

NELLIE SMITH
D.B.162 PG.463
0.606 ACRES

WILSON & VIRGINIA LAYMAN
D.B.280 PG.390
0.570 ACRES

MADISON STREET (30' WIDE)

0.1753 ACRES

0.0962 ACRES

IVA L. CABEEN
D.B.223 PG.280
0.281 ACRES



BEARINGS BASED ON THE NORTHWEST LINE OF
SAID 0.570 ACRE TRACT AS DESCRIBED IN
DEED BOOK 280 PAGE 390 (N44 16'59"E)

LEGEND

- 1/2" IRON PIPE FOUND
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP
STAMPED 'COTTRILL 6858'

DEED REFERENCE

Ⓐ HELEN JOHNSON
D.B. 247 PG. 579
0.293 ACRES



JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.1753 & 0.0962 ACRES, VMS
6483 & 6945, VILLAGE OF
MT. STERLING, MADISON COUNTY,
STATE OF OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 10-30-89

DATE DRAWN:
10-30-89
JOB # NSMITH
F. B. #

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

75-92

Description of 0.1753 acre tract

Situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 6483 and 6945, and being part of a 0.293 acre tract (by Tax duplicate) conveyed to Helen Johnson by Deed Book 247 Page 579 and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the Southwest line of Madison Street (30 foot right-of-way) at the northern most corner of said 0.293 acre tract and the eastern most corner of a 0.606 acre tract conveyed to Nellie Smith by Deed Book 162 Page 463;

Thence, with the Southeast line of said 0.606 acre tract South 44 deg. 16 min. 59 sec. West a distance of 147.41 feet to an iron pin and cap set at the North corner of a 0.570 acre tract conveyed to Wilson and Virginia Lehman by Deed Book 280 Page 390;

Thence, with the following three courses of said 0.570 acre tract:

1) South 46 deg. 31 min. 52 sec. East a distance of 27.52 feet to an iron pin and cap set;

2) North 43 deg. 46 min. 52 sec. East a distance of 27.96 feet to an iron pin and cap set;

3) South 44 deg. 03 min. 34 sec. East a distance of 29.00 feet to an iron pin and cap set;

Thence, with a new line across said 0.293 acre tract North 45 deg. 55 min. 43 sec. East a distance of 118.26 feet to an iron pin and cap set in the Southwest line of Madison Street;

Thence, with the Southwest line of Madison Street North 44 deg. 06 min. 01 sec. West a distance of 59.68 feet to the point of beginning containing 0.1753 acres more or less.

Bearings are based on the Northwest line of said 0.570 acre tract as described in Deed Book 280 Page 390 (North 44 deg. 16 min. 59 sec. East).

Subject to a driveway easement along the Northwest line of the above described 0.1753 acre tract said easement is 8 feet wide and is adjacent to and left of (Southeast of) the following described line.

Beginning at a 1/2 inch pipe found at the North corner of the above described 0.1753 acre tract (point of beginning of said 0.1753 acre tract);

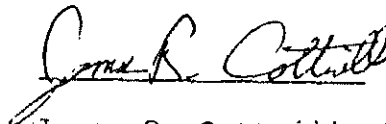
Thence, South 44 deg. 16 min. 59 sec. West a distance of 147.41 feet to an iron pin and cap set.

All as shown on the plat attached herewith and made a part hereof.

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 caps stamped "Cottrill #6858".

This description is based on a field survey performed September 30, 1989 by James R. Cottrill registration #6858.

A handwritten signature in cursive script, reading "James R. Cottrill". The signature is written in dark ink and is positioned above the printed name.

James R. Cottrill D.S.

Description of 0.0962 acre tract

Situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 6483 and 6945, and being part of a 0.293 acre tract (by Tax duplicate) conveyed to Helen Johnson by Deed Book 247 Page 579 and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the Southwest line of Madison Street (30 foot right-of-way) and in the Northwest line of a 0.281 acre tract conveyed to Iva L. Cabeen by Deed Book 223 Page 280;

Thence, with the Northwest line of said 0.281 acre tract South 44 deg. 13 min. 27 sec. West a distance of 118.34 feet to an iron pin and cap set, in the Northeast line of a 0.570 acre tract conveyed to Wilson and Virginia Lehman by Deed Book 280 Page 390;

Thence, with said Northeast line North 44 deg. 03 min. 34 sec. West a distance of 37.20 feet to an iron pin and cap set;

Thence, with a new line across said 0.293 acre tract North 45 deg. 55 min. 43 sec. East a distance of 118.26 feet to an iron pin and cap set in the Southwest line of Madison Street;

Thence, with the Southwest line of Madison Street South 44 deg. 06 min. 01 sec. East a distance of 33.68 feet to the point of beginning containing 0.0962 acres more or less. J

Bearings are based on the Northwest line of said 0.570 acre tract as described in Deed Book 280 Page 390 (North 44 deg. 16 min. 59 sec. East).

All as shown on the plat attached herewith and made a part hereof.

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 caps stamped "Cottrill #6858".

This description is based on a field survey performed September 30, 1989 by James R. Cottrill registration #6858.



James R. Cottrill, P.S.
Registration #6858