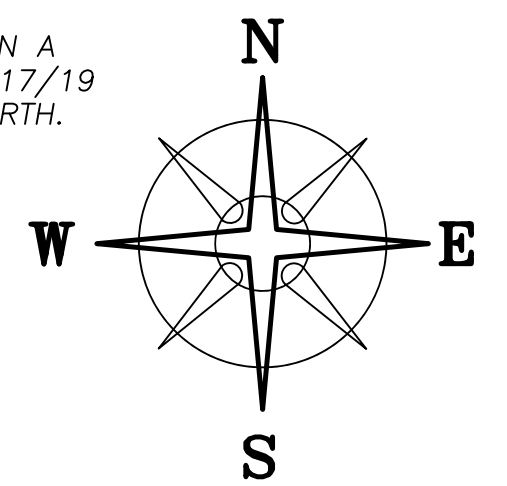


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/17/19  
WGS 1984 GEODETIC NORTH.



WILLOW STREET (50' WIDE)

ROSEWOOD AVE. (50' WIDE)

LOT #34

**POB**  
N=628086.81'  
E=1751032.43'

LOT #33  
PAMELA S & RICHARD E  
KELLY, JT LIVES  
OR 143 PG 458

**DEED REFERENCE**  
**ERIC & LYDIA PARKER, JT LIVES**  
**OR 354 PG 675**  
PARCEL No. 18-00029.000  
**(A) LOT 32**  
OF  
**WESTWOOD SUBDIVISION**  
AS SHOWN ON PLAT WESTW  
**(B) 0.022 ACRES**  
PORTION OF VACATED ALLEY  
PER ORDINANCE No. 1980-2  
VILLAGE OF MT. STERLING  
DB 252 P 1

LOT #32  
0.2276± ACRES

(A) 0.2055± ACRES

LOT #43  
CHARLES W & MEVELYN  
NEFF, JT LIVES  
OR 222 PG 183

LOT #44  
WILLIAM F SR MCEVOY &  
DEBRA G EVANS-MCEVOY JT LIVES  
OR 352 PG 594

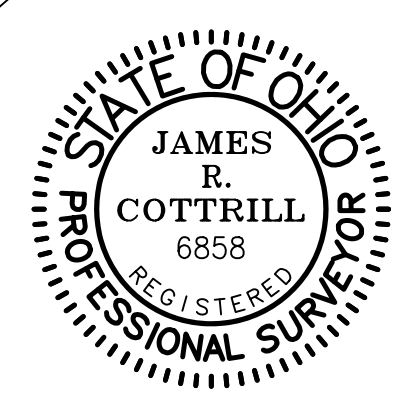
LOT #45  
THOMAS C & PAMELA S  
WARD, JT LIVES

STERLING DEVELOPMENT INC  
DB 252 PG 1  
0.114 ACRES

STERLING DEVELOPMENT INC  
DB 152 PG 109  
0.075 ACRES

THOMAS C & PAMELA S WARD, JT LIVES  
DB 298 P 184  
0.021 ACRES

**LEGEND**  
ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.  
⊙ 2.5" METAL FENCE POST (FOUND)  
△ COUNTY MONUMENT 02-005 (FOUND)  
⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 01/06/20

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

**0.2861± ACRES,**  
**VMS 6483, VILLAGE OF MT. STERLING,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR PARKER**

SCALE : 1" = 20'	JOB No. S191217	CREW: MW
20' 10' 0' 20'	SURVEYED 01/2020	DWN BY: NC
	DRAWN 01/2020	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.2276 Acre Tract Surveyed for Parker

The following described 0.2276 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483, being all of Lot 32 of Westwood Subdivision as shown on plat "Westw" and all of a 0.022 acre tract (portion of vacated alley per Ordinance No. 1980-2 Village of Mount Sterling Deed Book 252 page 1) (Parcel 18-00029.000) conveyed to Eric and Lydia Parker, Joint Lives by Official Record 354 page 675, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southeast line of Willow Street (50 feet wide) at the west corner of Lot 33 and the north corner of said Lot 32, said iron pin and cap bears South 49° 06' 55" West a distance of 367.50 feet from the intersection of the southeast line of Willow Street with the southwest line of Rosewood Avenue (50 feet wide);

Thence, with the southwest line of said Lot 33, **South 40° 55' 21" East** a distance of **107.84 feet** to the southwest side of a 2.5 inch metal fence post found corner common to Lots 33, 43, & 44 of said subdivision;

Thence, with the northwest line of Lot 44, **South 49° 01' 55" West**, passing the north corner of Lot 45 of said subdivision at 65.00 feet, passing the north corner of a 0.021 acre tract conveyed to Thomas C and Pamela S Ward, Joint Lives by Deed Book 298 page 184 and the east corner of said 0.022 acre tract at 105.10 feet, a total distance of **114.01 feet** to an iron pin and cap set in the northeast line of a 0.114 acre tract conveyed to Sterling Development INC by Deed Book 258 page 1;

Thence, with the northeast line of said 0.114 acre tract, **North 18° 38' 30" West** a distance of **116.69 feet** to an iron pin and cap set in the southeast line of Willow Street;

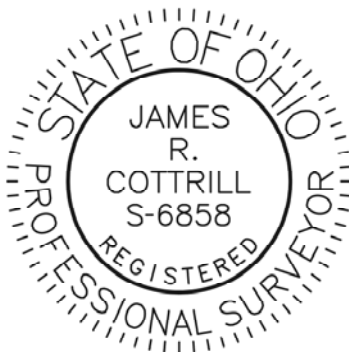
Thence, with the southeast line of Willow Street, **North 49° 06' 55" East**, passing the Northwest corner of Lot 32 at 8.91 feet, a total distance of **69.77 feet** returning to the **Point of Beginning**, containing **0.2276 Acres** more or less, of which 0.2055 acres more or less is all of said Lot 32 and 0.0221 acres more or less is all of said 0.022 acre tract.

Bearings are based on a GPS observation on September 17, 2019, 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 Surveying"

This description is based on a field survey performed January 6, 2020 by James R. Cottrill, PS registration #6858. (Job #S191217-0-2276)



*James R. Cottrill*

James R. Cottrill, PS