

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

HUSTON STREET
CURB SPLIT

N. HIGH STREET (66' WIDE)

TRIMBLE HOLDINGS LLC
OR 325 P 1406
0.13 AC

DEED REFERENCE

WELLS FARGO BANK
OR 326 PG 1201

- (A) 0.16 ACRES TRACT 1
PARCEL No.18-00426.000
- (B) 0.11 ACRES TRACT 2
PARCEL No.18-00425.000

0.2660± ACRES

PLEASANT TOWNSHIP TRUSTEES
TOWNSHIP HALL
DB 55 P 590
0.06 AC

POB

(A) 0.1615± ACRES

ALLEY (16.5')

RYAN E ESAU
OR 262 P 380
PT LOT 49
NW 1/3

JOHN I. SMITH'S ADDITION
TO THE VILLAGE OF MOUNT STERLING
SLIDE #20 & #21

LOT #46

N=627723.38'
E=1752775.99'

LONDON STREET (66' WIDE)

ALLEY (16.5')

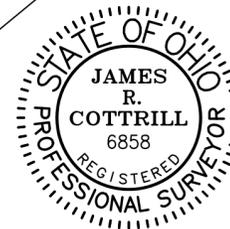
LOT #45

LOT #34

LEGEND

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

- △ MADISON COUNTY MON. 02-005
- 3/4" SQ. IRON PIN (FOUND BENT)
- 1/2" Ø IRON PIN (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: 9/3/19

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

**0.2660± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WELLS FARGO BANK**

SCALE : 1" = 20'	JOB No. S190805	CREW: MW
20' 10' 0' 20'	SURVEYED 8/2019	DWN BY: RC
	DRAWN 8/2019	CHECK: NC

COTTRILL SURVEYING, INC

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

0.2660 Acre Tract Surveyed for Wells Fargo Bank

The following described 0.2660 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.16 acre tract (Parcel 18-00426.000, Tract 1) and all of a 0.11 acre tract (Parcel 18-00425.000) both conveyed to Wells Fargo Bank by Official Record 326 page 1201, and being more particularly described as follows:

Beginning at a point in the Northeast line of London Street (66 feet wide) at the South corner of a 0.06 acre tract conveyed to Pleasant Township Trustees Township Hall by Deed Book 55 page 590 and the West corner of said 0.11 acre tract, from said point a 1/2 inch diameter iron pin found bears South 49° 42' 20" West a distance of 0.81 feet, said point bears South 39° 39' 02" East a distance of 46.81 feet from a mag nail set at the intersection of the Northeast line of London Street with the South line of Huston Street;

Thence, around said 0.06 acre tract with the following two courses:

- 1) **North 49° 42' 20" East** a distance of **74.00 feet** to a 1/2 inch diameter iron pin found;
- 2) **North 38° 26' 37" West**, passing a 1/2 inch diameter iron pin found at 10.63 feet, a total distance of **13.14 feet** to a brick light pole found in the South line of Houston Street;

Thence, with the South line of Houston Street, **North 74° 11' 58" East** a distance of **66.34 feet** to an iron pin and cap set at the intersection of the South line of Houston Street with the Southwest line of a 16.5 feet wide alley;

Thence, with the Southwest line of said alley, **South 36° 54' 47" East**, passing the North corner of said 0.16 acre tract at 20.54 feet, a total distance of **73.60 feet** to an iron pin and cap set at the North corner of the Northwest 1/3 of Lot 49 of John I Smith's Addition to the Village of Mount Sterling as shown on Slide 20 and 21 and conveyed to Ryan E Esau by Official Record 262 page 380;

Thence, with the Northwest line of said Lot 49, **South 50° 23' 40" West** a distance of **131.44 feet** to an iron pin and cap set in the Northeast line of London Street;

Thence, with the Northeast line of London Street, **North 39° 39' 02" West**, passing the South corner of said 0.11 acre tract at 53.00 feet, a total distance of **86.26 feet** returning to the **Point of Beginning**, containing **0.2660 Acres** more or less, of which 0.1615 acres more or less is all of said 0.16 acre tract and 0.1045 acres more or less is all of said 0.11 acre tract.

Bearings are based on the Northeast line of London Street (North 25° 00' West) northwest of the railroad 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 6858."

This description is based on a field survey performed August of 2019 by James R. Cottrill, PS registration #6858. (Job #S190805-0-2660)



James R. Cottrill

James R. Cottrill, PS