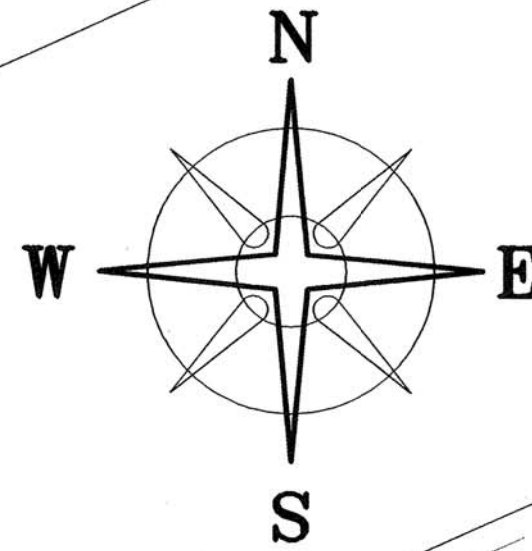


BEARING BASED ON THE N.E. LINE OF N. LONDON STREET
(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.

DEED REREFERENCE

RALPH E. ROSS
OR 225 P 710
0.26 ACRES



NOTES

SEE PLATS
71-94 }
50-90 } MAD. CO. TAX MAP ROOM
68-94 }
ODOT R/W PLANS
MADISON COUNTY
S.H. 243 SEC.A-B
SHEET 4/30

16.5' ALLEY

HIGH STREET 66'

0.2491± ACRES

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- 3/4" TEE BAR & CAP (FOUND)
- △ 3/4" Ø ELEC. CONDUIT & YELLOW PLASTIC CAP STAMPED "R I BAKER 5539" (FD)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)

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

N. LONDON STREET 66'

THIRD AVE. (30')

HAROLD J. STAGE
OR 221 P 2350
0.22 AC.



COTTRILL SURVEYING, L.L.C.

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

**0.2491± ACRES, VMS 464,
VILLAGE OF MT. STERLING,
MADISON COUNTY, OHIO.
SURVEYED FOR RALPH ROSS.**

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

James R. Cottrill DATE: 8/27/10

DATE DRAWN:
7/23/10
JOB # S100806
F. B. #

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

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

53-10

0.2491 Acre Tract
Surveyed for Ralph Ross

The following described 0.2491 acre tract is situated in the State of Ohio, Madison County, VMS 464, Village of Mount Sterling, and being all of a 0.26 acre tract conveyed to Ralph E. Ross by Official Record 225 page 710, and being more particularly described as follows:

Beginning at an iron pin and cap set at the northwest corner of said 0.26 acre tract being the intersection of the east line of N. London St. (66 ft. wide) with the south line of a 16.5 ft. alley (alley between 3rd Ave. and 4th Ave.);

Thence, with the south line of said 16.5 ft. alley, North 65° 56 minutes 42 seconds East a distance of 142.40 ft. to an iron pin and cap set in the west line of another 16.5 ft. alley;

Thence, with the west line of the second 16.5 ft. alley, South 25° 02 minutes 48 seconds East a distance of 84.18 ft. to an iron pin and cap set at the northeast corner of a 0.22 acre tract conveyed to Harold J. Stage by Official Record 221 page 2350;

Thence, with the north line of said 0.22 acre tract, South 72° 19 minutes 29 seconds West a distance of 143.62 ft. to an iron pin and cap set in the east line of said N. London St.;

Thence, with the east line of said N. London St., North 25° 00 minutes 00 seconds West a distance of 68.22 ft. returning to the point beginning containing 0.2491 Acres more or less.

Bearings are based on the northeast line of North London St. (North 25° 00 minutes West) as described in Deed Book 264 page 16.

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 August 25, 2010 by James R. Cottrill registration #6858. (Job #S100806)




James R. Cottrill,