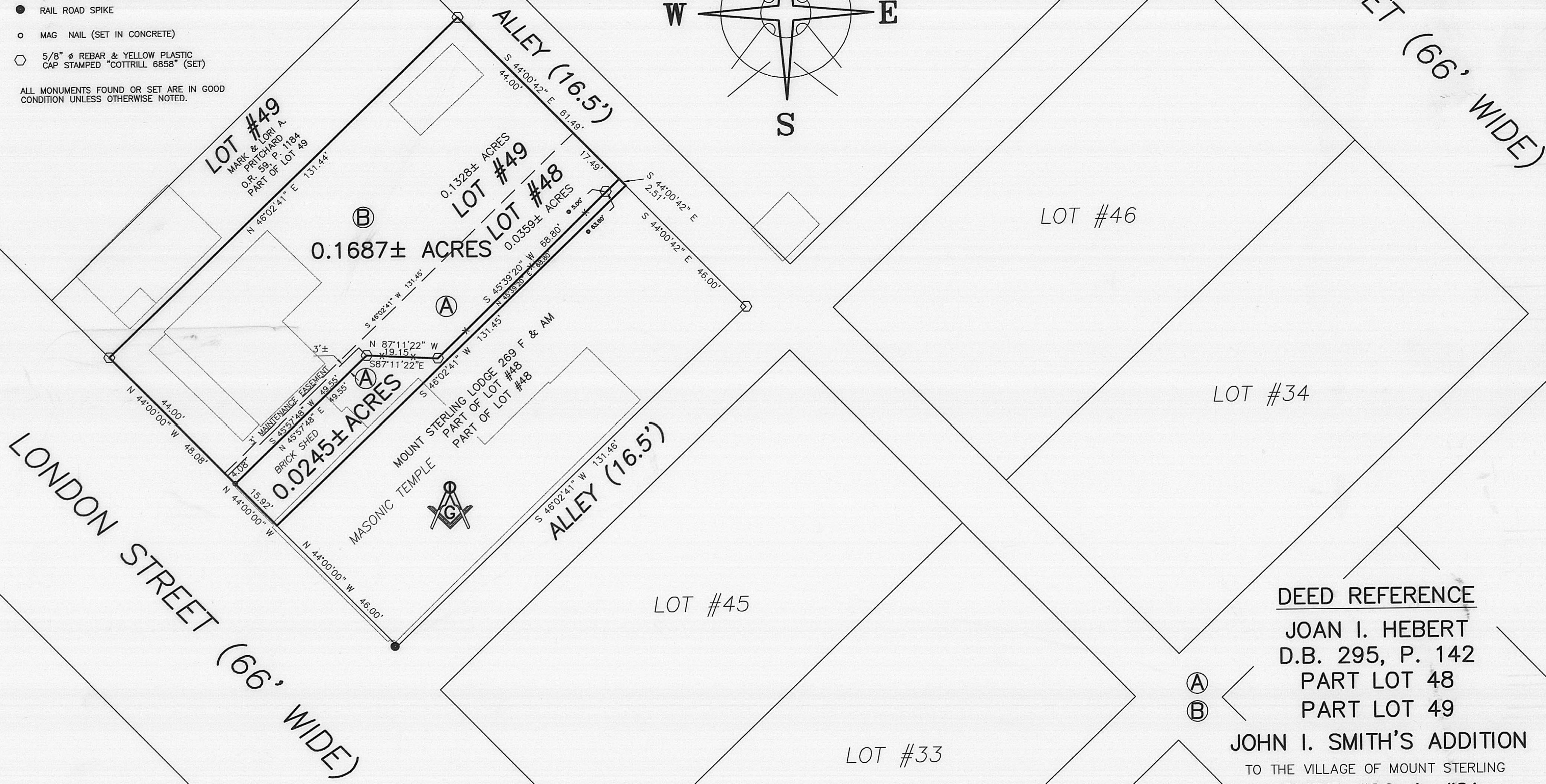
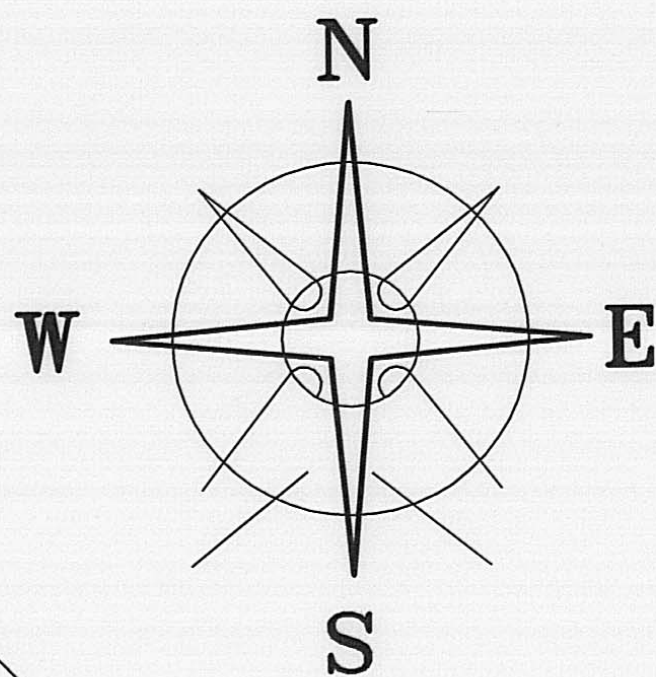


BEARINGS BASED ON THE NORTHEASTERN LINE OF LONDON STREET (N44°00'W) AS DESCRIBED IN SLIDE #21.

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET IN CONCRETE)
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



DEED REFERENCE

JOAN I. HEBERT
 D.B. 295, P. 142
 PART LOT 48
 PART LOT 49

JOHN I. SMITH'S ADDITION
 TO THE VILLAGE OF MOUNT STERLING
 SLIDE #20 & #21

COTTRILL SURVEYING, L.L.C.

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

464 VMS, JOHN I. SMITH'S ADD.
 VILLAGE OF MOUNT STERLING,
 MADISON COUNTY, STATE OF OHIO.
 SURVEYED FOR JOAN HEBERT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 11/18/05

DATE DRAWN:
 11/10/05
 JOB #S051104
 F. B. # 38

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

CREW: MW, TB
 DWN. BY: JRC
 CK. BY:

109-05

0.0245 Acre Tract
Surveyed for Joan Hebert

The following described 0.0245 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of that part of Lot 48 of John I. Smith's addition as shown on slide 20 and 21 and conveyed to Joan I. Hebert by deed book 295 page 142, and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the northeast line of London Street (66 ft. wide) with the north west line of a 16.5 ft. alley, said road spike is at the southernmost corner of said Lot 48, also being the southernmost corner of that part of Lot 48 conveyed to the Mount Sterling Lodge 269 F.&A.M. as recorded in deed book page;

Thence, with the northeast line of said London Street, North 44° 00 minutes 00 seconds West a distance of 46.00 ft. to the southernmost corner of that part of said Hebert's Lot 48 and **the true point beginning**.

Thence, continuing with the northeast line of said London Street, North 44° 00 minutes 00 seconds West a distance of 15.92 ft. to a mag nail set in concrete;

Thence, across said Hebert's part of Lot 48, the following three new courses:

- 1) North 45° 57 minutes 48 seconds East a distance of 49.55 ft. to an iron pin and cap set
- 2) South 87° 11 minutes 22 seconds East a distance of 19.15 ft. to an iron pin and cap set
- 3) North 45° 39 minutes 20 seconds East, passing an iron pin and cap set at 63.80 ft. a total distance of 68.80 ft. to a point in the southwest line of a 16.5 ft. alley

Thence, with the southwest line of said 16.5 ft. alley, South 44° 00 minutes 42 seconds East a distance of 2.51 ft. to the northernmost corner of that part of Lodge 269's Lot 48;

Thence, with the north west line of that part of Lodge 269's Lot 48, South 46° 02 minutes 41 seconds West a distance of 131.45 ft. returning to **the true point beginning** containing 0.0245 acres more or less.

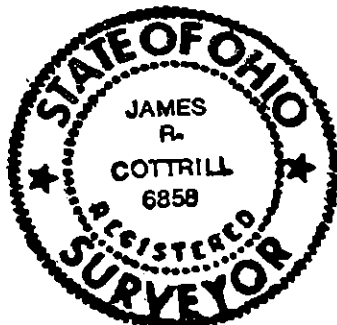
With the benefit of a 3 ft. wide building maintenance easement, said maintenance easement is tangent to and 3 ft. north west of the following described baseline:
Beginning at a mag nail set in the northeast line of London Street at the westernmost corner of the hereinabove described 0.0245 acre tract;
Thence, North 45° 57 minutes 48 seconds East a distance of 49.55 ft. to an iron pin and cap set at the northeastern terminus of said baseline.

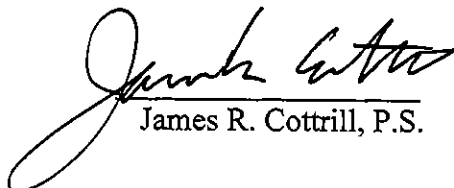
Bearings are based on the northeast line of London Street (North 44° West) as described in slide 21.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 14, 2005 by James R. Cottrill registration #6858. (Job #S051104)




James R. Cottrill, P.S.

0.1687 Acre Tract
Surveyed for Joan Hebert

The following described 0.1687 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of that part of Lot 48 and part of Lot 49 of John I. Smith's addition as shown on slide 20 and 21 and conveyed to Joan I. Hebert by deed book 295 page 142, and being more particularly described as follows:

Beginning at a railroad spike set at the intersection of the northeast line of London Street (66 ft. wide) with the north west line of a 16.5 ft. alley, said road spike is at the southernmost corner of said Lot 48, also being the southernmost corner of that part of Lot 48 conveyed to the Mount Sterling Lodge 269 F.&A.M. as recorded in deed book page;

Thence, with the northeast line of said London Street, North 44° 00 minutes 00 seconds West, passing the southernmost corner of that part of said Hebert's Lot 48 at 46.00 ft. a total distance of 61.92 ft. to a mag nail set at **the true point beginning**.

Thence, continuing with the northeast line of said London Street, North 44° 00 minutes 00 seconds West passing the western corner common of said lots 48 and 49 at 4.08 ft., a total distance of 48.08 ft. to an iron pin and cap set at the southern corner of that part of Lot 49 conveyed to Mark and Lori A. Pritchard by official record 59 page 1184;

Thence, with the southeast line of said Pritchard's Lot, North 46° 02 minutes 41 seconds East a distance of 131.44 ft. to an iron pin and cap set in the southwest line of a 16.5 ft. alley;

Thence, with the southwest line of said 16.5 ft. alley, South 44° 00 minutes 42 seconds East, passing the eastern corner common to said lots 48 and 49 at 44.00 ft., a total distance of 61.49 ft. to a point in said alley;

Thence, across Hebert's part of said Lot number 48, the following three new courses:

- 1) South 45° 39 minutes 20 seconds West, passing an iron pin and cap set at 5.00 ft., a total distance of 68.80 ft. to an iron pin and cap set
- 2) North 87° 11 minutes 22 seconds West a distance of 19.15 ft. to an iron pin and cap set
- 3) South 45° 57 minutes 48 seconds West a distance of 49.55 ft. returning to the true point beginning containing 0.1687 acres more or less of which 0.1328 acres more or less is all of that part of Hebert's said Lot 49, and 0.0359 acres more or less is part of that part of Hebert's Lot 48.

Subject to a 3 ft. wide building maintenance easement, said maintenance easement is tangent to and 3 ft. north west of the following described baseline:

Beginning at a mag nail set in the northeast line of London Street at the southernmost corner of the hereinabove described 0.1687 acre tract;

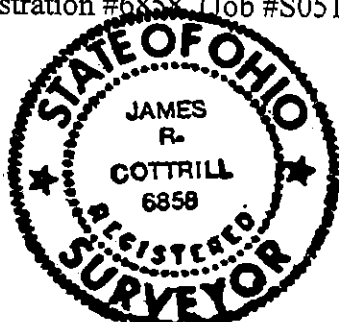
Thence, North 45° 57 minutes 48 seconds East a distance of 49.55 ft. to an iron pin and cap set at the northeastern terminus of said baseline.

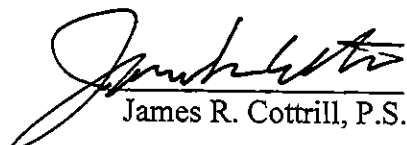
Bearings are based on the northeast line of London Street (North 44° West) as described in slide 21.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed November 14, 2005 by James R. Cottrill registration #6858. (Job #S051104A)




James R. Cottrill, P.S.