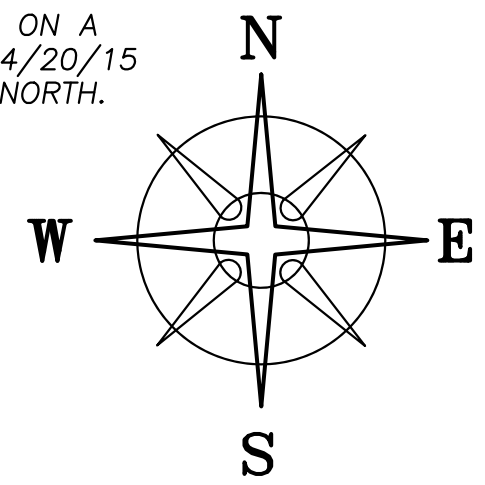


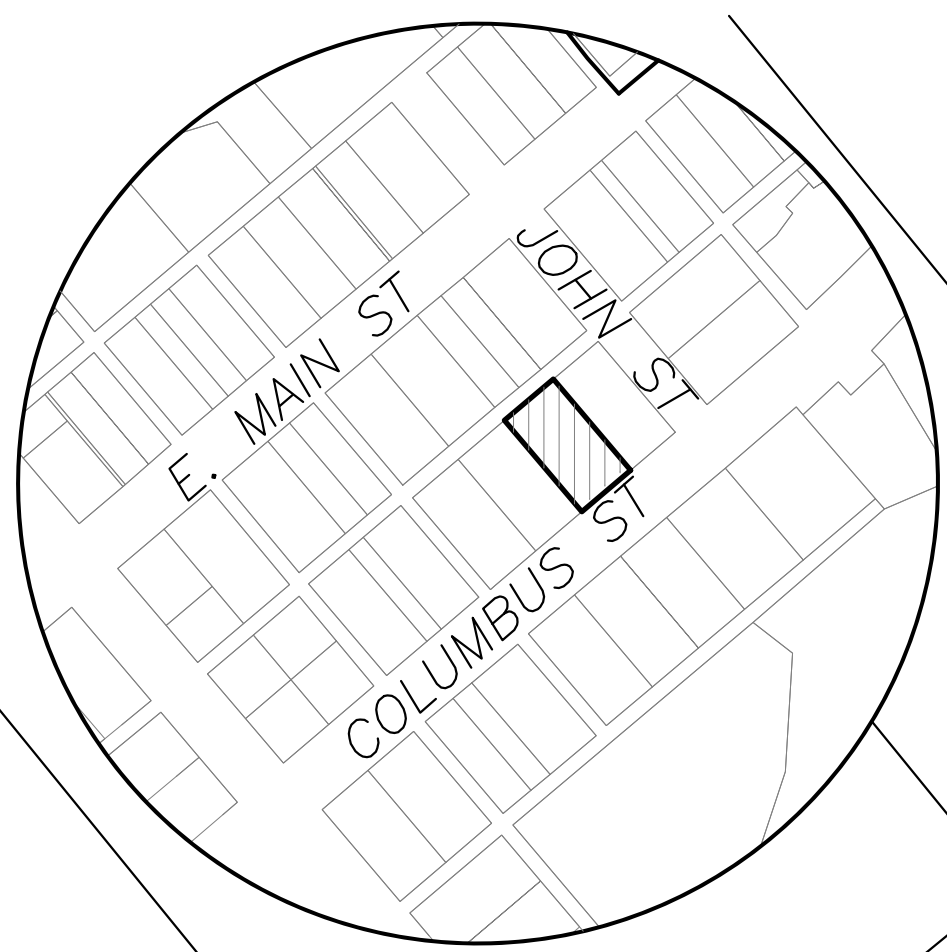
BEARINGS ARE BASED ON A
GPS OBSERVATION ON 04/20/15
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
BAYVIEW LOAN SERVICING, LLC
OR 320 PG 1190
Ⓐ 32 POLES
0.2 ACRES (AUDITOR)
PARCEL No. 18-00206.000

LOCATION MAP

NOT TO SCALE



ALLEY (16.5' WIDE)

JOHN STREET (50' WIDE)

WILLIAM E & JANET N ERVIN, JT LIVES
OR 198 PG 536
0.2 ACRES
32 RODS (DEED)

N=627718.143'
E=1753969.588'

Ⓐ
0.1999± ACRES

STEVEN M & RANDI KAY DEAN
DB 253 PG 553
0.2 ACRES
32 RODS (DEED)

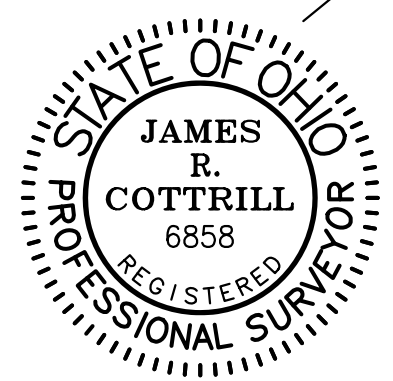
POB

COLUMBUS STREET (66' WIDE)

LEGEND

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

- ⊙ 1/2" ⌀ CONDUIT (FOUND)
- 5/8" ⌀ IRON PIN (FOUND)
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

0.1999± ACRES,
VMS 464, VILLAGE OF MT. STERLING
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR BAYVIEW LOAN SERVICES

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

James R. Cottrill DATE: 05/02/17

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

DATES		JOB No. S170408
SURVEYED	05/2017	CREW: MW
DRAWN	05/2017	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1999 Acre Tract

Surveyed for Bayview Loan Services

The following described 0.1999 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, and being all of a 32 poles tract (Parcel 18-00206.000, 0.2 acres per Auditor) conveyed to Bayview Loan Servicing, LLC by Official Record 320 page 1190, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the North line of Columbus Street (66 feet wide) at the Southwest corner of a 32 rods tract (0.2 acres) conveyed to William E and Janet N Ervin, Joint Lives by Official Record 198 page 536, said iron pin bears South 50° 43' 07" West a distance of 66.00 feet from the intersection of the Northwest line of Columbus Street and the southwest line of John Street (50 feet wide);

Thence, with the Northwest line of said Columbus Street, **South 50° 43' 07" West** a distance of **66.00 feet** to an iron pin and cap set at the Southeast corner of 32 rods tract (0.2 acres) conveyed to Steven M and Randi Kay Dean by Deed Book 253 page 553;

Thence, with the northeast line of said Dean's 32 rods tract, **North 39° 08' 49" West** a distance of **131.87 feet** to an iron pin and cap set in the Southeast line of a 16.5 feet wide alley;

Thence, with the Southeast line of said alley, **North 50° 39' 51" East** a distance of **66.00 feet** to a 5/8-inch iron pin found at the Northwest corner of said Ervin's 32 rods tract;

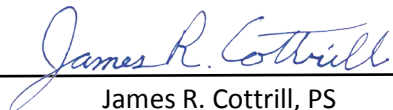
Thence, with the southwest line of said Ervin's 32 rods tract, **South 39° 08' 49" East** a distance of **131.94 feet** returning the **Point of Beginning**, containing **0.1999 acres** more or less.

Bearings are based on a GPS observation on April 20, 2015, 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 or previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed May 1, 2017, by James R. Cottrill, PS registration #6858. (Job #S170408-0-1999AC)


James R. Cottrill, PS