

**DEED REFERENCE**

**BROOKE RICHARDSON &  
KAYLA RICHARDSON  
OR 355 PG 897**

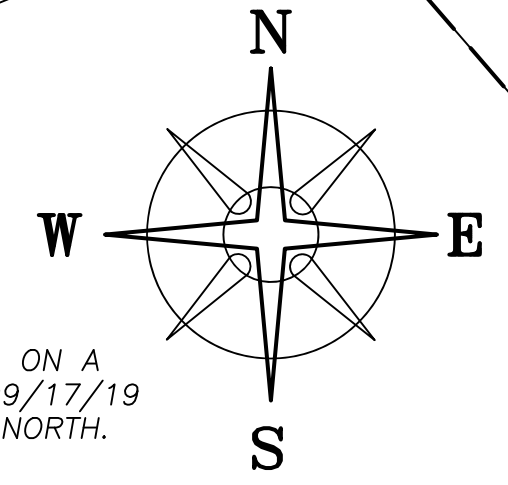
PARCEL No. 18-00431.000

**(A) LOT #12**

OF  
**WESTWOOD SUBDIVISION**  
AS RECORDED ON  
**SLIDE XX**

**(B) 0.017 ACRES**

PORTION OF VACATED ALLEY  
PER ORDINANCE No. 1980-2  
VILLAGE OF MT. STERLING

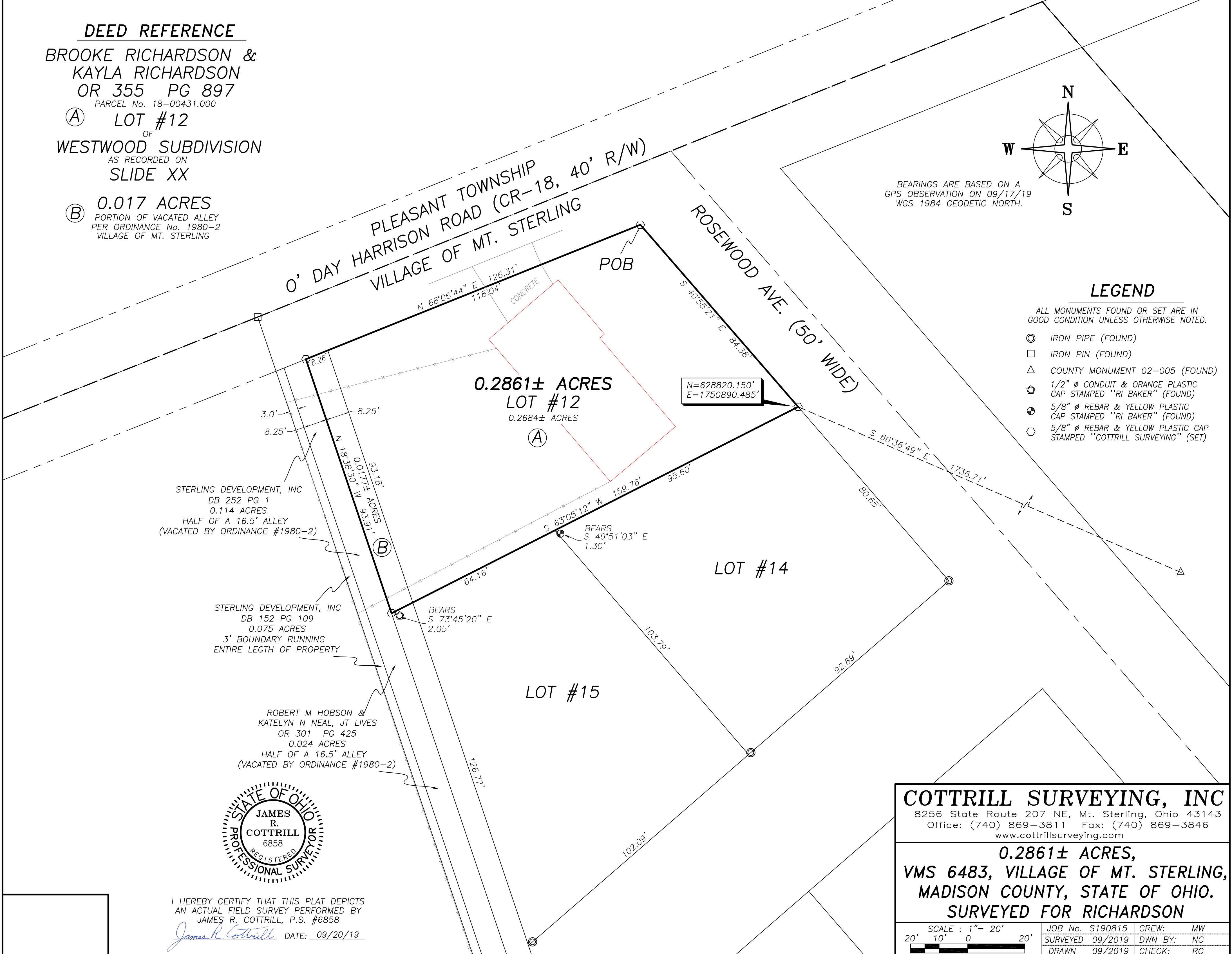


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/17/19  
WGS 1984 GEODETIC NORTH.

**LEGEND**

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

- ⊙ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-005 (FOUND)
- ⊕ 1/2" ∅ CONDUIT & ORANGE PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



STERLING DEVELOPMENT, INC  
DB 252 PG 1  
0.114 ACRES  
HALF OF A 16.5' ALLEY  
(VACATED BY ORDINANCE #1980-2)

STERLING DEVELOPMENT, INC  
DB 152 PG 109  
0.075 ACRES  
3' BOUNDARY RUNNING  
ENTIRE LENGTH OF PROPERTY

ROBERT M HOBSON &  
KATELYN N NEAL, JT LIVES  
OR 301 PG 425  
0.024 ACRES  
HALF OF A 16.5' ALLEY  
(VACATED BY ORDINANCE #1980-2)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 09/20/19

N=628820.150'  
E=1750890.485'

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

**0.2861± ACRES,  
VMS 6483, VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RICHARDSON**

SCALE : 1" = 20'	JOB No. S190815	CREW: MW
20' 10' 0 20'	SURVEYED 09/2019	DWN BY: NC
	DRAWN 09/2019	CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.2861 Acre Tract** *Surveyed for Richardson*

The following described 0.2861 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483, being all of Lot 12 (Parcel 18-00431.000) of Westwood Subdivision as recorded in Plat Book 1 page 399 and all a 0.017 acre tract (Parcel 18-00431.00, portion of a vacated alley per Ordinance Number 1980-2 of the Village of Mount Sterling) both conveyed to Brooke Richardson and Kayla Richardson by Official Record 355 page 897, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southeast line of O'Day Harrison Road (County Road 18, 40 feet right-of-way) with the Southwest line of Rosewood Avenue (50 feet wide) and being the Northeast corner of said Lot 12;

Thence, with the Southwest line of Rosewood Avenue, **South 40° 55' 21" East** a distance of **84.38 feet** to an iron pin and cap set at the North corner of Lot 14 of said subdivision;

Thence, with the Northwest line of said Lot 14, **South 63° 05' 12" West**, passing the North corner of Lot 15 of said subdivision at 95.60 feet, passing the Northeast line of a vacated 16.5 feet alley (vacated by Ordinance 1980-2), being the North corner of a 0.024 acre tract conveyed to Robert M Hobson and Katelyn N Neal, Joint Lives by Official Record 301 page 425 and the East corner of said 0.017 acre tract at 159.76 feet, a total distance of **159.76 feet** to an iron pin and cap set in the Northeast line of a 0.114 acre tract conveyed to Sterling Development, Inc by Deed Book 252 page 1 and being the centerline of said vacated alley;

Thence, with the Northeast line of said 0.114 acre tract and centerline of said vacated alley, **North 18° 38' 30" West** a distance of **93.91 feet** to an iron pin and cap set in the Southeast line of O'Day Harrison Road;

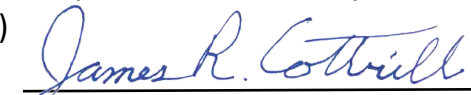
Thence, with the Southeast line of O'Day Harrison Road, **North 68° 06' 44" East**, passing the Northwest corner of said Lot 12 at 8.26 feet, a total distance of **126.31 feet** returning to **Point of Beginning**, containing **0.2861 Acres** more or less, of which 0.2684 acres more or less is all of said Lot 12 and 0.0177 acres more or less is all of said 0.017 acre tract.

Bearings are based on a GPS observation on September 17, 2019, 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 Surveying"

This description is based on a field survey performed September of 2019 by James R. Cottrill, PS registration #6858. (Job #S190815-0-2861)

  
James R. Cottrill, PS

