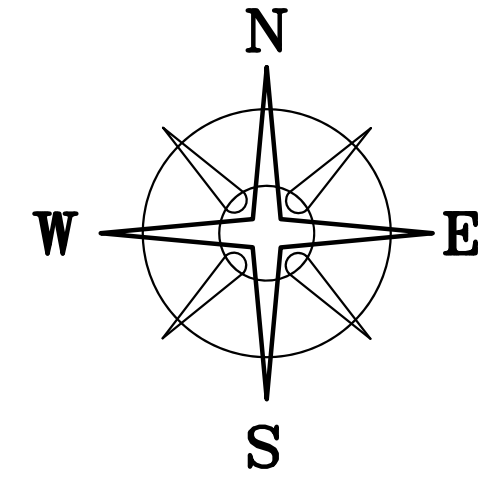


BEARINGS ARE BASED ON THE NORTH LINE OF CLARK AVE. (N 61° 40' W)
AS DESCRIBED IN OFFICIAL RECORD 310 PAGE 1709.



MICHAEL D & ANNA LOUISE TOMLINSON
OR 176 P 2304
0.85 ACRES

DEED REFERENCE

**ABRIGG PROPERTIES LLC
OR 310 P 1709**

(A) 0.48 ACRES

PARCEL ID#18-00119.000

LEGEND

- 1/2" DIA. IRON PIN (FOUND)
- IRON PIPE (FOUND)
- ⊙ MAG NAIL (SET)
- MAG NAIL (SET IN WALK)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

0.4755± ACRES

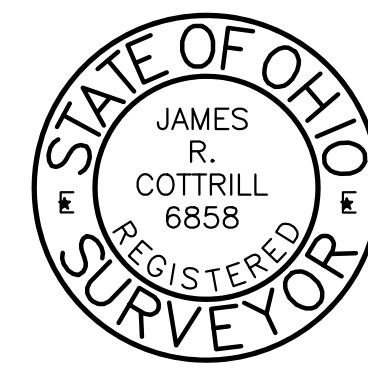
CLARK AVENUE (30')

COLUMBUS STREET (60')

S.R. 207

POB

**N=625926.78'
E=1752316.61'**



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

James R. Cottrill DATE: 3/25/16

COTTRILL SURVEYING, LLC

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

**0.4755± ACRES, VMS 12140,
VILLAGE OF MT. STERLING,
MADISON COUNTY, OHIO
SURVEYED FOR JERRY ABRIGG**

DATE DRAWN:
3/23/16
JOB # S160313
F. B. #

SCALE : 1" = 30'
30' 15' 0' 30'

CREW: MW
DRAWN BY: RC

Cottrill Surveying, LLC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

0.4755 Acre Tract Surveyed for Jerry Abrigg

The following describe 0.4755 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 12140, being all of a 0.48 acre tract (18-00119.000) conveyed to Abrigg Properties, LLC by Official Record 310 page 1709, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerline of Columbus Street (60 feet right-of-way) with the extension of the North line of Clark Avenue (30 feet wide), said mag nail is also the Southeast corner of said 0.48 acre tract;

Thence, with the north line of said Clark Avenue, **North 61° 40' 00" West** a distance of **287.90 feet** to an iron pin and cap set at the intersection of said north line with the southeast line of First Alley (16.5 feet wide);

Thence, with the southeast line of said First Alley, **North 30° 45' 00" East** a distances of **73.10 feet** to an iron pin and cap set at the southwest corner of a 0.85 acre tract conveyed to Michael D and Anna Louise Tomlinson by Official Record 176 page 2304;

Thence, with the southwest line of said 0.85 acre tract, **South 61° 38' 37" East**, passing a mag nail previously set at 249.03 feet, a total distance of **279.73 feet** to a point in the centerline of said Columbus Street;

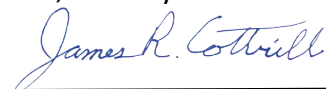
Thence, with the centerline of said Columbus Street, **South 24° 20' 44" West** a distance of **73.10 feet** returning to the point of beginning containing **0.4755 Acres** more or less.

Bearings are based on the north line of Clark Avenue (North 61 ° 40' West) as described in Official Record 310 page 1709.

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 March 24, 2016 by James R. Cottrill registration #6858. (Job #S160313-0-4755AC)



James R. Cottrill, PS