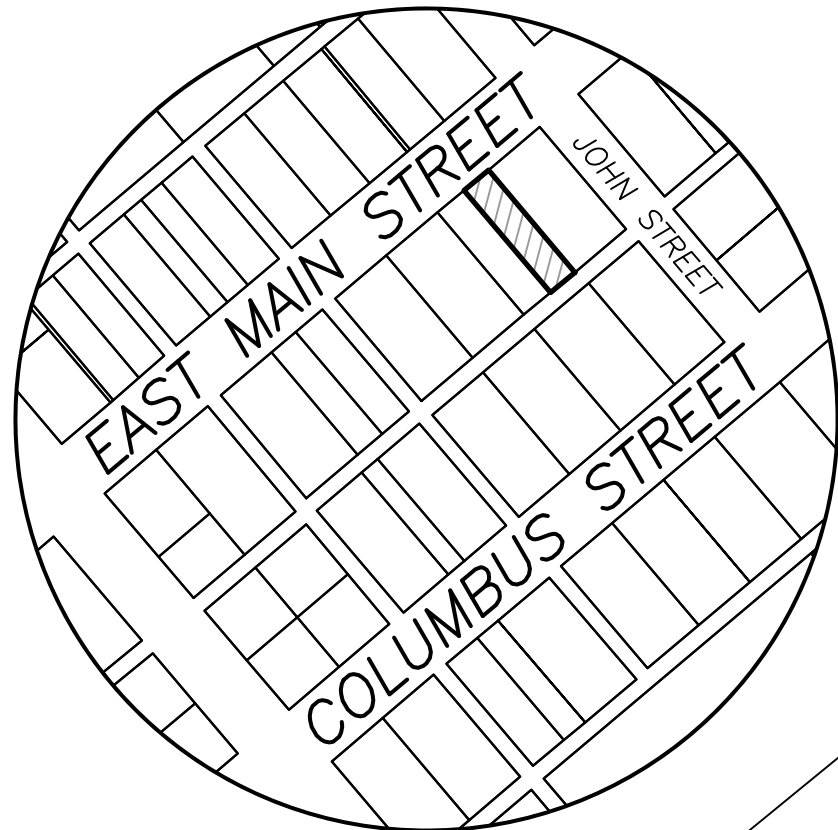
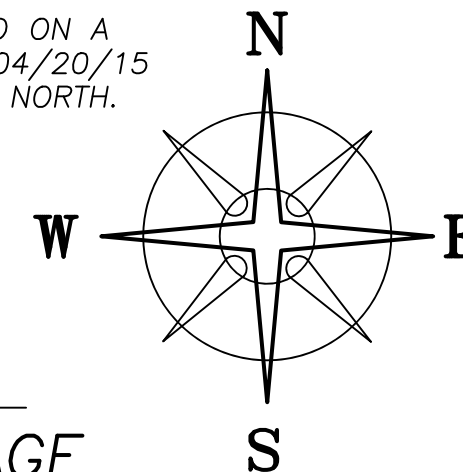


**LOCATION MAP**

NOT TO SCALE



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



**DEED REFERENCE**  
TOWD POINT MORTGAGE  
TRUST 2015-4  
OR 349 PG 408  
PARCEL No. 18-00116.000  
0.1 ACRES

EAST MAIN STREET (66' WIDE)

JOHN STREET (50' WIDE)

**POB**  
N=627890.179'  
E=1753738.209'

BEARS  
N 13°47'50" W  
0.78'

BEARS  
N 11°04'36" W  
0.81'

N 50°42'38" E  
33.00'

S 50°42'38" W  
66.00'

ROBBIE K ABBOTT  
DB 251 PG 151  
0.2 ACRES

**0.0999± ACRES**

MEGAN FRAZIER & ANDREW HOWELL, JT LIVES  
OR 308 PG 0237  
0.1 ACRES  
8 POLES (DEED)

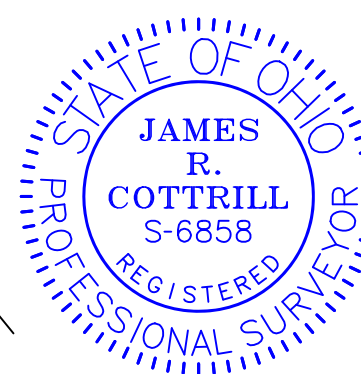
BEARS  
N 11°35'28" E  
0.63'

LOT 72 OF  
JOHN I. SMITH ADDITION

16.5' ALLEY

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-005 (FOUND)
  - ⊙ 1/2" ∅ CONDUIT (FOUND)
  - 5/8" ∅ IRON PIN (FOUND)
  - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC 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: 06/07/19

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

**0.0999± ACRES,**  
**VMS 464, VILLAGE OF MT. STERLING,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR TOWD POINT MORTG.**

SCALE : 1" = 20'	JOB No. S190602	CREW: MW
20' 10' 0' 20'	SURVEYED 06/2019	DWN BY: NC
	DRAWN 06/2019	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.0999 Acre Tract** *Surveyed for Towd Point Mortgage*

The following described 0.0999 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being all of a 0.1 acre tract (Parcel 18-00116.000) conveyed to Towd Point Mortgage Trust 2015-4 by Official Record 349 page 408, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southeast line of East Main Street (66 feet wide) at the West corner of a 0.2 acre tract conveyed to Robbie K Abbott by Deed Book 251 page 151 and the North corner of said 0.1 acre tract, said iron pin and cap bears South 50° 42' 38" West a distance of 66.00 feet from the intersection of the Southeast line of East Main Street and the Southwest line of John Street (50 feet wide);

Thence, with the Southwest line of said 0.2 acre tract, **South 39° 08' 50" East** a distance of **131.81 feet** to an iron pin and cap set in the Northwest line of a 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 50° 39' 51" West** a distance of **33.00 feet** to an iron pin and cap set at the East corner of a 0.1 acre tract conveyed to Megan Frazier and Andrew Howell by Official Record 308 page 237;

Thence, with the line between said 0.1 acre tracts, **North 39° 08' 50" West** a distance of **131.84 feet** to an iron pin and cap set in the Southeast line of East Main Street;

Thence, with the Southeast line of East Main Street, **North 50° 42' 38" East** a distance of **33.00 feet** returning to the **Point of Beginning**, containing **0.0999 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 are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed June 5, 2019 by James R. Cottrill, PS registration #6858. (Job #S190602-0-0999)

  
James R. Cottrill, PS

