

BOARD OF EDUCATION PUBLIC SCH.  
2.401 ACRES

**DEED REFERENCE**  
**SHAD STEPHENS**  
**OR 196 P 373**  
**97 POLES OF GROUND**

**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**0.6064± ACRES, VMS 6483-6945,**  
**VILLAGE OF MT. STERLING,**  
**MADISON COUNTY, OHIO.**  
**SURVEYED FOR SHAD STEPHENS.**

DATE DRAWN:  
11/16/07  
JOB # S071110  
F. B. # 40

SCALE : 1" = 30'  
30' 25' 0 30'

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

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

DATE: 11/19/07

CSX RAILROAD

MADISON STREET

(30' WIDE)

YVETTE A. BROWN  
OR 104 P 1906  
100 POLES OF GROUND

STEPHEN J. STEPHENS, JR.  
ETAL  
OR 219 P 2111  
53 POLES OF LAND

ANTHONY J & JOYCE A  
STUART  
DB 247 P 577  
0.1753 ACRES

0.6064± ACRES

YVETTE A. BROWN  
OR 104 P 1906  
0.23 ACRES

WILSON E. LEHMAN  
OR 115 P 2247  
0.570 ACRES

CONVEYORS REAL ESTATE CO., LTD  
OR 72 P 146  
6.2685 ACRES

CONVEYORS REAL ESTATE CO., LTD  
OR 72 P 146  
6.2685 ACRES

85-07



0.6064 Acre Tract  
Surveyed for Shad Stephens

The following described 0.6064 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483-69405, and being all of a 97 poles of land conveyed to Shad Stephens by Official Record 196 page 373, and being more particularly described as follows:

Beginning at the northernmost corner of said 97 poles of land, said corner is also the easternmost corner of a 53 poles of land conveyed to Stephen J. Stephens, Jr. et al. by Official Record 219 page 2111, said corner is also in the southwest line of a 2.401 acre tract conveyed to the Board of Education public schools, said corner is also in the north east line of Madison St. (30 ft. right-of-way);

Thence, with the southwest line of said 2.401 acre tract and the northeast line of said Madison St., South 41° 09 minutes 00 seconds East a distance of 65.43 ft.

Thence, South 47° 06 minutes 28 seconds West, passing the northernmost corner of a 0.1753 acre tract conveyed to Anthony J. and Joyce A. Stuart by Deed Book 247 page 577 at 30.00 ft., passing an iron pipe found at 32.49 ft., passing an iron pin and cap previously set at a northern corner of a 0.570 acre tract conveyed to Wilson E. Lehman by Official Record 115 page 2247 at 179.90 ft., passing an. iron pipe found corner to a 6.2685 acre tract conveyed to Conveyors Real Estate Company, Ltd. by official record 72 page 146 at 295.93 ft., a total distance of 407.38 ft. to an iron pin and cap set;

Thence, with said 6.2685 acre tract, North 35° 08 minutes 46 seconds West a distance of 66.00 ft. to an iron pin and cap set at the southernmost corner of a 0.23 acre tract conveyed to Yvette A. Brown by Official Record 104 page 1906;

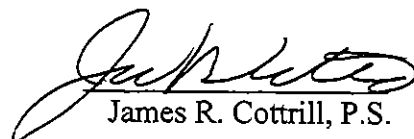
Thence, with the northwest line of said 97 poles of land, North 47° 06 minutes 28 seconds East, passing the southwest corner of said 53 poles of land at 99.00 ft., also passing an iron pin and cap set at 368.47 ft., a total distance of 400.47 ft. returning to the point beginning containing **0.6064 Acres** more or less.

Bearings are based on the northeast line of Madison St. (South 41° 09 minutes East) as described in Official Record 196 page 373.

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 16, 2007 by James R. Cottrill registration #6858. (Job #S071110)

  
James R. Cottrill, P.S.

