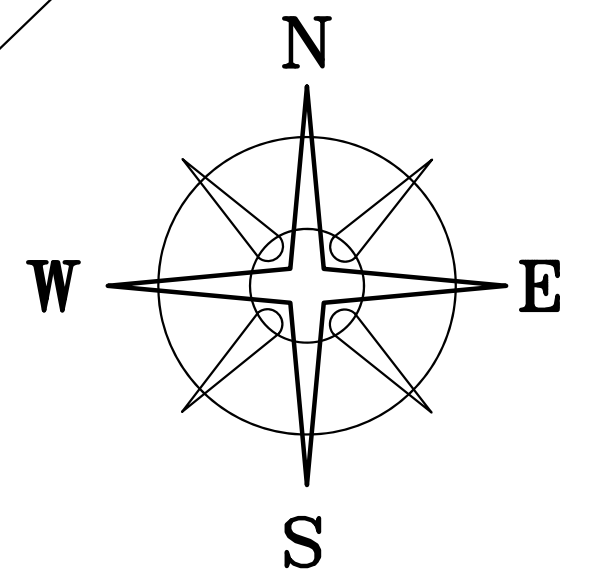


**DEED REFERENCE**

FEDERAL NATIONAL MORTGAGE ASSOCIATION  
 OR 317 PG 379  
 (A) PART OF THE NW 1/2 OF LOT #46 18-00203.000  
 ORIGINAL TOWN OF MT. STERLING  
 DB 6 P 459.

N=627729.19'  
 E=1753012.59'

BEARING BASED ON THE N.E. LINE OF N. LONDON STREET  
 (N 44°W) AS DESCRIBED IN DEED BOOK 6 PAGE 459.



ALLEY (16.5')

0.0723± ACRES  
 (A)

LOT #46

ROBBIE K. ABBOTT  
 DB 282 P 650  
 PT NW 1/2 OF LOT #46  
 18-00551.000

GERALD F. SPRADLIN  
 DB 275 P 329  
 SE 1/2 OF LOT #46  
 18-00573.000

ALLEY (16.5')

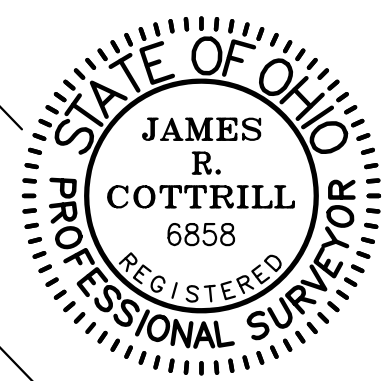
N. HIGH STREET (66' WIDE)

MAIN STREET STREET  
 (66' WIDE)

**LEGEND**

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

○ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 685" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 James R. Cottrill DATE: 10/10/2016

**COTTRILL SURVEYING, INC**  
 8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
 Office: (740) 869-3811 Fax: (740) 869-3847  
 www.cottrillsurveying.com

**0.0723± ACRES,  
 VMS 464, VILLAGE OF MT. STERLING,  
 COUNTY, STATE OF OHIO.  
 SURVEYED FOR F.N.M.A.**

SCALE : 1" = 20'  
 20' 10' 0 20'

DATES	JOB No. S161001
SURVEYED 10/2016	CREW: MW
DRAWN 10/2016	DWN BY: RC & NC

LOT #48



LOT #45

LOT #34

LOT #21

LOT #33

LOT #20

LOT #18

N 44°00'00" W (BASES OF BEARINGS)  
 LONDON STREET (66' WIDE)

## **COTTRILL SURVEYING, INC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

### **0.0723 Acre Tract**

#### ***Surveyed for Federal National Mortgage Association***

The following described 0.0723 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, and being part of the northwest ½ of lot 46 (18-00203.000) of the Original Town of Mt. Sterling as recorded in Deed Book 6 page 459 and conveyed to Federal National Mortgage Association by Official Record 317 page 379, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southwest line of N. High Street (66 feet wide) at the northern corner common to said northwest 1/2 and the southeast 1/2 conveyed to Gerald F Spradlin by Deed Book 275 page 329, said iron pin and cap bears North 44° 02' 09" West a distance of 247.50 feet from the intersection of the southwest line of said N. High Street with the northwest line of Main Street (66 feet wide);

Thence, with the northwest line of said southeast 1/2 of lot 46, **South 46° 02' 41" West** a distance of **95.42 feet** to an iron pin and cap set at the east corner of that portion of said lot 46 conveyed to Robbie K Abbott by Deed Book 282 page 650;

Thence, with the northeast line of said Abbot's lot, **North 44° 00' 42" West** a distance of **33.00 feet** to an iron pin and cap set in the southeast line of a 16.5 feet Alley;

Thence, with the southeast line of said 16.5 feet Alley, **North 46° 02' 41" East** a distance of **95.41 feet** to an iron pin and cap set at the intersection of the southeast line of said 16.5 Alley with the southwest line of N. High Street;

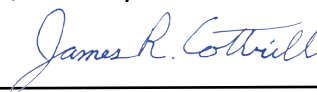
Thence, with the southwest line of said N. High Street, **South 44° 02' 09" East** a distance of **33.00 feet** returning to the point of beginning containing **0.0723 Acres** more or less.

Bearings are based on the northeast line of N. London Street (North 44° West) as described in Deed Book 6 page 459.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed October 7, 2016 by James R. Cottrill, PS registration #6858. (Job #S161001-0-0723AC)



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James R. Cottrill, PS