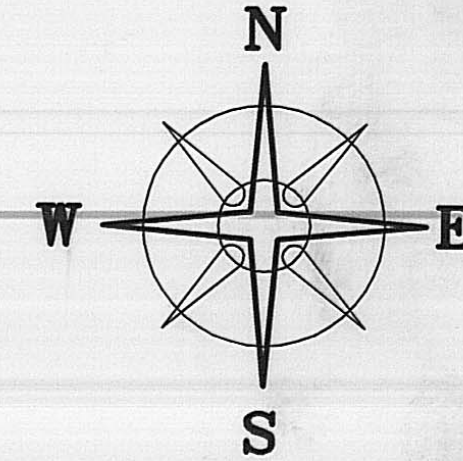


BEARINGS BASED ON THE NORTHWEST LINE OF THE ALLEY (S51°08'W) AS DESCRIBED IN VOL. 139, PG. 619.



RAIL ROAD

LEGEND

- ⊙ 3/4" IRON PIPE & YELLOW PLASTIC STAMPED "JAM 5963" (FOUND)
- ⊙ 5" METAL FENCE POST IN CONCRETE (FOUND)
- 1/2" REBAR (FOUND)
- △ 3/4" SOLID IRON PIN (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (PREVIOUSLY SET)
- ⊙ MAG NAIL (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

WITTICH FARMS
DEED BOOK 256 PAGE 489

2.0421± ACRES

1.6230± ACRES

0.4191± ACRES

0.219 ACRES

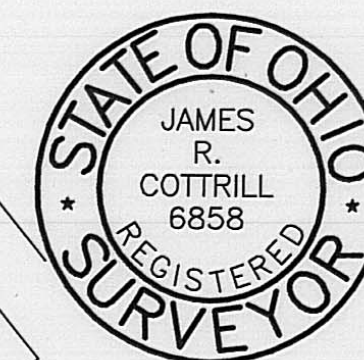
REBECCA SUSAN RECTOR
OFFICIAL RECORD 132 PAGE 475

0.28 ACRES

RICHARD W. & DEBORAH R. WILLIAMS
OFFICIAL RECORD 141 PAGE 819
0.398 ACRES

THE VILLAGE OF MOUNT STERLING, OHIO
VOL. 270, PG. 28
0.651 ACRES

16.5' ALLEY



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

DATE: 6/27/06

DEED REFERENCE
THE MT. STERLING CHAMBER OF COMMERCE

Ⓐ DEED BOOK 139 PAGE 619
8.64 ACRES

Ⓑ DEED BOOK 140 PAGE 604
0.422 ACRES

COTTRILL SURVEYING, L.L.C.

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

2.0421 ACRES, V.M.S. 464
VILLAGE OF MT. STERLING, MADISON COUNTY
STATE OF OHIO.
SURVEYED FOR THE VILLAGE OF MT. STERLING

DATE DRAWN:
6/21/06
JOB #S060604
F. B. #39

SCALE : 1" = 50'
50' 25' 0 50'

CREW: MW
DWN. BY: MW
CK. BY: RC

63-06

2.0421 Acre Tract
Surveyed for The Mount Sterling Chamber of Commerce

The following described 2.0421 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.422 acre tract conveyed to The Mount Sterling Chamber of Commerce by deed book 140 page 604, and part of an 8.64 acre tract conveyed to The Mount Sterling Chamber of Commerce by deed book 139 page 619, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the north west line of a 16.5 ft. alley also being the southeast corner of a 0.2125 acre tract conveyed to the Village of Mount Sterling, Ohio by official record 97 page 822, said iron pin and cap is also corner to said 8.64 acre tract;

Thence, with said 0.2125 acre tract the following 5 courses:

- 1) North 38° 25 minutes 52 seconds West a distance of 73.69 ft. to a mag nail previously set
- 2) North 51° 20 minutes 35 seconds East a distance of 9.95 to a mag nail previously set
- 3) North 38° 48 minutes 38 seconds West a distance of 34.61 ft. to a mag nail previously set
- 4) South 51° 20 minutes 35 seconds West a distance of 68.99 ft. to a might nail previously set
- 5) North 39° 44 minutes 01 seconds West a distance of 43.02 ft. to an iron pin and cap previously set corner to said 8.64 acre tract

Thence, across said 8.64 acre tract the following 2 new courses:

- 1) North 40° 56 minutes 39 seconds West a distance of 228.00 ft. to an iron pin and cap set
- 2) North 50° 20 minutes 05 seconds East a distance of 254.34 ft. to an iron pin and cap set in the southwest line of Wittich Farms by deed book 256 page 489

Thence, with said southwest line, South 39° 39 minutes 55 seconds East, passing the northern corner of said 0.422 acre tract at 76.27 ft., also passing an iron pin and cap set at 374.44 ft., also passing a 5 in. diameter metal fence post in concrete found at 379.44 ft., a total distance of 382.96 ft. to a point in the north line of a 0.28 acre tract conveyed to Rebecca Susan Rector by official record 132 page 475;

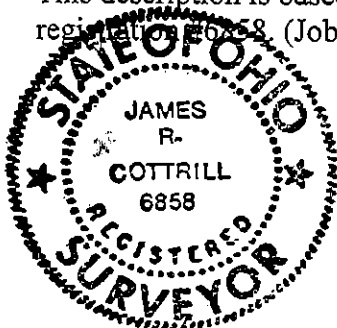
Thence, South 51° 08 minutes 00 seconds West, passing a ¾ inch diameter iron pipe and yellow plastic caps stamped "JAM. 5963" found at the northeast corner of a 0.398 acre tract conveyed to Richard W. and Deborah R. Williams by official record 141 page 819 at 38.54 ft., also passing the southwest corner of said 0.422 acre tract at 119.06 feet, also passing a mag nail found at the north west corner of said 0.398 acre tract also corner to said 16.5 foot alley at 155.24 ft., a total distance of 192.29 ft. returning to the point beginning containing 2.0421 acres more or less of which 0.4191 acres more or less is all of said 0.422 acre tract, and 1.6230 acres more or less is part of said 8.64 acre tract.

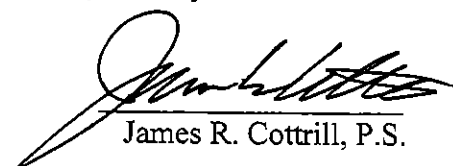
Bearings are based on the northwest line of the 16.5 ft. alley (South 51° 08 minutes West) as described in volume 139 page 619.

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 June 26, 2006 by James R. Cottrill registration #6858. (Job #S060604)




James R. Cottrill, P.S.