



DEED REFERENCE
DARRELL S COOPER
& REBECCA BURNS
OR 400 PG 1139
 PARCEL No. 18-00548.000
 (A) **0.25 ACRES**
 ORG 49 SQUARE POLES

BEARINGS ARE BASED ON THE
 CENTERLINE OF LONDON STREET
 (N 25°00' W) NW OF RAILROAD
 AS DESCRIBED IN SLIDE #21.

INDIANA & OHIO CENTRAL RAILROAD
 DB 63 P 623 5.38 ACRES 18-00921.000

0.2233±
ACRES
 (A)

CHURCH STREET (50' WIDE)

ALLEY 16.5'
 N 39°43'58" W

NEW STREET (66' WIDE)
 S 17°46'51" E
 S 26°4'59" E

VMS 6483
 S 25°00'00" E (BASIS OF BEARINGS)

LONDON STREET (66' WIDE)
 VMS 464

HOUSTON STREET

POB
 N=627811.36'
 E=1752609.03'

LEGEND

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

- MAG NAIL (FOUND)
- MAG NAIL (SET)
- △ COUNTY MONUMENT 02-005 (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821
 DATE: 07/20/22

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

0.2233± ACRES,
VMS 6483, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAIRY FREEZE

SCALE : 1" = 20'	JOB No. S220706	CREW: MW
20' 10' 0' 20'	SURVEYED 07/14/22	DWN BY: NC
	DRAWN 07/15/22	CHECK: RC

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0.2233 Acre Tract *Surveyed for Dairy Freeze*

The following described 0.2233 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483, being all of a 0.25 acre tract (Parcel 18-00548.000) conveyed to Darrell S Cooper and Rebecca Burns by Official Record 400 page 1139, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Southwest line of New Street (66 feet wide) with the Northwest line of Church Street (50 feet wide) and being the East corner of said 0.25 acre tract;

Thence, with the Northwest line of Church Street, **South 50° 18' 12" West**, passing an iron pin and cap set at 131.32 feet, a total distance of **146.32 feet** to an iron pin and cap set at the East corner of a 0.06 acre tract originally conveyed to B&O Railroad by Deed Book 86 page 236;

Thence, with the Northeast line of said 0.06 acre tract, **North 39° 43' 58" West**, passing an iron pin and cap set at a corner of a 5.38 acre tract conveyed to the Indiana & Ohio Central Railroad by Deed Book 63 page 623 at 16.00 feet, a total distance of **60.49 feet** to an iron pin and cap set 21.5 feet from the centerline of railroad tracks;

Thence, parallel and 21.5 feet right of the centerline of said railroad tracks, with a curve to the right, **radius of 11458.27 feet, arc length of 146.69 feet**, chord bears North 45° 44' 01" East a distance of 146.69 feet to an iron pin and cap set in the Southwest line of New Street;

Thence, with the Southwest line of New Street, **South 39° 48' 26" East** a distance of **72.18 feet** returning to the **Point of Beginning**, containing **0.2233 Acres** more or less.

Bearings are based on the centerline of London Street (North 25° 00' West) as shown in Slide 21.

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 July 14, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220706-0.2233)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821