

○ 1" Ø ELEC. CONDUIT (NO CAP) FOUND

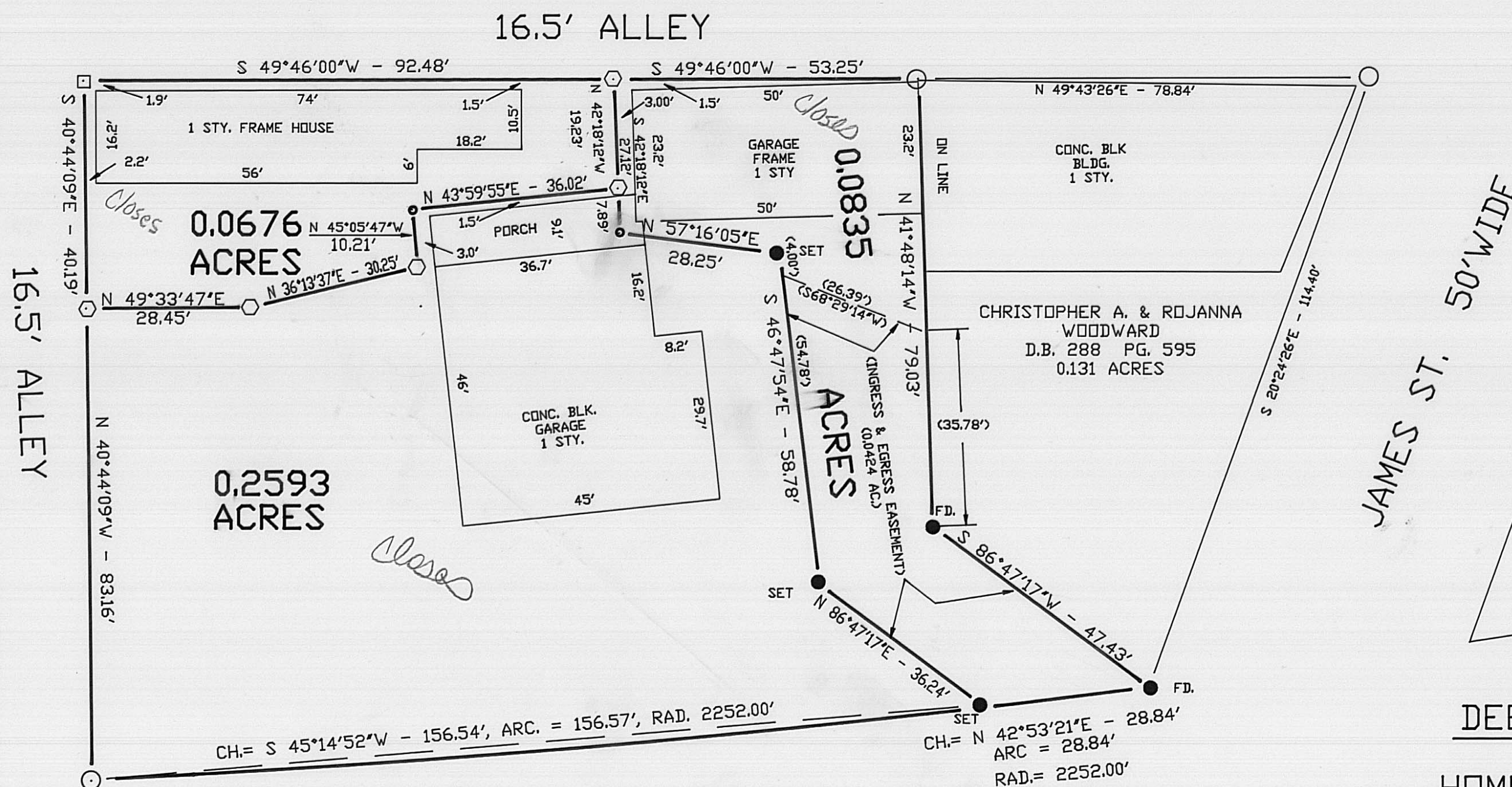
□ 3/4" BOLT FOUND

● RAIL ROAD SPIKE

● P K NAIL SET IN CONC.

○ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



HOMER LONG, JR. &
LUCILLE DREISBACH
D.B. 291 PG. 756
0.4083 ACRES

ST. RT. 3
COLUMBUS ST. 80' WIDE



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

James R. Cottrell DATE: 9-15-93

JAMES R. COTTRILL P.S.


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

0.0676, 0.2593, & 0.0835 ACRE
TRACTS, VILLAGE OF MT.STERLING
MADISON COUNTY, OHIO.

DATE DRAWN:
8-23-93
JOB # S93087
F. B. # 6

SCALE : 1" = 20' ✓

20' 10' 0 20'

A horizontal scale bar with alternating black and white segments. The segments are labeled 20', 10', 0, and 20' from left to right. The bar is divided into four equal segments, each representing 10 feet. The first and last segments are black, while the second and third are white. The labels are placed above the segments.

86-93

Situated in the State of Ohio, Madison County, Village of Mt. Sterling, being part of a 0.4083 acre tract conveyed to Homer Long Jr. and Lucille Dreisbach by Deed Book 291, Page 756 and being more particularly described as follows:

Beginning at a one inch electrical conduit (no cap) found at the Southern most corner of said 0.4083 acre tract and at the Northwest line of State Route 3-Columbus Street (80 foot wide) said conduit is also at the Eastern most corner of a 16.5 foot alley;

Thence, with the Northeast line of said 16.5 foot alley North 40 deg. 44 min. 09 sec. West a distance of 83.16 feet to an iron pin and cap set;

thence, with the following 8 new lines across said 0.4083 acre tract:

- 1) North 49 deg. 33 min. 47 sec. East a distance of 28.45 feet to an iron pin and cap set;
- 2) North 36 deg. 13 min. 37 sec. East a distance of 30.25 feet to an iron pin and cap set;
- 3) North 45 deg. 05 min. 47 sec. West a distance of 10.21 feet to a PK nail set in a sidewalk;
- 4) North 43 deg. 59 min. 55 sec. East a distance of 36.02 feet to an iron pin and cap set;
- 5) South 42 deg. 18 min. 12 sec. East a distance of 7.89 feet to a PK nail set in a sidewalk;
- 6) North 57 deg. 16 min. 05 sec. East a distance of 28.25 feet to a railroad spike set;
- 7) South 46 deg. 47 min. 54 sec. East a distance of 58.78 feet to a railroad spike set;
- 8) North 86 deg. 47 min. 17 sec. East a distance of 36.24 feet to a railroad spike set in the Northwest line of said State Route 3-Columbus Street;

Thence, with said Northwest line with a curve to the right Radius 2,252.00 feet Arc Length 156.57 feet Chord bears South 45 deg. 14 min. 52 sec. West a distance of 156.54 feet to the point of beginning containing 0.2593 acres more or less.

Bearings are based on the Southeast line of 16.5 foot alley along the Northwest line of said 0.4083 acre tract (South 49 deg. 46 min. West) as described in Deed Book 291, Page 756;

With the benefit of the following described ingress and egress easement:

Beginning at a railroad spike found at the Southeast corner of 0.331 Acre tract conveyed to Christopher A. and Rojanna Woodward by Deed Book 288, Page 595 said railroad spike is at the intersection of the West line of James Street (50 foot wide) with the Northwest line of State Route 3-Columbus Street (80 foot wide) said spike is also the Northeast corner of said 0.4083 acre tract;

Thence, with the following two lines of said 0.131 acre tract:

- 1) South 86 deg. 47 min. 17 sec. West a distance of 47.43 feet to a railroad spike found;
- 2) North 41 deg. 48 min. 14 sec. West a distance of 35.78 feet to a point;

Thence, with a new line across said 0.4083 acre tract South 68 deg. 29 min. 14 sec. a distance of 26.39 feet to a point in the Northeast line of the here-in-above described 0.2593 acre tract;

thence, with the following two lines of said 0.2593 acre tract:

1) South 46 deg. 47 min. 54 sec. East a distance of 54.78 feet to a railroad spike set;

2) North 86 deg. 47 min. 17 sec. East a distance of 36.24 feet to a railroad spike set in the Northwest line of State Route 3-Columbus Street;

Thence, with said northwest line with a curve to the left Radius = 2,252.00 feet Arc length 28.84 feet Chord bears North 42 deg. 53 min. 21 sec. East a distance of 28.84 feet to the point of beginning of said ingress and egress easement containing 0.0424 acres more or less.

The above being a new survey by James R. Cottrill, Registered Surveyor Number 6858, dated September 13, 1993.

Situated in the State of Ohio, Madison County, Village of Mount Sterling, and being part of 0.4083 acre tract conveyed to Homer Long Jr. and Lucille Dreisbach by Deed Book 291, Page 756 and being more particularly described as follows:

Beginning at a railroad spike found at the intersection of the Southwest line of James Street (50 foot wide) with the Northwest line of State Route 3-Columbus Street (80 foot wide) said railroad spike is at the Eastern most corner of 0.131 acre tract conveyed to Christopher A. and Rojanna Woodward by Deed Book 288, Page 595 said spike is also the eastern most corner of said 0.4083 acre tract;

Thence, with the following two lines of said 0.131 acre tract:

- 1) South 86 deg. 47 min. 17 sec. West a distance of 47.43 feet to a railroad spike found;
- 2) North 41 deg. 48 min. 14 sec. West a distance of 79.03 feet to a 1 inch diameter electrical conduit (no cap) found at the Southwest corner of said 0.131 acre tract and in the Southeast line of 16.5 foot alley;

Thence, along the Southeast line of said 16.5 foot alley South 49 deg. 46 min. 00 sec. West a distance of 53.25 feet to an iron pin and cap set;

Thence, with the following four new lines across said 0.4083 acre tract:

- 1) South 42 deg. 18 min. 12 sec. East passing an iron pin and cap set at 19.23 feet, a total distance of 27.12 feet to a PK nail set in concrete;
- 2) North 57 deg. 16 min. 05 sec. East a distance of 28.25 feet to a railroad spike set;
- 3) South 46 deg. 47 min. 54 sec. East a distance of 58.78 feet to a railroad spike;
- 4) North 86 deg. 47 min. 17 sec. East a distance of 36.24 feet to a railroad spike set in the Northwest line of said State Route 3-Columbus Street;

Thence, with said Northwest line with a curve to the left Radius = 2,252.00 feet Arc length 28.84 feet Chord bears North 42 deg. 53 min. 21 sec. East a distance of 28.84 feet to the point of beginning containing 0.0835 acres more or less.

Bearings are based on the Southeast line of a 16.5 foot alley along the Northwest line of said 0.4083 acre tract (South 49 deg. 46 min. West) as described in Deed Book 291, Page 756.

Subject to an easement for ingress and egress of a 0.2593 acre tract surveyed September 13, 1993 and shown on the same plat as the here-in-above described 0.835 acre tract.

The above being a new survey by James R. Cottrill, Registered Surveyor Number 6858, dated September 13, 1993.

Situated in the State of Ohio, Madison County, Village of Mt. Sterling, being part of a 0.4083 acre tract conveyed to Homer Long Jr. and Lucille Dreisbach by Deed Book 291, Page 756 and being more particularly described as follows:

Beginning at a 3/4 inch bolt found at the intersection of first alley Northwest of State Route 3-Columbus Street with the Northeast line of the first alley Southwest of James Street said bolt bears North 40 deg. 44 min. 09 sec. West a distance of 123.35 feet from a one inch conduit found at the Southeast corner of said alley and in the North line of State Route 3-Columbus Street said conduit is also the Southern most corner of said 0.4083 acre tract;

Thence, with the Northeast line of said 16.5 foot alley South 40 deg. 44 min. 09 sec. East a distance of 40.19 feet to an iron pin and cap set;

Thence, with the following 5 new lines across said 0.4083 acre tract:

- 1) North 49 deg. 33 min. 47 sec. East a distance of 28.45 feet to an iron pin and cap set;
- 2) North 36 deg. 13 min. 37 sec. East a distance of 30.25 feet to an iron pin and cap set;
- 3) North 45 deg. 05 min. 47 sec. West a distance of 10.21 feet to a PK nail set in a sidewalk;
- 4) North 43 deg. 59 min. 55 sec. East a distance of 36.02 feet to an iron pin and cap set;
- 5) North 42 deg. 18 min. 12 sec. West a distance of 19.23 feet to an iron pin and cap set in the Northwest line of said 0.4083 acre tract also the Southeast line of said 16.5 foot alley;

Thence, with the Southeast line of said 16.5 foot alley South 49 deg. 46 min. 00 sec. West a distance of 92.48 feet to the point of beginning containing 0.0676 acres more or less.

Bearings are based on the Southeast line of a 16.5 foot alley along the Northwest line of said 0.4083 acre tract (South 49 deg. 46 min. West) as described in Deed Book 291, Page 756.

The above being a new survey by James R. Cottrill, Registered Surveyor Number 6858, dated September 13, 1993.