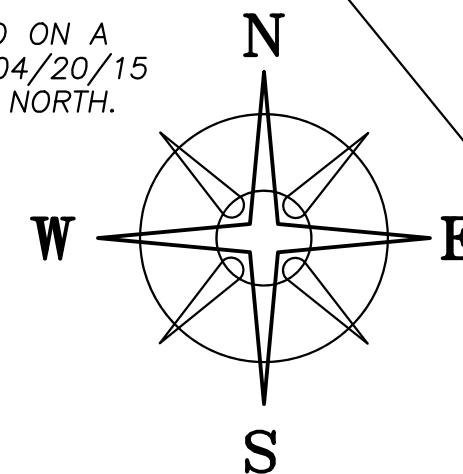
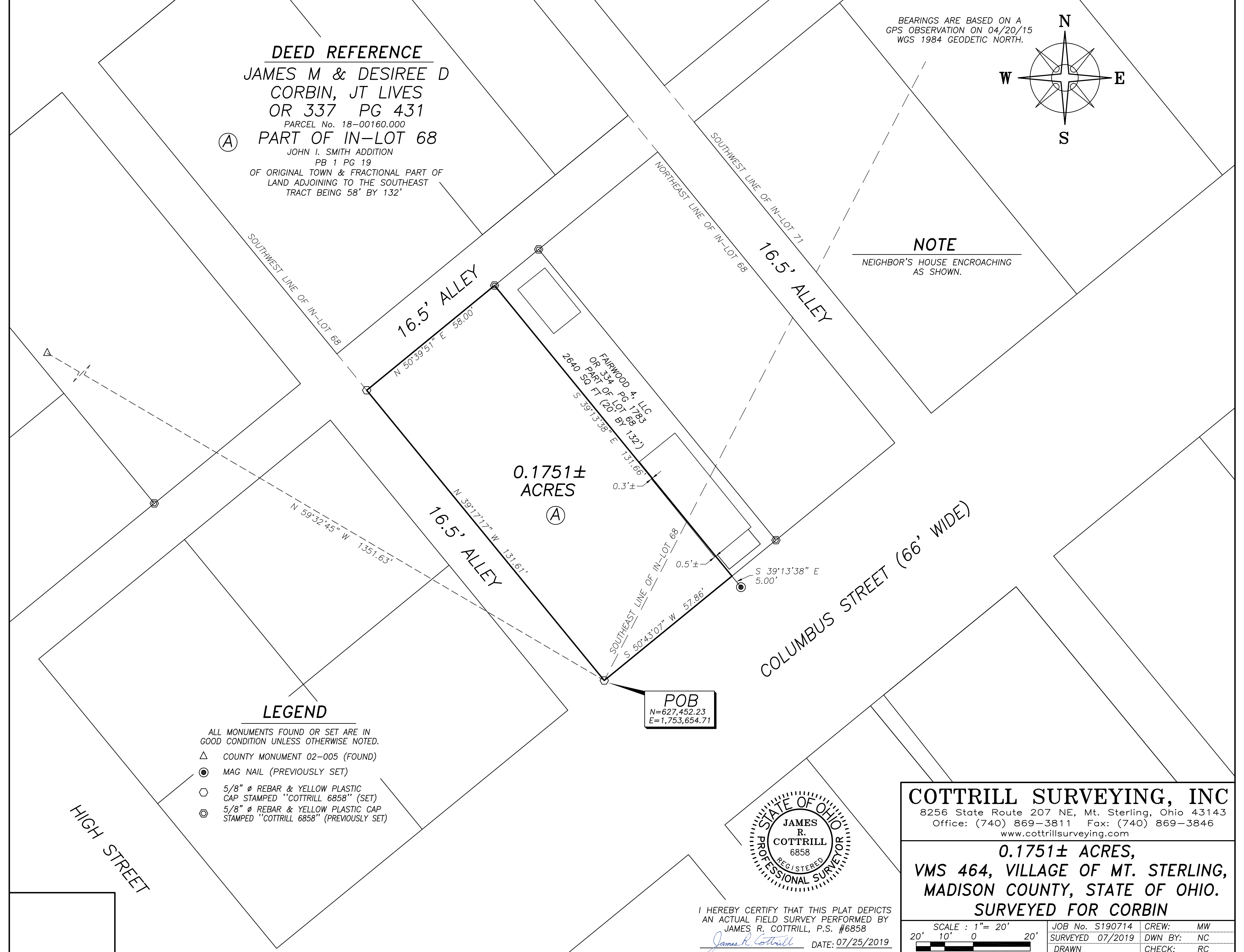


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 04/20/15  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
JAMES M & DESIREE D  
CORBIN, JT LIVES  
OR 337 PG 431  
PARCEL No. 18-00160.000  
**(A)** PART OF IN-LOT 68  
JOHN I. SMITH ADDITION  
PB 1 PG 19  
OF ORIGINAL TOWN & FRACTIONAL PART OF  
LAND ADJOINING TO THE SOUTHEAST  
TRACT BEING 58' BY 132'

**NOTE**  
NEIGHBOR'S HOUSE ENCROACHING  
AS SHOWN.



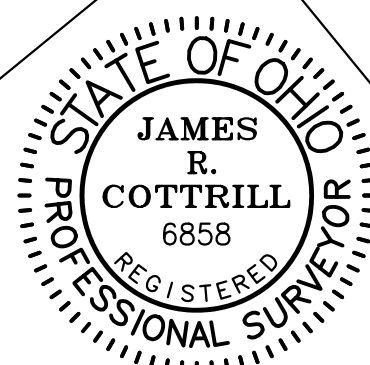
0.1751±  
ACRES  
**(A)**

**POB**  
N=627,452.23  
E=1,753,654.71

**LEGEND**

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

- △ COUNTY MONUMENT 02-005 (FOUND)
- MAG NAIL (PREVIOUSLY 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: 07/25/2019

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

**0.1751± ACRES,**  
**VMS 464, VILLAGE OF MT. STERLING,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR CORBIN**

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

JOB No. S190714	CREW: MW
SURVEYED 07/2019	DWN BY: NC
DRAWN	CHECK: RC

HIGH STREET

# COTTRILL SURVEYING, INC

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

## **0.1751 Acre Tract Surveyed for Corbin**

The following described 0.1751 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being part of In-Lot 68 of the John I. Smith's Addition Original Town recorded in Plat Book 1 page 19 and a fractional part of land adjoining to the southeast of said In-Lot (Parcel 18-00160.000, 58 feet by 132 feet) as conveyed to James M and Desiree D Corbin, Joint Lives by Official Record 337 page 341, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northwest line of Columbus Street (66 feet wide) and the Northeast line of a 16.5 feet wide alley, said iron pin and cap being the South corner of said In-Lot 68;

Thence, with the Northeast line of said alley, **North 39° 17' 17" West** a distance of **131.61 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 **58.00 feet** to an iron pin and cap previously set at the West corner a 2640 square feet (20 feet wide by 132 feet long) part of said In-Lot 68 conveyed to Fairwood 4, LLC by Official Record 334 page 1783;

Thence, with the Southwest line of said 2640 square feet tract, **South 39° 13' 38" East** a distance of **131.66 feet** to the Northwest line of Columbus Street, from said point mag nail previously set bears South 39° 13' 38" East a distance of 5.00 feet;

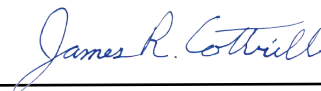
Thence, with the Northwest line of said Columbus Street, **South 50° 43' 07" West** a distance of **57.86 feet** returning to the **Point of Beginning**, containing **0.1751 Acres** more or less.

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 July of 2019 by James R. Cottrill, PS registration #6858. (Job #S190714-0-1751)



James R. Cottrill, PS

