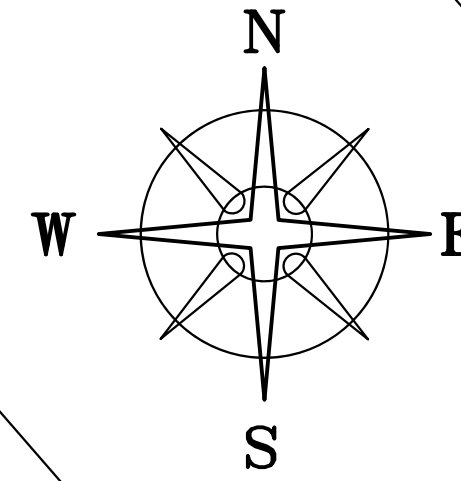


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/31/13
WGS 1984 GEODETIC NORTH.



LOT 80

LOT 81

DAVID LEWIS & TINA D MCNEELY
DB 276 PG 746
LOTS 80, 81 & 82

ALLEY 16.5'

VACATED BY ORD No 1979-5
N 43°01'09" E 66.49'
S 40°57'56" E 140.30'

0.2130± ACRES

SPRING STREET (66' WIDE)
CENTER LINE STREET

LOT 83
0.1002± ACRES

LOT 84
0.1002± ACRES

THE OHIO WILLOW WOOD CO
OR LOT 85

THE OHIO WILLOW WOOD CO
OR LOT 86

POB
N=627251.85'
E=1751719.20'

CHESTNUT STREET (66' WIDE)

LEGEND

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

- 5/8" Ø IRON PIN (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- △ COUNTY MONUMENT 02-019 (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)

02-019
N=627119.80'
E=1751602.28'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 02/23/23

DEED REFERENCE
WILMINGTON SAVINGS FUND SOCIETY
FSB AS TRUSTEE OF STANWICH
OR 406 PG 1296
LOT 83
PARCEL No. 18-00165.000
LOT 84
PARCEL No. 18-00164.000
Ⓐ 1/2 VACATED ALLEY
ORDINANCE NUMBER 1979-5
ALKIRE-TARBILL ADD.
PB 1 PG 215

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.2130± ACRES,
VMS 6483, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WILMINGTON SAVINGS FUND

SCALE : 1" = 20'	JOB No. S230218	CREW: NC
20' 10' 0' 20'	SURVEYED 02/2023	DWN BY: NC
	DRAWN 02/2023	CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2130 Acre Tract *Surveyed for Wilmington Savings Fund*

The following described 0.2130 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 6483, being all of Lot 83 (Parcel 18-00165.000), Lot 84 (Parcel 18-00164.000) and a portion of a vacated 16.5 feet wide alley vacated by Ordinance Number 1979-5, of Alkire-Tarbill Addition as recorded in Plat Book 1 page 215, all conveyed to Wilmington Savings Fund Society FSB as Trustee of Stanwich by Official Record 406 page 1296, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Spring Street (66 feet wide) and the Northwest line of Chestnut Street (66 feet wide), being the East corner of Lot 83;

Thence, with the Northwest line of Chestnut Street, **South 43° 01' 09" West**, passing the East corner of Lot 84 at 33.25 feet, a total distance of **66.50 feet** to an iron pin and cap set at the East corner of Lot 85 as conveyed to The Ohio Willow Wood Co by Official Record 181 page 474;

Thence, with the Northeast line of Lot 85, **North 40° 57' 35" West**, passing the Southeast line of said vacated alley at 132.01 feet, a total distance of **140.30 feet** to the centerline of said vacated alley;

Thence, with the centerline of said vacated alley, **North 43° 01' 09" East** a distance of **66.49 feet** to an iron pin and cap set in the Southwest line of Spring Street;

Thence, with the Southwest line of Spring Street, **South 40° 57' 56" East**, passing the North corner of Lot 83 at 8.30 feet, a total distance of **140.30 feet** returning to the **Point of Beginning**, containing **0.2130 acres** more or less, of which 0.1002 acres more or less is all of said Lot 83, 0.1002 acres more or less is all of said Lot 84 and 0.0126 acres more or less is said portion of vacated alley.

Bearings are based on a GPS observation on December 31, 2013, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on February of 2023.



A handwritten signature in blue ink that reads "Nathan Cottrill". The signature is written over a horizontal line.

Nathan L. Cottrill, PS #8821

(Job #S230218-0.2130)