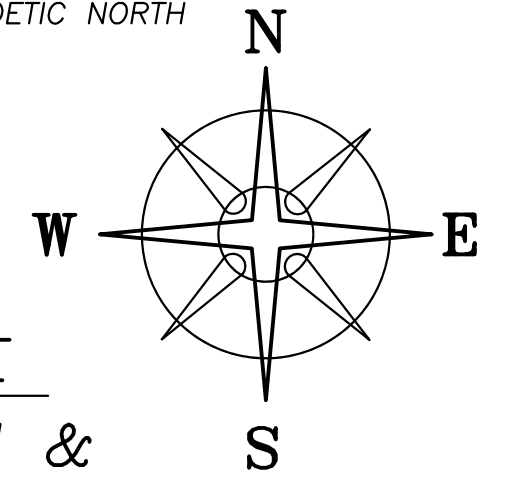


BEARING BASED ON A GPS OBSERVATION ON 09/26/11
WGS 1984 GEODETIC NORTH



NOTES

THE ORIGINAL SURVEY (AS RECORDED IN DB 149 P 489). INTENT WAS FOR THIS 0.1250± ACRE TRACT TO BE ALL OF WHAT REMAINS OF AN ORIGINAL 48 POLE TRACT (0.3 ACRES) AFTER A 4950 SQUARE FEET (0.114 ACRES) AND A 3036 SQUARE FEET (0.07 ACRES) WAS EXCEPTED OUT.

WHEN THE ORIGINAL 48 POLE LOT WAS ESTABLISHED MADISON STREET WAS 16.5' WIDE. IT IS NOW 30' WIDE. PART WAS TAKEN FROM THE SCHOOL LOT AND THE OTHER WAS TAKEN FROM 48 POLE LOT.

DEED REFERENCE
STEPHANIE A ALLEN &
JAMES M ALLEN JT LIVES
OR 342 P 1454
① 0.1055 ACRES
PARCEL No. 18-00104.000

PRIOR DEEDS
OR 330 P 1864
OR 238 P 1308
OR 226 P 2046
OR 205 P 1372
OR 102 P 1477
OR 19 P 1095
DB 293 P 937
DB 194 P 63
DB 149 P 489

COSTIN JACOB
OR 335 P 849
0.281 ACRES

LUTHER D GREER, JR
OR 175 P 533
0.114 ACRES

LEHMAN WILSON E
OR 115 P 2247
0.570 ACRES
77-92

LUTHER D GREER, JR
OR 175 P 533
0.114 ACRES

GEORGE CABEEN
TOD ALIZSHA MCCOWN
OR 247 P 1552
0.07 ACRES

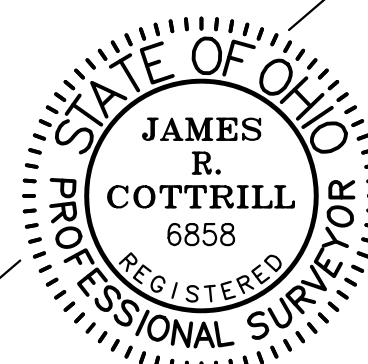
ERNEST W THOMPSON II &
SARAH R THOMPSON JT LIVES
OR 301 P 1677
0.184 ACRES
67-14

LEHMAN WILSON E
OR 115 P 2247
0.28 ACRES
WILLIAM HALL'S ADDITION
LOT 7

HALL MILTON L II
OR 308 P 367
0.426 AC.
PL-37A

EAST CORNER OF:
WILBERTA A COTTON
OR 288 P 599
0.3 ORIG. ACRES
48 POLES OF LAND
0.174 ACRES AFTER EXCEPTIONS

0.1116±
ACRES
①



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 09/25/2018

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.1116± ACRES, VMS 6483,
VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ALLEN**

SCALE : 1" = 20'	JOB No. S180823	CREW: MW
20' 10' 0 20'	SURVEYED 09/2018	DWN BY: RC
	DRAWN 09/2018	CHECK: NC

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 1/2" Ø IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-005 (FOUND)
- MAG NAIL (FOUND)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ADKINSON SURVEYING" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1116 Acre Tract Surveyed for Allen

The following described 0.1116 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 6483, being all of a 0.1055 acre tract (Parcel 18-00104.000, being all that remains of an original 48 poles tract as described in Deed Book 149 page 489) conveyed to Stephanie A Allen and James M Allen, Joint Lives as described in Official Record 342 page 1454, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Northwest line of Main Street (66 feet wide) with the Southwest line of Madison Street (aka School Street, 30 feet wide) as established from the school survey (plat 56-11);

Thence, with the Northwest line of Main Street, **South 49° 22' 54" West**, pass a 5/8 inch diameter iron pin found at the east corner of a 0.184 acre tract conveyed to Ernest W Thompson II and Sarah R Thompson, Joint Lives by Official Record 115 page 2247 at 52.52 feet, a total distance of **58.59 feet** to an iron pin and cap set at the east corner of a 0.174 acre tract conveyed to Wilberta A Cotton by Official Record 288 page 599;

Thence, with the northeast line of said 0.174 acre tract, **North 41° 35' 16" West** a distance of **81.17 feet** to an iron pin and cap set at the south corner of a 0.07 acre tract conveyed to George Cabeen TOD Alizsha McCown by Official Record 247 page 1552;

Thence, with the southeast line of said 0.07 acre tract, **North 47° 04' 26" East**, passing a 3/4 inch diameter pipe found 0.07 feet right of line at 3.90 feet, passing the northeast line of said 0.184 acer tract at 6.92 feet, also passing an iron pin and cap set at 56.32 feet, a total distance of **59.50 feet** to the southwest line of Madison Street;

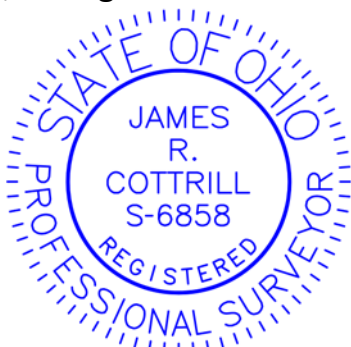
Thence, with the southwest line of Madison Street, **South 40° 58' 27" East** a distance of **83.55 feet** returning to the **Point of Beginning**, containing **0.1116 Acres** more or less.

Bearings are based on a GPS observation on September 26, 2011, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed September of 2018 by James R. Cottrill, PS registration #6858. (Job #S180823-0-1116)




James R. Cottrill, PS