

BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/05/16  
WGS 1984 GEODETIC NORTH.

EAST MAIN STREET (66' WIDE)  
(US 62 & SR 3)  
PC  
46+03.71

N=628,195.96  
E=1,754,101.68

POB

0.1552±  
ACRES

ROXANNE & DARRIN A MASON  
JT LIVES  
OR 294 PG 2199  
0.14 ACRES  
23.07 RODS (DEED)

BRANDI L STONE &  
CHRISTOPHER W WALL JT LVS  
OR 241 PG 853  
0.13 ACRES

ALLEY (16.5' WIDE)

ALLEY (16.5' WIDE)

JAMES STREET (50' WIDE)

OLD CENTERLINE

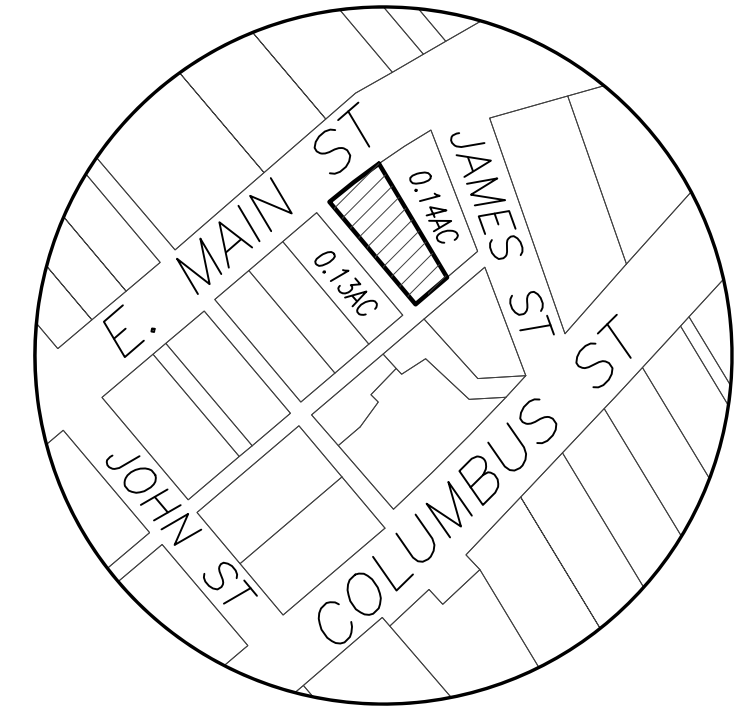
**DEED REFERENCE**

GHN INVESTMENTS LLC  
OR 304 PG 1792

Ⓐ 0.16 ACRES  
25 RODS (DEED)  
PARCEL No. 18-00610.000

**LOCATION MAP**

NOT TO SCALE



**LEGEND**

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

⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)



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

*James R. Cottrill* DATE: 3/23/17

**COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**0.1552± ACRES,  
VMS 464, VILLAGE OF MT. STERLING  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR GHN INVESTMENT**

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

| DATES            | JOB No. S170310 |
|------------------|-----------------|
| SURVEYED 03/2017 | CREW: NC        |
| DRAWN 03/2017    | DWN BY: NC      |

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **0.1552 Acre Tract** *Surveyed for GHN Investment, LLC*

The following described 0.1552 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, and being all of a 0.16 acre tract (Parcel 18-00610.000) conveyed to GHN Investments, LLC by Official Record 304 page 1792, and being more particularly described as follows:

Beginning at an iron pin and cap set in the South line of East Main Street (US Route 62, State Route 3, 66 feet wide) at the Northwest corner of a 0.14 acre tract conveyed to Roxanne and Darrin A Mason JT Lives by Official Record 294 page 2199 and the Northeast corner of hereon described 0.1552 acre tract, said iron pin and cap bears South 68° 52' 21" West a distance of 61.94 feet from the intersection of the South line of East Main Street and the West line of James Street (50 feet wide);

Thence, with the West line of said 0.14 acre tract, **South 30° 57' 36" East** a distance of **132.00 feet** to an iron pin and cap set in the North line of a 16.5 feet wide alley;

Thence, with the North line of said alley, **South 49° 43' 19" West** a distance of **41.00 feet** to the East line of another 16.5 feet wide alley;

Thence, with the East line of said alley, **North 40° 06' 20" West**, passing an iron pin and cap set at 5.00 feet, a total distance of **132.00 feet** to an iron pin and cap set in the South line of East Main Street;

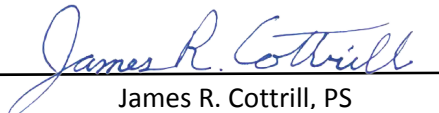
Thence, with the South line of East Main Street, **North 51° 19' 52" East** a distance of **62.00 feet** returning to the **Point of Beginning**, containing **0.1552 Acres** more or less.

Bearings are based on a GPS observation on December 5, 2006, WGS 1984 Geodetic North.

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 March 23, 2017 by James R. Cottrill, PS registration #6858. (Job #S170310-0-1552AC)

  
James R. Cottrill, PS