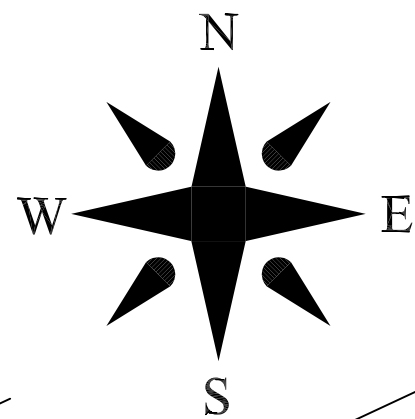


BEARING BASED ON THE N.E. LINE OF N. LONDON STREET  
(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.



16.5' ALLEY

LINE ESTABLISHED BY P.J. BAKER  
NOV. 02, 1994, PLAT #130-94

ETHEL & LORETTA JOHNSON  
OR 259 P 1404  
91.090 AC.

TERRY L. & LAURA J. LILLY  
O.R. 241 PAGE 2614  
0.235 ACRES

NATHEN & SARAH MORRISON  
OR 247 P 835  
0.207 ACRES

CHRISTOPHER W SOUTHWARD  
OR 117 P 127  
0.1142 ACRES  
18-00064.000  
125-00

RALPH E BRIGGS  
D.B. 296 PG. 614

RALPH E BRIGGS  
D.B. 296 PG. 614  
TRACT 1

RALPH E BRIGGS  
D.B. 296 PG. 614  
TRACT 2

16.5' ALLEY

0.1215± ACRES

(A)

(B)

0.0296± ACRES  
0.0919± ACRES

(40')

POB

N=628831.78'  
E=1752356.92

HIGH STREET 66'

(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.  
SEE ODOT R/W SH 243 SEC A-B  
4/30

N. LONDON STREET 66'

FOURTH AVE.

131.95' (DEED) 132.00'

DEED REREFERENCE  
PNC BANK, NA  
OR 304 P 2654

- (A) 0.1 ACRES 18-00209.000 (TRACT ONE)
- (B) 0.03 ACRES 18-00209.000 (TRACT TWO)

LEGEND

- △ 1/2" ELEC.CONDUIT & CAP STAMPED "BAKER 5539" FOUND
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (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: 03/20/15

COTTRILL SURVEYING, L.L.C.

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

0.1215± ACRES, VMS 464,  
VILLAGE OF MT.STERLING,  
MADISON COUNTY, OHIO.  
SURVEYED FOR PNC BANK

DATE DRAWN:  
03/19/15  
JOB #S150306  
F. B. #

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

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

## **Cottrill Surveying, LLC**

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

### **0.1215 Acre Tract Surveyed for PNC Bank**

The following described 0.1215 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, and being all of a 0.1 acre tract (Tract One) (18 – 00209.000) and all of a 0.03 acre tract (Tract Two) (18 – 00209.000) both tracts conveyed to PNC Bank, NA by Official Record 304 page 2654, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the east line of a 16.5 feet Alley with the north line of Fourth Avenue (40 feet wide), said iron pin and cap is at the southwest corner of said 0.1 acre tract and bears South 64° 58' 27" West a distance of 142.25 feet from an iron pin and previously set at the intersection of the north line of said Fourth Avenue with the west line of High Street (66 feet wide);

Thence, with the east line of said 16.5 feet alley, **North 25° 00' 00" West** a distance of **82.61 feet** to an iron pin and cap set in the south line of a 0.207 acre tract conveyed to Nathen and Sarah Morrison by Official Record 247 page 835;

Thence, with the south line of said 0.207 acre tract, **North 71° 33' 24" East**, passing the northern corner common to said 0.1 and said 0.03 acre tracts at 50.52 feet, a total distance of **67.63 feet** to an iron pin and cap found at the Northwest corner of a 0.1142 acre tract conveyed to Christopher W Southward by Official Record 117 page 127;

Thence, with the west line of said 0.1142 acre tract, **South 25° 02' 48" East** a distance of **74.85 feet** to an iron pin and cap set in the north line of said Fourth Avenue;

Thence, with the north line of said Fourth Ave., **South 64° 58' 27" West**, passing the southern corner common to said 0.1 and said 0.03 acre tracts at 17.00 feet, a total distance of **67.25 feet** returning to the point of beginning containing **0.1215 Acres** more or less, of which 0.0919 acres more or less is all of said 0.1 acre tract and 0.0296 acres more or less is all of said 0.03 acre tract.

Bearings are bases on the northeast line of N. London St. (66 feet wide) (North 25° 00' West) as described in Deed Book 64 page 16.

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 March 20, 2015 by James R. Cottrill registration #6858. (Job #S150306-0-1215AC)

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James R. Cottrill, PS