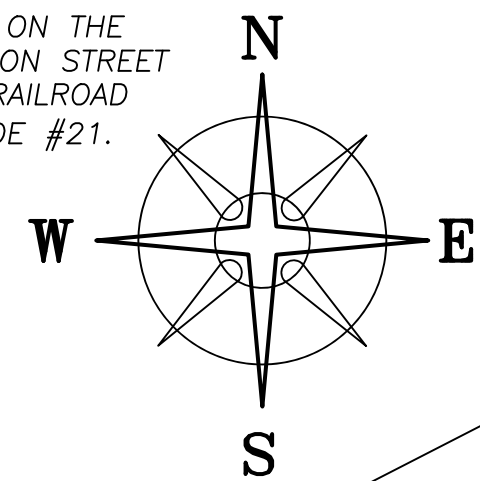


BEARINGS ARE BASED ON THE  
NORTHEAST LINE OF LONDON STREET  
(N 25°00' W) NW OF RAILROAD  
AS DESCRIBED IN SLIDE #21.



**DEED REFERENCE**

REHAB OHIO II LLC  
OR 322 PG 369

PARCEL No. 18-00170.000

(A) 0.077 ACRES

PARCEL ONE

PARCEL No. 18-00494.000

(B) 0.105 ACRES

PARCEL TWO

NEW STREET (66' WIDE)  
LONDON STREET (66' WIDE)

CENTERLINE OF RAILROAD

INDIANA & OHIO CENTRAL RAILROAD INC  
DB 63 PG 623  
5.38 ACRES

16.5' ALLEY

RYAN ESAU  
OR 285 PG 692  
0.1686 ACRES  
PLAT 87-93

0.1779± ACRES

(B) 0.1029± ACRES

(A) 0.0750± ACRES

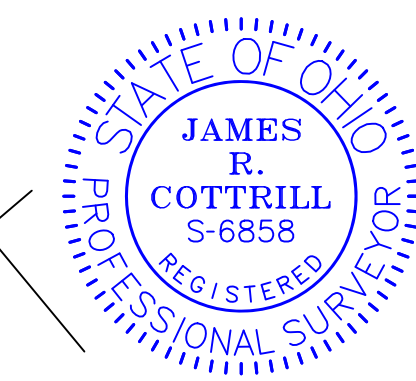
VMS 464  
VMS 6483  
S 25°00'00" E (BASIS OF BEARINGS)

POB  
N=627861.978'  
E=1752658.46'

HOUSTON STREET  
(CURB SPLIT)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ MADISON COUNTY MON. 02-005
  - 3/4" SQUARE BOLT (FOUND)
  - 3/4" Ø IRON PIPE (FOUND)
  - MAG NAIL (SET)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



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

*James R. Cottrill* DATE: 11/20/19

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

**0.1779± ACRES,  
VMS 464, VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR JOHN BARNES**

SCALE : 1" = 20'	JOB No. S191008	CREW: MW
20' 10' 0' 20'	SURVEYED 11/19/19	DWN BY: NC
	DRAWN 11/19/19	CHECK: MW

# COTTRILL SURVEYING, INC

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

## **0.1779 Acre Tract** *Surveyed for John Barnes*

The following described 0.1779 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.077 acre tract (Parcel 18-00170.000, Parcel One) and all of a 0.105 acre tract (Parcel 18-00494.000, Parcel Two) both conveyed to Rehab Ohio II, LLC by Official Record 322 page 369, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Northeast line of London Street (66 feet wide) with the North line of Houston Street, being the Southwest corner of said 0.077 acre tract;

Thence, with the Northeast line of London Street, **North 25° 00' 00" West** a distance of **65.66 feet** to an iron pin and cap set at the South corner of a 5.38 acre tract conveyed to Indiana and Ohio Central Railroad Inc by Deed Book 63 page 623;

Thence, with the Southeast line of said railroad, **North 46° 22' 14" East**, passing the Northwest corner of said 0.105 acre tract at 46.29 feet, a total distance of **94.68 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of a 0.1686 acre tract conveyed to Ryan Esau by Official Record 285 page 692;

Thence, with the Southwest line of said 0.1686 acre tract, **South 23° 35' 32" East** a distance of **110.03 feet** to a 3/4 inch square bolt found in the North line of Houston Street;

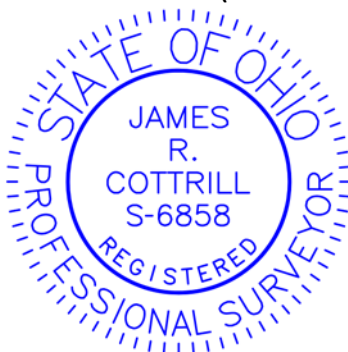
Thence, with the North line of Houston Street, **South 74° 11' 58" West**, passing the Southeast corner of said 0.077 acre tract at 45.88 feet, a total distance of **88.15 feet** returning to the **Point of Beginning**, containing **0.1779 Acres** more or less, of which 0.0750 acres more or less is all of said 0.077 acre tract and 0.1029 acres more or less is all of said 0.105 acre tract.

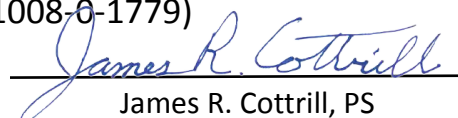
Bearings are based on the Northeast line of London Street (North 25° 00' West) as described in Slide 21.

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 November 19, 2019 by James R. Cottrill, PS registration #6858. (Job #S191008-0-1779)



  
James R. Cottrill, PS