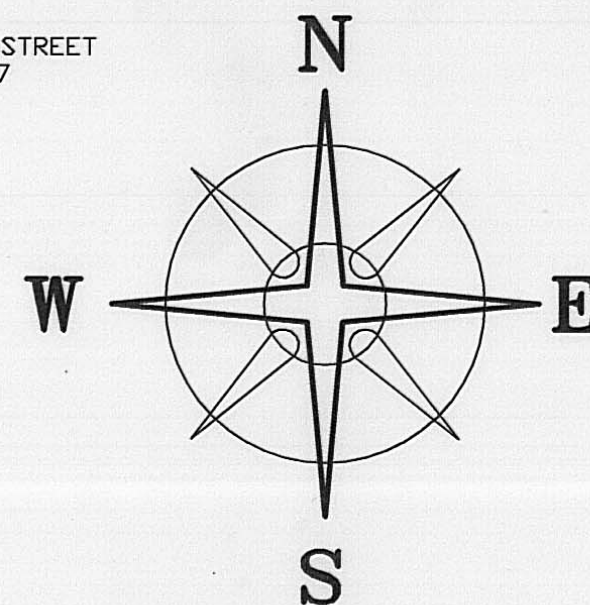


**LEGEND**

- 1/2" IRON PIPE (FOUND)
- Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- 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.

BEARINGS BASED ON THE C. OF COLUMBUS STREET (N 19°15'E) AS DESCRIBED IN DR 2, P 1267



**DEED REFERENCE**

HELEN A. DYLER  
D.B. 256, P. 628  
0.408 ACRES

(57 1/4 POLES OR 0.36 ORIGINAL ACRES)

SCOTT A. & DEBRA McCLELLAND  
D. R. 2, P. 1267  
0.54 ACRES

COLUMBUS STREET (66' WIDE)

STATE ROUTE 207 (YANKEETOWN STREET)

MOUNTVIEW COURT (50' R/W)

0.6183± ACRES

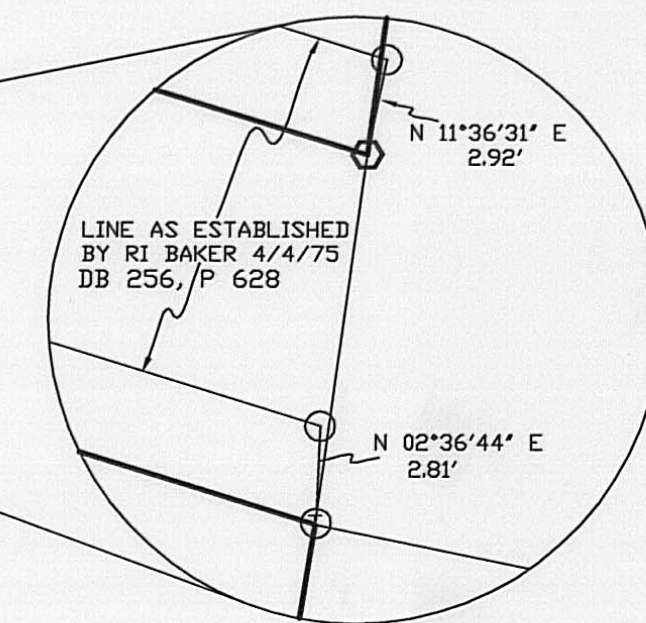
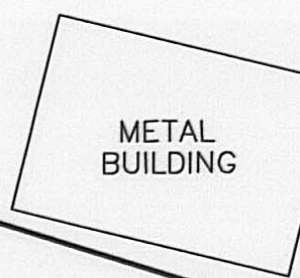
0.3936± ACRES

LOT #21

LOT #1

LOT #2

PLEASANT RIDGE ADDITION



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

*James R. Cottrill* DATE: 5/17/06

**COTTRILL SURVEYING, L.L.C.**

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

0.3936± & 0.6183± ACRES,  
VMS 12596, VILLAGE OF MT. STERLING,  
MADISON COUNTY, OHIO.  
SURVEYED FOR DYLER & McCLELLAND.

DATE DRAWN: 5/11/06	SCALE : 1" = 30'	CREW: MW,RC
JOB #S060506	30' 15' 0 30'	DWN. BY: MW,RC
F. B. #39		CK. BY: RC

0.3936 Acre Tract  
Surveyed for Carolyn Forrest

The following described 0.3936 acre tract is situated in State of Ohio, Madison County, Village of Mount Sterling, VMS 12596, and being all of a 0.408 acre tract (original 57 1/4 poles or 0.36 acres) conveyed to Helen A. Oyler by deed book 256 page 628 , and being more particularly described as follows:

Beginning at the southwest corner of said original 0.36 acre tract, said point being in State Route 207 (Yankeetown Street);

Thence, with the west line of said original 0.36 acre tract, North 01 degree 24 minutes 56 seconds East a distance of 68.18 ft. to the southwest corner of an 11 ft. alley;

Thence, with the south line of said 11 ft. alley, South 72° 45 minutes 48 seconds East, passing an iron pin and cap set at 33.00 ft., a total distance of 303.71 ft. to a 3/4 inch tee bar found at the south west corner of a 0.03 acre tract conveyed to James D. and Patsy Lee Smith by deed book 162 page 66, said tee bar is also at the northwest corner of Lot 2 of Pleasant Ridge addition;

Thence, with the west line of said Lot 2, South 09° 15 minutes 57 seconds West a distance of 49.29 ft. to a 1/2 inch diameter iron pipe found at the northeast corner of a 0.2328 acre tract conveyed to Carol M. McKenzie by official record 30 page 511;

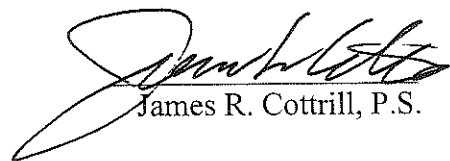
Thence, with the north line of said 0.2328 acre tract and also the north line of a 0.2995 acre tract conveyed to Carolyn M. McKenzie by official record 26 page 631, North 76° 03 minutes 13 seconds West, passing an iron pin and cap set at 259.32 ft., a total distance of 292.44 ft. returning to the point beginning containing 0.3936 acres more or less.

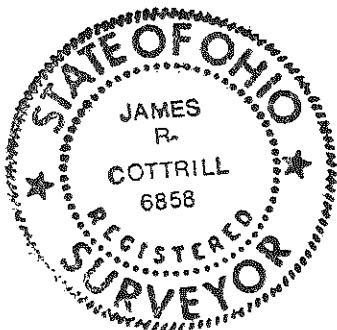
Bearings are based on the centerline of Columbus Street (North 19° 15 minutes East) as described in official record 2 page 1267.

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 May 15, 2006 by James R. Cottrill registration #6858. (Job #S060506A)

  
James R. Cottrill, P.S.



0.6183 Acre Tract  
Surveyed for Scott McClelland

The following described 0.6183 acre tract is situated in State of Ohio, Madison County, Village of Mount Sterling, VMS 12596, and being all of a 0.54 acre tract conveyed to Scott A. and Debra McClelland by official record 2 page 1267, and being more particularly described as follows:

Beginning at a point in the centerline of Columbus Street (66 ft. wide) said point being the northwest corner of said 0.54 acre tract and the southwest corner of a 0.39 acre tract conveyed to James D. and Patsy Lee Smith by deed book 162 page 66;

Thence, with the line between said 0.54 and said 0.39 acre tracts, South 71° 59 minutes 38 seconds East, passing an iron pin and cap previously set at 34.00 ft., a total distance of 290.78 ft. to an iron pin and cap previously set corner to a 0.03 acre tract conveyed to James D. and Patsy Lee Smith by deed book 162 page 66;

Thence, with the west line of said 0.03 acre tract, South 07° 51 minutes 37 seconds West a distance of 89.16 ft. to an iron pin and cap previously set at the northeast corner of an 11 ft. alley;

Thence, with the north line of said 11 ft. alley, North 72° 45 minutes 48 seconds West, passing a mag nail set at 271.66 ft., a total distance of 308.51 ft. to a point in the centerline of said Columbus Street;

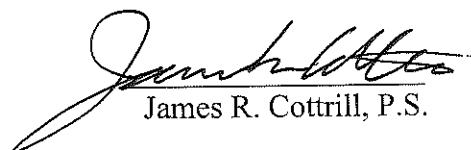
Thence, with the centerline of said Columbus Street, North 19° 15 minutes 00 seconds East a distance of 91.93 ft. returning to the point beginning containing 0.6183 acres more or less.

Bearings are based on the centerline of Columbus Street (North 19° 15 minutes East) as described in official record 2 page 1267.

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 May 15, 2006 by James R. Cottrill registration #6858. (Job #S060506)

  
James R. Cottrill, P.S.

