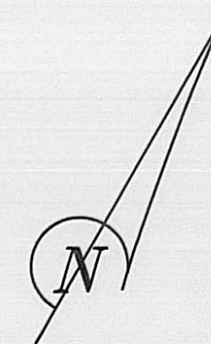


BEARINGS BASED ON THE N.W. LINE OF  
LIFF'S 1.356 AC. TRACT (N 45°41'E)  
AS DESCRIBED IN D.B. 288 PG. 682.



**DEED REFERENCE**

EARL E. LIFF  
D.B. 288 PG. 682  
1.356 ACRES  
1.3512 AC. BY  
THIS SURVEY  
PARCEL #5  
SUBDIVISION OF 2.568 AC.  
FOR RICHARD B. POWELL - 1956

**LEGEND**

- △ STATE R/W MONUMENT
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED 'COTTRILL 6858' (SET)

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

THOMAS M. & MARCIA K. MORLEY  
D.B. 283 PG. 103  
2.36 AC.

CLYDE R. & MARY LOUISE BANDY  
D.B. 158 PG. 657  
29.496 AC.

0.414 AC.



**JAMES R. COTTRILL P.S.**

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

0.3136, 0.3394, & 0.6982 ACRES, VMS 464  
VILLAGE OF MT. STERLING, MADISON  
COUNTY, STATE OF OHIO.

DATE DRAWN:  
10-7-92  
JOB # S920912  
F. B. # 5

SCALE : 1" = 40'  
40' 20' 0 40'

5-93

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

*James R. Cottrill* DATE: 10-7-92

*out of 160*



V.M.S. 464 and being part of a 1.356 acre tract (Parcel Five) conveyed to Earl Liff by Deed Book 288 Page 682 and being more particularly described as follows:

Beginning at an iron pin and cap set in the South right-of-way line of East Columbus Ave. (40 foot right-of-way) said iron pin and cap is also at the northern most corner of Parcel four of the subdivision of 2.568 acre tract for Richard B. Powell in 1956 said iron pin and cap is also in the western most corner of said 1.356 acre tract;

Thence, with the South right-of-way of East Columbus Ave. North 45 deg. 00 min. 00 sec. East a distance of 15.98 feet to a State of Ohio right-of-way monument found;

Thence, continuing with the Southern line of said East Columbus Ave. North 45 deg. 41 min. 00 sec. East a distance of 39.02 feet to an iron pin and cap set in said line;

Thence, with a new line across said 1.356 acre tract South 29 deg. 50 min. 13 sec. East a distance of 267.19 feet to an iron pin and cap set in the North line of a 29.496 acre tract conveyed to Clyde R. and Mary Louisa Bandy by Deed Book 158 Page 657;

Thence, with said North line South 67 deg. 45 min. 00 sec. West a distance of 53.67 feet to the Southeast corner of said Parcel 4;

Thence, with the East line of Parcel 4 North 29 deg. 50 min. 13 sec. West a distance of 246.17 feet to the point of beginning containing 0.3136 acres more or less. Bearings are based on the Northwest line of Liff's 1.356 acre tract (North 45 deg. 41 min. East) as described in Deed Book 288 Page 682.

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.

V.M.S. 464 and being part of a 1.356 acre tract (Parcel Five) conveyed to Earl Liff by Deed Book 288 Page 682 and being more particularly described as follows:

Beginning at an iron pin and cap set at the Northern most corner of Parcel 4 of the Subdivision of 2.568 acre from Richard B. Powell in 1956 said point is also the western most corner of said 1.356 acre tract and in the Southeast line of East Columbus Ave;

Thence, North 45 deg. 00 min. 00 sec. East a distance of 15.98 feet to a right-of-way monument found;

Thence, North 45 deg. 41 min. 00 sec. East a distance of 39.02 feet to an iron pin and cap set in said South line of East Columbus, Ave. at the true point of beginning;

Thence, continuing with the South line of East Columbus Ave. North 45 deg. 41 min. 00 sec. East a distance of 55.00 feet to an iron pin and cap set;

Thence, with a new line across said 1.356 acre tract South 29 deg. 50 min. 31 sec. East a distance of 288.04 feet to an iron pin and cap set in the North line of 29.496 acre tract conveyed to Clyde R. and Mary Louise Bandy by Deed Book 158 Page 657;

Thence, with said North line South 67 deg. 45 min. 00 sec. West a distance of 53.72 feet to an iron pin and cap set;

Thence, with a new line across said 1.356 acre tract North 29 deg. 50 min. 13 sec. West a distance of 267.19 feet returning to the true point of beginning containing 0.3394 acres more or less.

Bearings are based on the Northwest line of Liff's 1.356 acre tract (North 45 deg. 41 min. East) as described in Deed Book 288 Page 682.

All as shown on the plat attached 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 Oct. 7, 1992 by James R. Cottrill registration #6858.