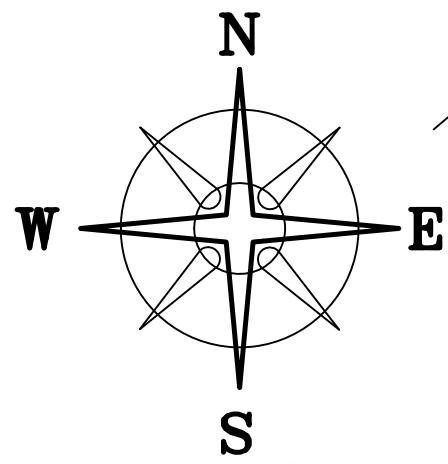


BEARING BASED ON A GPS OBSERVATION ON 10/22/13  
WGS 1984 GEODETIC NORTH



TAMI J. & DARRELL W. KELLY  
OFFICIAL RECORD 233 PAGE 100

JONATHAN D. NARWOLD  
OFFICIAL RECORD 248 PAGE 1770

**DEED REFERENCE**

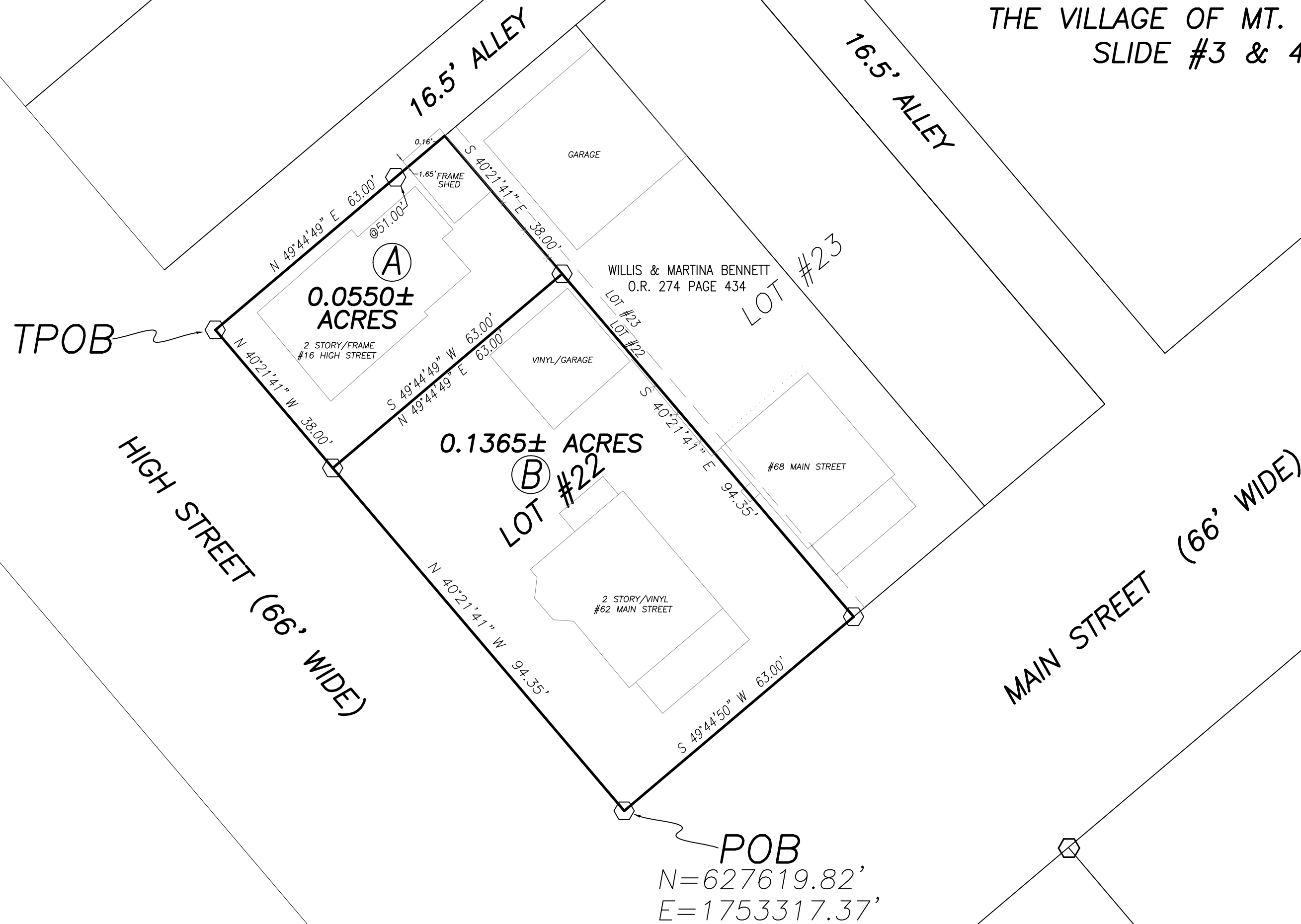
**FLORETTA T. McGATH**  
(TRUSTEE OF THE REVOCABLE TRUST)

**OFFICIAL RECORD 270 PAGE 862**

**(A) 38'X65' LOT, PART OF LOT #22**  
(PARCEL NO. 1)

**(B) 63'X94' LOT, PART OF LOT #22**  
(PARCEL NO. 2)

**THE VILLAGE OF MT. STERLING  
SLIDE #3 & 4**



**LEGEND**

- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

DATE: 10/31/13

**COTTRILL SURVEYING, L.L.C.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**PART OF LOT #22 OF  
THE VILLAGE OF MT. STERLING  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR FLORETTA McGATH**

DATE DRAWN:  
10/23/13  
JOB #S131012  
F. B. #

SCALE : 1" = 20'  
20' 10' 0' 20'

CREW: MW  
DWN. BY: MW & RC  
CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.0550 Acre Tract Surveyed for Floretta McGath**

The following describe 0.0550 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, being all of a 38' x 65' lot (part of Lot 22 of the original Village of Mt. Sterling as recorded on slide #3 & #4)(Parcel #1) conveyed to Floretta T McGath, Trustee of the Revocable Trust by Official Record 270 page 862, and being more particularly described as follows:

Commencing at an iron pin and cap set at the intersection of the northwest line of Main Street (66 feet wide) with the northeast line of High Street (66 feet wide), said iron pin and Is also the southernmost corner of said lot 22;

Thence, with the northeast line of said High St., North 40° 21' 41" West a distance of 132.35 feet to an iron pin and cap set at the westernmost corner of said lot 22 at the intersection of the northeast line of said High Street with the southeast line of a 16.5 feet alley and **The True Point of Beginning**;

Thence, with the southeast line of said 16.5 feet alley, **North 49° 44' 49" East**, passing an iron pin and cap set at 51.00 feet, a total distance of **63.00 feet** to the northwest corner of the northeast 3 feet of said lot 22 conveyed to Willis and Martina Bennett by Official Record 274 page 434;

Thence, with the southwest line of the said northeast 3 feet of said lot 22, **South 40° 21' 41" East** a distance of **38.00 feet** to an iron pin and cap set at the northernmost corner of a 63' x 94' lot (part of said lot 22)(Parcel 2) also conveyed to Floretta T McGath, Trustee of the Revocable Trust by Official Record 270 page 862;

Thence, with the northwest line of said 63' x 94' lot, **South 49° 44' 49" West** a distance of **63.00 feet** to an iron pin and cap set in the northeast line of said High Street;

Thence, with the northeast line of said High Street, **North 40° 21' 41" West** a distance of **38.00 feet** returning to **The True Point Beginning** containing **0.0550 Acres** more or less.

Bearings are bases on a GPS observation on October 22, 2013, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 1, 2013 by James R. Cottrill registration #6858. (Job #S131012-0-0550AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.1365 Acre Tract Surveyed for Floretta McGath**

The following describe 0.1365 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, being all of a 63' x 94' lot (part of Lot 22 of the original village of Mt. Sterling as recorded on slide #3 & #4)(Parcel #2) conveyed to Floretta T McGath, Trustee of the Revocable Trust by Official Record 270 page 862, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the northwest line of Main Street (66 feet wide) with the northeast line of High Street (66 feet wide), said iron pin and is also the southernmost corner of said lot 22;

Thence, with the northeast line of said High St., **North 40° 21' 41" West** a distance of **94.35 feet** to an iron pin and cap set at the southernmost corner of a 38 feet X 65 feet lot(Parcel #1) conveyed to Floretta T McGath, Trustee of the Revocable Trust by Official Record 270 page 862;

Thence, with the southeast line of said 38 feet X 65 feet lot, **North 49° 44' 49" East** a distance of **63.00 feet** to the southwest line of the northeast 3 feet of said lot 22 conveyed to Willis and Martina Bennett by Official Record 274 page 434;

Thence, with the southwest line of the said northeast 3 feet of said lot 22, **South 40° 21' 41" East** a distance of **94.35 feet** to an iron pin and cap set in the northwest line of said Main Street;

Thence, with the northwest line of said Main St., **South 49° 44' 50" West** a distance of **63.00 feet** returning to the point of beginning containing **0.1365 Acres** more or less.

Bearings are bases on a GPS observation on October 22, 2013, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 1, 2013 by James R. Cottrill registration #6858. (Job #S131012-0-1365AC)

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James R. Cottrill, PS