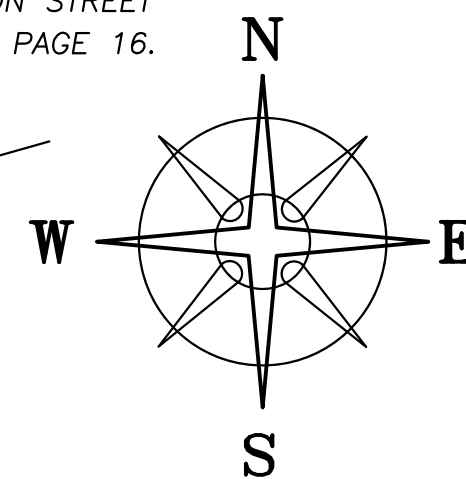


BEARING BASED ON THE N.E. LINE OF N. LONDON STREET
(N 25°00'W) AS DESCRIBED IN DEED BOOK 264 PAGE 16.



DEED REFERENCE

PATRICIA SMITH

COURT OF COMMON PLEAS
CASE No. CVH 20230052
AS RECORDED IN:

OR 415 PG 1164

PARCEL No. 18-00871.000

Ⓐ 0.1081 ACRES

LAST PRIOR TRANSFER TO HENRY
REDMAN & WILLIAM BUSLIER,
TRUSTEES OF THE "1ST BAPTIS
MISSION CHURCH OF MT
STERLING" ON JULY 6, 1908 IN
DB 74 PG 373.

JEFFREY M HOUSE
OR 415 PG 1549
0.1058 ACRES
18-00556.000

MT STERLING COMMUNITY CENTER
OR 244 PG 1910
0.662 ACRES
18-00458.000
PARCEL THREE: TRACT ONE
0.963 ORG ACRES

0.1173± ACRES
Ⓐ

POB
N: 627856.32'
E: 1753116.16'

N. HIGH STREET (66' WIDE)

ORIGINAL TOWN OF MT. STERLING
DB 6 P. 459.

LOT 47
LOT 35

16.5' ALLEY

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-005 (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

Nathan Cottrill DATE: 08/30/23

0.1173± ACRES

**VMS 464, VILLAGE OF MT STERLING,
MADISON COUNTY, STATE OF OHIO.**

SURVEYED FOR DIMEL

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

JOB No. S230804	CREW: AM
SURVEYED 08/25/23	DWN BY: NC
DRAWN 08/28/23	CHECK: RC

COTTRILL SURVEYING, INC

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

0.1173 Acre Tract Surveyed for Dimel

The following described 0.1173 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 464, being all of a 0.1081 acre tract (Parcel 18-00871.000) conveyed to Patricia Smith by Official Record 415 page 1164 (from ruling of the Court of Common Pleas Case No CVH 20230052) (last prior transfer to Henry Redman and William Buslier, Trustees of the "1st Baptist Mission Church of Mt Sterling" on July 6, 1908 in Deed Book 74 page 373), and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of North High Street (66 feet wide) at a corner to a 0.662 acre tract conveyed to Mt Sterling Community Center by Official Record 244 page 1910 and the southernmost corner of said 0.1081 acre tract, said iron pin and cap bears North 39° 42' 07" West a distance of 310.43 feet from an iron pin and cap previously set at the intersection of the Northeast line of North High Street with the Northwest line of Main Street (66 feet wide), said iron pin and cap also bears North 39° 42' 07" West a distance of 30.00 feet from the West corner of Lot 47 of the original town of Mt Sterling as recorded in Deed Book 6 page 459;

Thence, with the Northeast line of North High Street, **North 39° 42' 07" West** a distance of **38.79 feet** to an iron pin and cap previously set at the southernmost corner of a 0.1058 acre tract conveyed to Jeffrey M House by Official Record 415 page 1549;

Thence, with the Southeast line of said 0.1058 acre tract, **North 50° 17' 53" East** a distance of **131.34 feet** to an iron pin and cap previously set in a line of said 0.662 acre tract;

Thence, with said 0.662 acre tract with the following two courses:

- 1) **South 39° 42' 07" East** a distance of **39.01 feet** to an iron pin and cap set;
- 2) **South 50° 23' 40" West** a distance of **131.34 feet** returning to the **Point of Beginning**, containing **0.1173 Acres** more or less.

Bearings are based on the Northeast line of North London Street (North 25° 00' West) as described in Deed Book 264 page 16.

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 August 29, 2023.



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS #8821
(Job # S230804-0.1173)