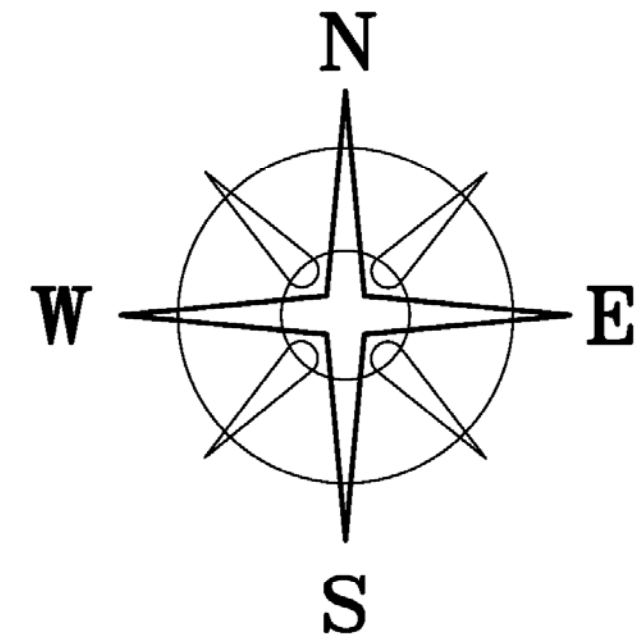


BEARING BASED ON THE N.E. LINE OF N. LONDON STREET
(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.



NOTES

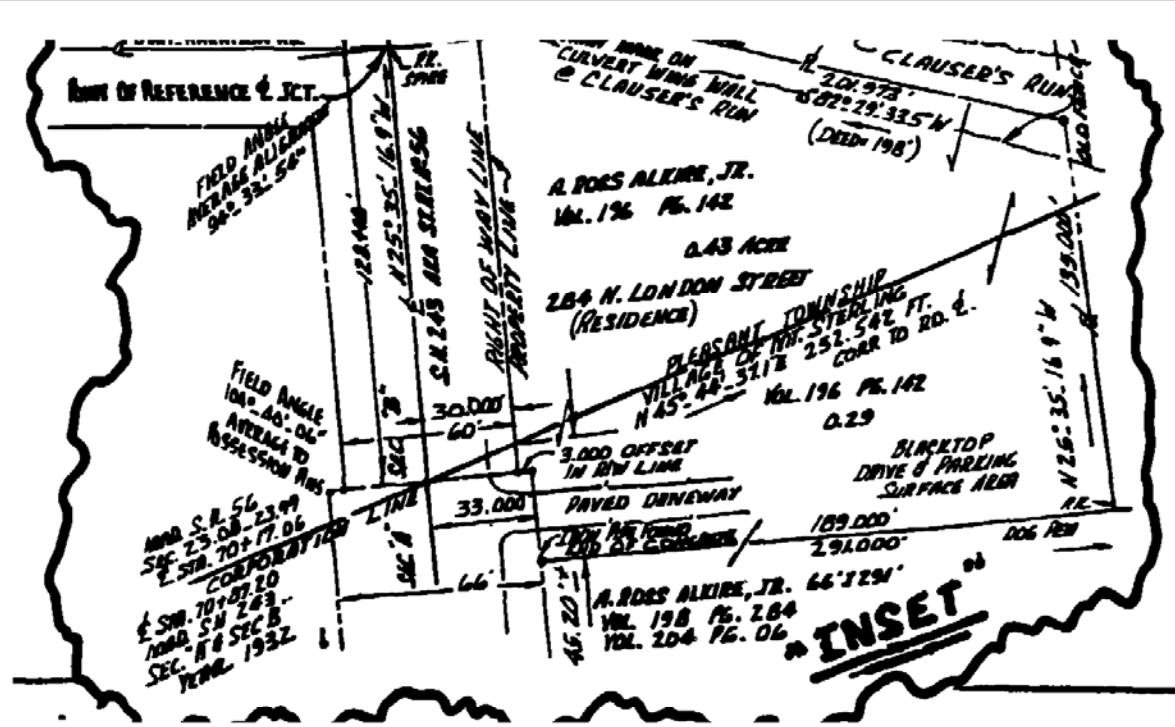
SEE PLATS
71-94 }
50-90 } MAD. CO. TAX MAP ROOM
68-94 }
ODOT R/W PLANS
MADISON COUNTY
S.H. 243 SEC.A-B
SHEET 4/30

THE MAD. COMMISSIONERS OF MADISON COUNTY
ON 12/21/1927 SAID THERE IS 60' OF R/W
AVAILABLE NOT THAT THE R/W WIDTH IS 60'

0.0073 ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO MT STERLING'S 0.2337 ACRE TRACT.

DEED REREFERENCE

EARL E LIFF
DB 270 P 89
Ⓐ 0.0073 ACRES



THIS IS AN INSET FROM R.I. BAKER'S PLAT 50-90 ON FILE AT MAD. CO. TAX MAP ROOM
CORRECTLY SHOWING A 66' R/W FOR NORTH LONDON STREET

NELDA R SKINNER
OR 231 P 947
0.139 ACRES

ETHEL & LORETTA JOHNSON
OR 259 P 1404
91.090 AC.

0.0073±
ACRES

POB
N 25°00'00" W
8.00'

VILLAGE OF MT STERLING
OR 4 P 798
0.2337 ACRES
FIFTH STREET

CHRISTOPHER SMITH
OR 112 P 2226
0.1498 ACRES

FIFTH STREET

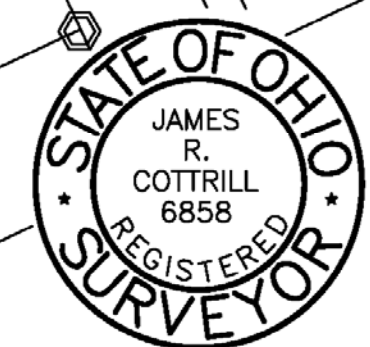
NORTH LONDON STREET 66'

16.5' ALLEY

16.5' ALLEY

LEGEND

- 1/2" ELEC.CONDUIT & CAP
STAMPED "BAKER 5539" FOUND
- IRON PIPE FOUND
- △ STATE OF OHIO R/W MON. FOUND
- ⬡ 5/8" DIA. REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" DIA. REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY

James R. Cottrill #6858
DATE: _____

COTTRILL SURVEYING, L.L.C.

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

0.0073± ACRES, VMS 464,
VILLAGE OF MT.STERLING,
MADISON COUNTY, OHIO.
SURVEYED FOR THE VILLAGE OF MT.STERLING.

DATE DRAWN: 7/27/12	SCALE : 1" = 20'	CREW: MW
JOB # S120708	20' 10' 0 20'	DWN. BY: RC
F. B. #		CK. BY:

The following described 0.0073 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, and being all of a 0.0073 acre tract conveyed to Earl E. Liff by Deed Book 270 page 89, and being more particularly described as follows:

Beginning at an iron pin and cap set at the southeast corner of said 0.0073 acre tract, in the west line of a 91.090 acre tract conveyed to Ethel and Loretta Johnson by Official Record 259 page 1404, and at the northeast corner of a 0.1498 acre tract conveyed to Christopher Smith by Official Record 112 page 2226, said iron pin and cap bears North 65° 00 minutes 00 seconds East a distance of 10.00 feet from an iron pin and cap set at the south east corner of Fifth St. (32 ft. wide on the east end)(conveyed to the Village of Mount Sterling by Official Record 4 page 798);

Thence, with the north line of said 0.1498 acre tract, **South 65° 00 minutes 00 seconds West** a distance of **10.00 ft.** to an iron pin and cap set at the southeast corner of said Fifth St.;

Thence, with the east line of said Fifth St., **North 25° 00 minutes 00 seconds West** a distance of **32.00 ft.** to an iron pin and cap set in the south line of a 0.139 acre tract conveyed to Nelda R. Skinner by Official Record to 31 page 947;

Thence, with the south line of said 0.139 acre tract, **North 65° 00 minutes 00 seconds East** a distance of **10.00 ft.** to an iron pin and cap set in the west line of said 91.090 acre tract;

Thence, with the west line of said 91.090 acre tract, **South 25° 00 minutes 00 seconds East** a distance of **32.00 ft.** returning to the point beginning containing **0.0073 Acres** more or less.

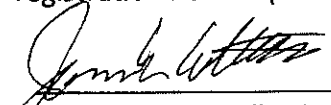
The hereinabove described 0.0073 acre tract is to become part of and contingent to Fifth Street.

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 July 27, 2012 by James R. Cottrill registration #6858. (Job #S120708-0.0073AC)


James R. Cottrill, PS

