

DEED REFERENCE

SCHOOL DISTRICT NO. 1
DB 12 P 349 - 1839
0.1 ACRES

(A) MT. STERLING SCHOOL DISTRICT
DB 28 P 266 JUNE 15 1860

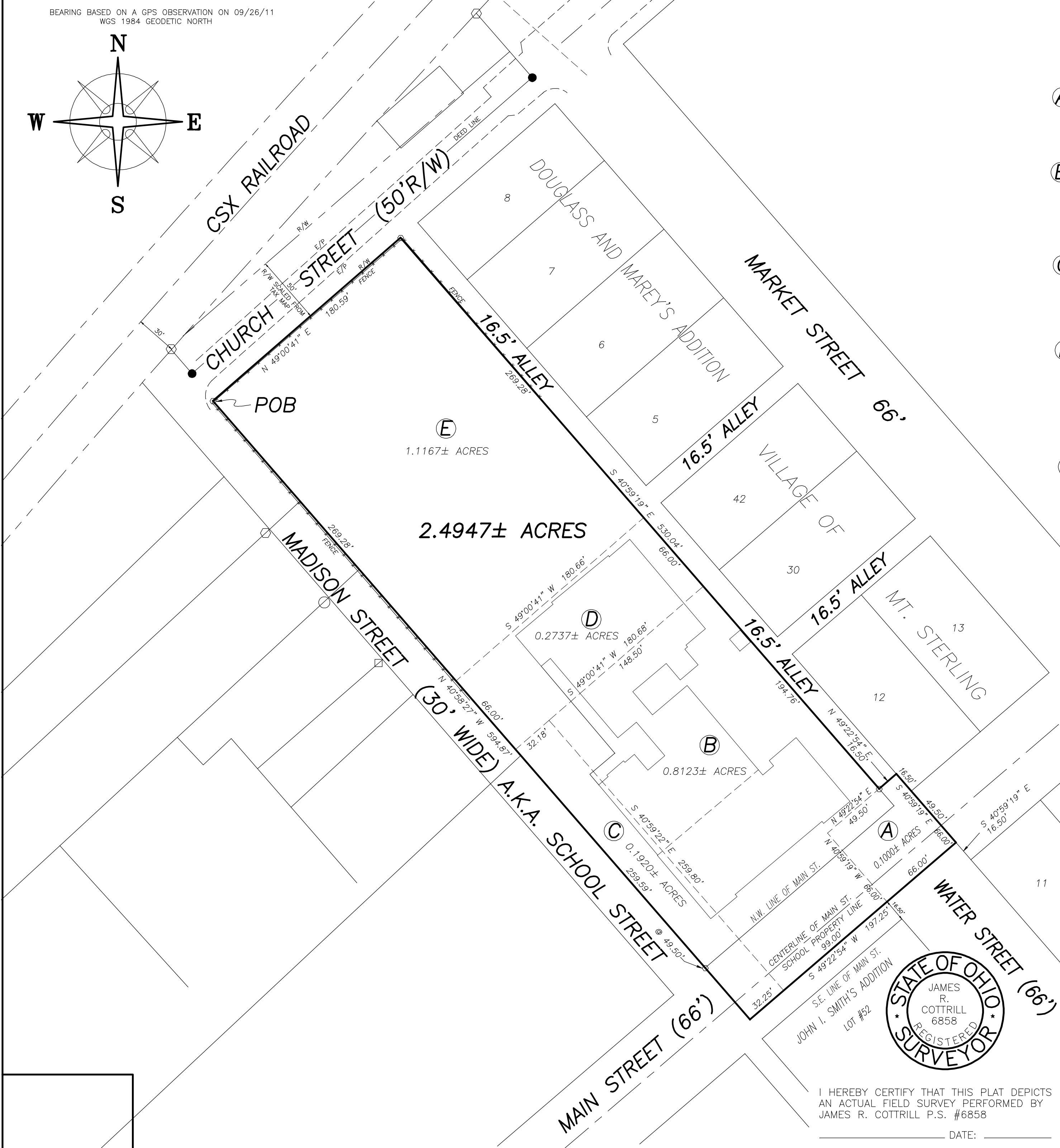
(B) 8 SQ. CHAINS OR 0.8 AC.
THE BOARD OF EDUCATION
OF THE VILLAGE MT. STERLING
DB 33 PAGE 205 - 1866

(C) 29 POLES OR 0.18 ACRES

MT. STERLING VILLAGE SCHOOL
DB 38 PG. 42 - 1875
(D) 46.75 POLES 0.29 AC.

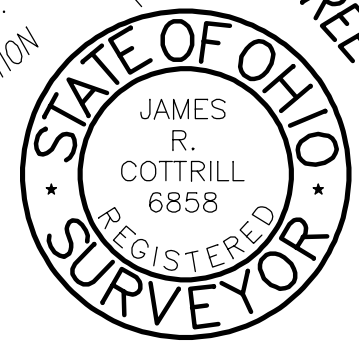
BOARD OF EDUCATION
MT. STERLING VILLAGE DIST.
DB 41 PG. 255 - 1880
DB 41 PG. 418 - 1880

(E) 1 ACRE & 22 POLES OR 1.14 ACRES



LEGEND

- IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - 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.



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

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

2.4947± ACRES, VMS 6483 & 6945, VILLAGE OF MT. STERLING, MADISON COUNTY, OHIO. SURVEYED FOR THE BOARD OF EDUCATION.

DATE DRAWN: 9/30/11	SCALE : 1" = 50'	CREW: MW
JOB # S110910	50' 25' 0 50'	DWN. BY: RC
F. B. #		CK. BY:

The following described 2.4947 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483 and 6945, and being all of a 0.1 acre tract conveyed to School District #1 by Deed Book 12 page 349, all of a 0.8 acre tract conveyed to Mount Sterling School District by Deed Book 28 page 266, all of a 0.18 acre tract conveyed to the Board of Education of the Village of Mount Sterling by Deed Book 33 page 205, all of a 0.29 acre tract conveyed to Mount Sterling Village School by Deed Book 38 page 42, and all of a 1.14 acre tract conveyed to the Board of Education Mount Sterling Village District by Deed Book 41 page 255 and Deed Book 41 page 418, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the south east line of Church Street (50 ft. right-of-way) with the northeast line of Madison St. (30 ft. wide)(otherwise known as School Street), said iron pin and cap is also at the northwest corner of said 1.14 acre tract;

Thence, with the southeast line of said Church Street, North 49° 00 minutes 41 seconds East a distance of 180.59 ft. to an iron pin and cap set at the northwest corner of a 16.5 ft. alley;

Thence, with the southwest line of said 16.5 ft. alley, South 40° 59 minutes 19 seconds East, passing the northernmost corner of said 0.29 acre tract at 269.28 ft., and the northernmost corner of said 0.8 acre tract at 335.28 ft., a total distance of 530.04 ft. to an iron pin and cap set in the northwest line of said 0.1 acre tract;

Thence, with the northwest line of said 0.1 acre tract and across said 16.5 ft. alley, North 49° 22 minutes 54 seconds East a distance of 16.50 acre tract to a point in the southwest line of Lot 12 of the original Village of Mount Sterling;

Thence, with the southwest line of said Lot 12 and the northeast line of said 0.1 acre tract, South 40° 59 minutes 19 seconds East, passing the southernmost corner of said Lot 12 and the northwest line of Main Street (66 ft. right-of-way) at 16.50 ft., a total distance of 66.00 ft. to the southeast corner of said 0.1 acre tract, said point bears North 40° 59 minutes 19 seconds West a distance of 16.5 ft. from the northwest corner of Lot 11 of said Village;

Thence, with the south line of said 0.1 acre tract, 0.8 acre tract, and 0.1 acre tract, and being parallel to and 16.5 ft. northwest of the southeast line of said Main Street, South 49° 22 minutes 54 seconds West, passing the southeast corner of said 0.8 acre tract at 66.00 ft., also passing the southeast corner of said 0.18 acre tract at 165.00 ft., a total distance of 197.25 ft. to the south west corner of said 0.18 acre tract;

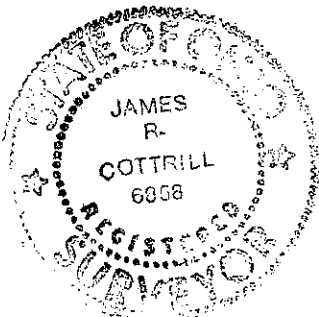
Thence, with the southwest line of said 0.18 acre tract and the north east line of said Madison St. extended, North 40° 58 minutes 27 seconds West, passing an iron pin and cap set at 49.50 ft., also passing the southwest corner of said 0.29 acre tract at 259.59 ft. also passing the southwest corner of said 1.14 acre tract at 325.59 ft., a total distance of 594.87 ft. returning to the point beginning containing **2.4947 Acres** more or less, of which 0.1000 acres more or less is all of said 0.1 acre tract, 0.8123 acres more or less is all of said 0.8 acre tract, 0.1920 acres more or less is all of said 0.18 acre tract, 0.2737 acres more or less is all of said 0.29 acre tract, and 1.1167 acres more or less is all of said 1.14 acre tract.

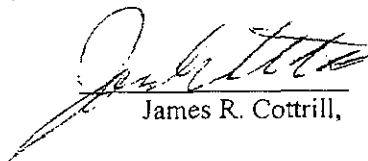
Bearings are based on a GPS observation on September 26, 2011, WGS 1984 Geodetic North.

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 September 26, 2011 by James R. Cottrill registration #6858. (Job #S110910)




James R. Cottrill,