

Jeffrey Daniels
2.4947 Acres
O.R. 271, PG 1252
Main St.
Parcel No. 18-00865.000

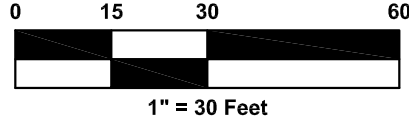
McClimans Properties LLC
O.R. 272, PG 314
76 Main St.
Parcel No. 18-00196.000

McClimans House LLC
O.R. 271, PG 2340
60 Main St.
Parcel No. 18-00197.000

Northing-627128.61'
Easting-1752736.66'
(Ohio State Plane, South)

Symbol Legend

- Iron Pin Found
- Iron Pin Set
- ▲ PK Nail Found
- △ PK Nail Set



IRON PINS SET ARE 5/8" DIAMETER X 30" LONG REBAR WITH RED PLASTIC CAP STAMPED "H&S 8592" ALL IRON PINS SHOWN AS FOUND ARE IN GOOD CONDITION UNLESS NOTED OTHERWISE.

BEARING REFERENCE:
BEARINGS ARE BASED ON THE NORTH LINE OF MAIN STREET AS DETERMINED BY GPS OBSERVATION BASED ON ODOT CORS USING VRS ON THE NAD83(2011) DATUM BEING N49°51'27"E.

REFERENCE DOCUMENTS:
OFFICIAL RECORD 271, PAGE 2340
OFFICIAL RECORD 271, PAGE 1252
MOUNT STERLING ORIGINAL TOWN PLAT
SURVEY PLAT BY COTTRILL SURVEYING, LLC, OCTOBER 5, 2012

I HEREBY CERTIFY THAT THE ATTACHED PLAT IS A TRUE REPRESENTATION OF A SURVEY PERFORMED BY HARRAL AND STEVENSON, LLC UNDER MY DIRECT SUPERVISION AND THAT THE ACCURACY OF SAID SURVEY IS CONSISTENT WITH CURRENT ACCEPTED SURVEYING STANDARDS.



Craig E. Stevenson
CRAIG E. STEVENSON, P.S. 8592

NOV 23, 2015
DATE



Harral and Stevenson
Engineering - Surveying - Planning
120 E. Main Street, Suite A
Circleville, Ohio 43113
Ph: 740.497.4432
www.harralstevenson.com

Date:	11/19/15
Scale:	1"=30'
Drawn By:	IMJ
Project:	S0118
Client:	

VLG OF MOUNT STERLING, MADISON CO, OH
VIRGINIA MILITARY SURVEY No. 6483
PLAT OF SURVEY
LOT SPLIT - LOTS 12 & 13

Legal Description
Village of Mount Sterling, Madison County, Ohio
Virginia Military Survey No. 6483
Tract 1 – 0.277 Acres

Situated in the Village of Mount Sterling, County of Madison, and State of Ohio and in Virginia Military Survey 6483, being more particularly bounded and described as follows:

Being a part of Lot 12 (parcel 18-00196.000) and all of Lot 13 (parcel 18-00197.000) of the Original Town Plat of Mount Sterling (originally recorded in Deed Book 6, Page 459) conveyed in Official Record 272, Page 314 and Official Record 271, Page 2340 in the Madison County Recorder's Office;

Beginning at an Iron Pin Set at the south east corner of Lot 13, also being the intersection of the west line of North Market Street and the north line of Main Street, being the **TRUE POINT OF BEGINNING**;

Thence with the south line of Lot 13 and the north line of Main Street S49°51'27"W 66.11 feet to an Iron Pin Set in the south west corner of Lot 13;

Thence with the west line of Lot 13 N40°29'11"W 69.00 feet to an Iron Pin Set;

Thence on a new line through Lot 12 the following three calls S49°51'27"W 41.11 feet to an Iron Pin Set;

N40°29'11"W 33.00 feet to an Iron Pin Set;

S49°51'27"W 25.00 feet to an Iron Pin Set in the west line of Lot 12;

Thence with the west line of Lot 12 and the east line of an Alley N40°29'11"W 29.87 feet to an Iron Pin Set in the north west corner of Lot 12;

Thence with the north line of Lots 12 and 13 and the south line of an Alley N49°51'27"E 132.22 feet to a 1" Iron Pipe Found in the north east corner of Lot 13;

Thence with the east line of Lot 13 and the west line of North Market Street S40°29'11"E (passing a 1" Iron Pipe Found at 24.15 feet) 131.87 feet to the **TRUE POINT OF BEGINNING**;


Containing 3,331 Square Feet in Lot 12 and 8,718 Square Feet in Lot 13 for a total of 0.277 Acres, more or less;

Subject to all existing rights-of-way and easements of record.

Bearings are based on the north line of Main Street as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being N49°51'27"E.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592"

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.


Craig E. Stevenson P.S. 8592
Harral and Stevenson



November 23, 2015
Date

Legal Description
Village of Mount Sterling, Madison County, Ohio
Virginia Military Survey No. 6483
Tract 2 – 0.124 Acres

Situated in the Village of Mount Sterling, County of Madison, and State of Ohio and in Virginia Military Survey 6483, being more particularly bounded and described as follows:

Being a part of Lot 12 (parcel 18-00196.000) of the Original Town Plat of Mount Sterling (originally recorded in Deed Book 6, Page 459) conveyed in Official Record 272, Page 314 in the Madison County Recorder's Office;

Beginning for reference at an Iron Pin Set at the south east corner of Lot 13, also being the intersection of the west line of North Market Street and the north line of Main Street;

Thence with the south line of Lot 13 and the north line of Main Street S49°51'27"W 66.11 feet to an Iron Pin Set at the south east corner of Lot 12, being the **TRUE POINT OF BEGINNING**;

Thence with the south line of Lot 12 and the north line of Main Street S49°51'27" W 66.11 feet to an Iron Pin Set in the south west corner of Lot 12;

Thence with the west line of Lot 12, partly with the east line of a 2.4947 acre tract described in Official Record 271, Page 1252 and partly with the east line of an Alley N40°29'11"W 102.00 feet to an Iron Pin Set;

Thence on a new line through Lot 12 the following three calls N49°51'27"E 25.00 feet to an Iron Pin Set;

S40°29'11"E 33.00 feet to an Iron Pin Set;

N49°51'27"E 41.11 feet to an Iron Pin Set in the east line of Lot 12;

Thence with the east line of Lot 12 S40°29'11"E 69.00 feet to the **TRUE POINT OF BEGINNING**;

Containing 0.124 Acres, more or less;

Subject to all existing rights-of-way and easements of record.

Bearings are based on the north line of Main Street as determined by GPS observation based on ODOT CORS using VRS on the NAD83(11) datum, being N49°51'27"E.

Iron Pins Set are 5/8" diameter x 30" long rebar with red plastic cap stamped "H&S 8592"

I hereby certify that the foregoing legal description and the attached plat are a true representation of the conditions as they existed on the date of the survey and that the accuracy of same is consistent with accepted surveying standards.



Craig E. Stevenson P.S. 8592
Harral and Stevenson

November 23, 2015
Date