

BEARINGS BASED ON THE NORTHEAST LINE OF HIGH STREET
(N 40°W) AS DESCRIBED IN D.R. 15 PG. 112.

NDAMI ALKIRE
D.B. 258 PG. 466
0.39 AC.

THE MT. STERLING CHAMBER
OF COMMERCE
D.B. 139 PG. 619
8.64 AC.

THE MT. STERLING CHAMBER
OF COMMERCE
D.B. 141 PG. 602
3 AC. & 18 POLES

HUSTON STREET

SOUTH LINE OF HUSTON STREET EXTENDED

HIGH STREET (66')

0.1058 ACRES
4607 S.F.

(A)

(B)

TRUSTEES OF THE FIRST BAPTIST MISSION CHURCH
D.B. 74 PG. 373
17.3 POLES

16.5' ALLEY

LOT #47 OF THE VILLAGE OF
MOUNT STERLING

DEED REFERENCE

OSCAR & BETTY COLBURN
D.R. 15 PG. 112

(A) 15.95 POLES = 5431.4 S.F.

(B) 4.38 POLES = 1192.5 S.F.

LEGEND

- 2 1/2" Ø IRON FENCE POST
- ⬡ 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

James R. Cottrill DATE: 4-10-95

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.1058 ACRES, VILLAGE OF
MOUNT STERLING, MADISON
COUNTY, STATE OF OHIO.
RESURVEYED FOR OSCAR COLBURN

DATE DRAWN:
4-10-95
JOB # S950402
F. B. # 10

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

107 - 96

Description of 0.1058 Acre Tract
Surveyed for Oscar Colburn

The following described 0.1058 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, and being all of a 15.95 poles and 4.38 poles conveyed to Oscar and Betty Colburn by Official Record 15 Page 112 and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of High Street (60 foot wide) said iron pin and cap is at the northwest corner of said 15.95 pole tract and in the South line of a 0.39 acre tract conveyed to Naomi Alkire L.E. by Deed Book 258 Page 466 said iron pin and cap is also in the South line of former Huston Street (when Huston Street was 33 foot wide);

Thence, along the South line of said 0.39 acre tract North 73 deg. 54 min. 54 sec. East, passing the East corner common to said 15.95 pole and 4.38 pole tracts at 131.24 feet, a total distance of 143.67 feet to a 2 1/2 inch diameter iron fence post found corner to a 16.5 foot alley also corner to a 8.64 acre tract conveyed to Mt. Sterling Chamber of Commerce by Deed Book 139 Page 619;

Thence, along the Southwest line of said 16.5 foot alley South 40 deg. 00 min. 00 sec. East a distance of 5.96 feet to the Northeast corner of a 17.3 pole tract conveyed to the Trustees of the First Baptist Mission Church by Deed Book 74 Page 373;

Thence, along the North line of said 17.3 pole tract South 50 deg. 00 min. 00 sec. West a distance of 131.34 feet to an iron pin and cap set in the Northeast line of High Street;


Thence, with said Northeast line North 40 deg. 00 min. 00 sec. West, passing the West corner common to said 15.95 pole and 4.38 pole tracts at 11.00 feet, a total distance of 64.20 feet to the point of beginning containing 0.1058 acres more or less, of which 0.0733 acres is all of said 15.95 pole tract and 0.0325 acres is all of said 4.38 pole tract.

Bearings are based on the Northeast line of High Street (North 40 deg. West) as described in Official Record 15 Page 112.

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 6858".

This description is based on a field survey performed Apr. 10, 1995 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858