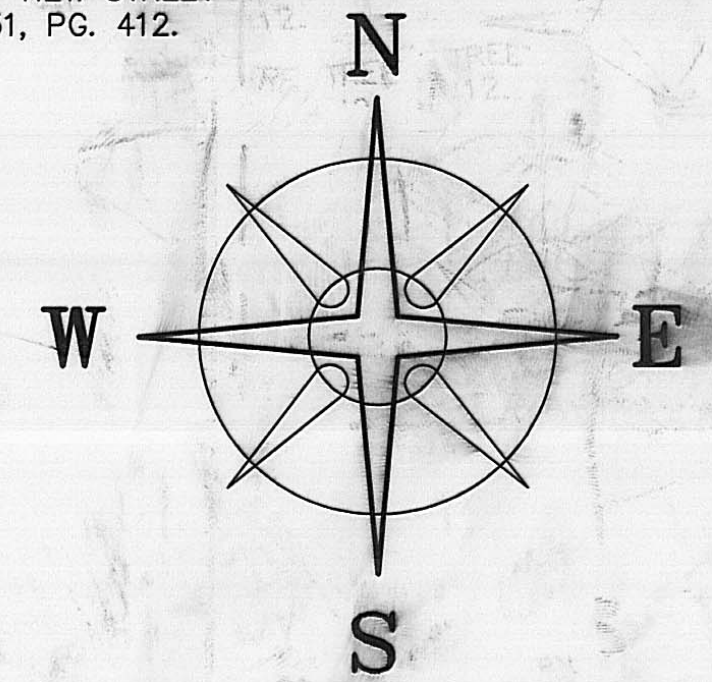


BEARINGS BASED ON THE S.W. LINE OF NEW STREET
(N41°45'00"W) AS DESCRIBED IN O.R. 31, PG. 412.



RALPH E. ROSS
D.B. 267, PG. 65
0.206 ACRES

JON P. EMRICK
D.B. 269, PG. 5
0.325 AC.

0.2148 ±
ACRES

0.3524 ±
ACRES

DEED REFERENCE

MARK D. WARNER
O.R. 31, PG. 412
0.567 ACRES

MABEL BEAVER
D.B. 208, PG. 169
0.48 AC.

PROPOSED 16.5' ALLEY
WHEN ANNEXED SEE D.B. 243, PG. 203.

CONCRETE SLAB/FND.

L.H. LOOFBOURROWS SECOND ADD.
LOT #9

LEGEND

- 1/2" I.D. IRON PIPE (FOUND)
 - △ 5/8" ϕ REBAR & ALUMINUM CAP STAMPED "COTTRILL 6858" (SET) (PREVIOUSLY SET)
 - ◻ 5/8" ϕ 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: 8-28-00

JAMES R. COTTRILL P.S.

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

0.2148 & 0.3524 ± ACRES,
VMS 6483/6945, PLEASANT TWP.,
MADISON COUNTY, OHIO.
SURVEYED FOR MARK WARNER

DATE DRAWN:
3-21-00
JOB #S000320
F. B. # 25

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

CREW: RC, JB
DWN. BY: RC
CK. BY:

124-2000

Description of a 0.2148 acre tract
Surveyed for Mark Warner

The following described 0.2148 acre tract is Situated in the State of Ohio, Madison County, Pleasant Township, (To be annexed into the Village of Mt. Sterling) V.M.S. 6483/6945 and being part of a 0.567 acre tract conveyed to Mark D. Warner by Official Record 31 Page 412 and being more particularly described as follows:

Beginning at a 5/8" diameter rebar an aluminum cap stamped "Cottrill 6858" (previously set) at the eastern most corner of a 0.325 acre tract conveyed to Jon P. Emrick by Deed Book 269 Page 5 said iron pin and cap is in the southwest line of New Street (66 foot wide) said iron pin and cap bears South 41 deg. 45 min. 00 sec. East a distance of 119.03 feet from a rail road spike (found) in the centerline of O' Day Harrison Road

Thence, with the line of New Street South 41 deg. 45 min. 00 sec. East a distance of 58.37 feet to an iron pin and cap set

Thence, across said 0.567 acre tract South 48 deg. 28 min. 31 sec. West a distance of 148.32 feet to an iron pin and cap set in the northeast line of a 0.48 acre tract conveyed to Mabel Beaver by Deed Book 208 Page 169

Thence, with said north line North 41 deg. 41 min. 09 sec. West a distance of 65.35 feet to an iron pin and cap previously set at the southern most corner of said 0.325 acre tract

Thence, with said 0.325 acre tract the following three courses:

- 1.) North 48 deg. 27 min. 26 sec. East a distance of 100.46 feet to an iron pin and cap previously set
- 2.) South 40 deg. 34 min. 31 sec. East a distance of 7.14 feet to an iron pin and cap previously set
- 3.) North 48 deg. 19 min. 30 sec. East a distance of 47.93 feet returning to the point of beginning containing 0.2148 more or less acres

See note on plat accompanying this legal description concerning a proposed 16.5 foot alley as recorded in Deed Book 243 Page 203

Bearings are based on the southwest line of New Street (North 41 deg. 45 min. West) as described in Official Record 31 Page 412

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 March 21, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.

Description of a 0.3524 acre tract
Surveyed for Mark Warner

The following described 0.3524 acre tract is Situated in the State of Ohio, Madison County, Pleasant Township, (To be annexed into the Village of Mt. Sterling) V.M.S. 6483/6945 and being part of a 0.567 acre tract conveyed to Mark D. Warner by Official Record 31 Page 412 and being more particularly described as follows:

Beginning at a iron pin and cap previously set at the northern most corner of Lot #9 L.H. Loofbourrows Second Addition to said village said iron pin and cap is at the southwest line of New Street (66 foot wide) at the intersection of said line with the Mt. Sterling Corporation line

Thence, with said corporation line and the north line of Lot #9 South 48 deg. 28 min. 31 sec. West a distance of 101.34 feet to an iron pipe (found) (bent)

Thence, continuing with said line South 60 deg. 13 min. 47 sec. West passing the northeast line of 16.5 foot alley a total distance of 48.14 feet to a ½" inside diameter iron pipe (found) corner to a 0.48 acre tract conveyed to Mabel Beaver by Deed Book 208 Page 169

Thence, with said 0.48 acre tract North 41 deg. 41 min. 09 sec. West a distance of 95.19 feet to an iron pin and cap set

Thence, across said 0.567 acre tract North 48 deg. 28 min. 31 sec. East a distance of 148.32 feet to an iron pin and cap set in the southwest line of New Street

Thence, with said line South 41 deg. 45 min. 00 sec. East a distance of 105.00 feet returning to the point of beginning containing 0.3524 more or less acres

See note on plat accompanying this legal description concerning a proposed 16.5 foot alley as recorded in Deed Book 243 Page 203

Bearings are based on the southwest line of New Street (North 41 deg. 45 min. West) as described in Official Record 31 Page 412

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 March 21, 2000 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.