BEARINGS BASED ON THE SOUTHEAST LINE OF THE 16.5' ALLEY ALONG THE NORTHWEST LINE OF SAID 0.4083 ACRE TRACT (S 49°46'W) AS DESCRIBED IN D.B. 291 PG. 756.

LEGEND

- ○ 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.

16.5' ALLEY

S 49°46'00"W - 92.48'

S 49°46'00"W - 53.25'

N 49°43'26"E - 78.84'

1.9' 74' 1.5' 1.5' 3.00' 50'

S 40°44'09"E - 40.19'

16.2' 1 STY. FRAME HOUSE 18.2' 19.23' N 42°18'12"W 27.12' S 42°18'12"E 23.2' GARAGE FRAME 1 STY 23.2' ON LINE CONC. BLK. BLDG. 1 STY.

2.2' 56' 6' 10.5'

Closes

0.0676 ACRES

N 43°59'55"E - 36.02'

N 45°05'47"W 10.21'

1.5' PORCH 9.1' 7.89' 50'

3.0' 36.7'

N 36°13'37"E - 30.25'

N 49°33'47"E 28.45'

N 57°16'05"E 28.25'

(4.00') SET

(26.39') (S68°29'14"W)

0.0835 ACRES

N 41°48'14"W 79.03'

CHRISTOPHER A. & ROJANNA WOODWARD D.B. 288 PG. 595 0.131 ACRES

S 46°47'54"E - 58.78'

(54.78')

(INGRESS & EGRESS EASEMENT) (0.0424 AC.)

(35.78')

S 20°24'26"E - 114.40'

JAMES ST. 50' WIDE

16.2' 8.2' 46' CONC. BLK. GARAGE 1 STY. 29.7' 45'

0.2593 ACRES

Closes

FD.

S 86°47'17"W - 47.43'

SET

N 86°47'17"E - 36.24'

FD.

N 40°44'09"W - 83.16'

CH.= S 45°14'52"W - 156.54', ARC. = 156.57', RAD. 2252.00'

SET

CH.= N 42°53'21"E - 28.84'
ARC = 28.84'
RAD.= 2252.00'

ST.RT. 3
COLUMBUS ST. 80' WIDE

DEED REFERENCE

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

STATE OF OHIO
JAMES R. COTTRILL 6858 REGISTERED SURVEYOR

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

James R. Cottrill 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'

86-93