

DEED REFERENCE

JOSEPH M. & EDNA
CHAMBERLAIN
D.B. 289 PG. 861
0.748 AC.

WILLIAM H. & SUSANN L.
TEDROW
D.B. 277 PG. 788
0.908 AC.

LOT # 24
L.H. LOOFBOURROWS ADD.
P.B. 1 PG. 131
SLIDE 132& 133

LEGEND

- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 8" WOOD FENCE POST FOUND
- 4" IRON PIPE FOUND
- RAIL ROAD SPIKE
- ⊙ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

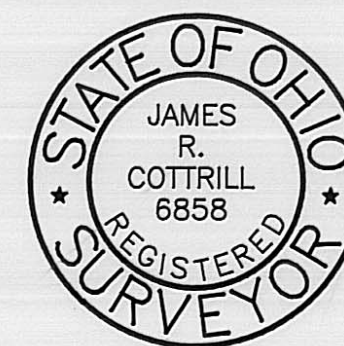
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

MT. STERLING, STATE OF OHIO.

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

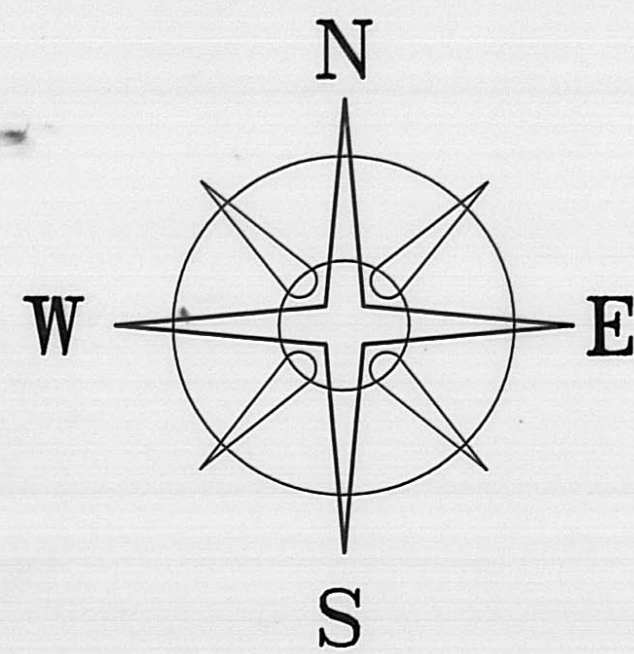
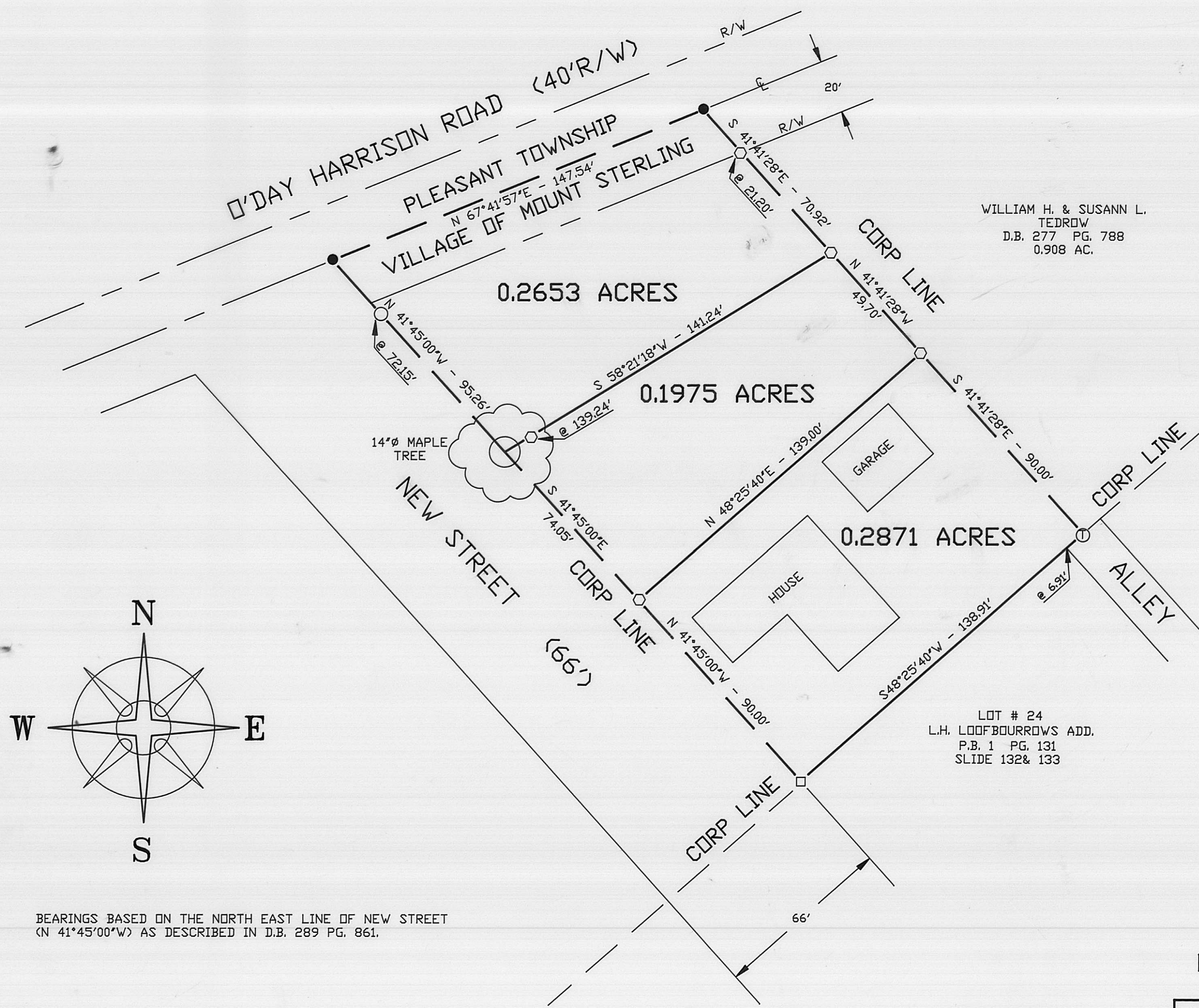
0.2653, 0.1975, & 0.2871 ACRES,
VMS 6483, & 6945, VILLAGE OF
MT. STERLING, MADISON COUNTY, OHIO.
SURVEYED FOR JOSEPH CHAMBERLAIN.

DATE DRAWN: 2-22-96	SCALE : 1" = 30'
JOB # S960209	30' 15' 0 30'
F. B. # 12	



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

James R. Cottrill DATE: 2-22-96



BEARINGS BASED ON THE NORTH EAST LINE OF NEW STREET (N 41°45'00"W) AS DESCRIBED IN D.B. 289 PG. 861.

Description of 0.2871 acre tract
Surveyed for Joseph Chamberlain

The following described 0.2871 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 6483 and 6945, and being part of a 0.748 acre tract conveyed to Joseph M and Edna Chamberlain by Deed Book 289 Page 861 and being more particularly described as follows:

Beginning at a 8 inch diameter wood fence post found at the southern most corner of said 0.748 acre tract said fence post is also in the Northeast line of New Street (66 foot right-of-way) and corner to the Mt. Sterling Corporation line;

Thence, with said Northeast line and the corporation line North 41 deg. 45 min. 00 sec. West a distance of 90.00 feet to an iron pin and cap set;

Thence, with a new line across said 0.748 acre tract North 48 deg. 25 min. 40 sec. East a distance of 139.00 feet to an iron pin and cap set in said corporation line and in the southwest line of a 0.908 acre tract conveyed to William H. and Susann L. Tedrow by Deed Book 277 Page 788;

Thence, with said line South 41 deg. 41 min. 28 sec. East a distance of 90.00 feet to a 3/4 inch iron T bar and cap found at the Northwest terminous of an alley in the L.H. Loofbourrows Addition as recorded in Plat Book 1 Page 131 Slide 132-133 said T bar is also at the eastern most corner of said 0.748 acre tract;

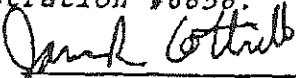
Thence, with the Southeast line of said 0.748 acre tract South 48 deg. 25 min. 40 sec. West, passing the northern most corner of Lot 24 of said Loofbourrows Addition at 6.91 feet, a total distance of 138.91 feet returning to the point of beginning containing 0.2871 acres more or less.

Bearings are based on the Northeast line of New Street (North 41 deg. 45 min. 00 sec. West) as described in Deed Book 289 Page 861.

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 Feb. 22, 1996 by James R. Cottrill registration #6858.


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

Description of 0.2653 Acre Tract
Surveyed for Joseph Chamberlain

The following described 0.2653 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 6483 and 6945, being part of a 0.748 acre tract conveyed to Joseph M. and Edna Chamberlain by Deed Book 289 Page 861 and being more particularly described as follows:

Beginning at a railroad spike found in the centerline of O'Day Harrison Road (40 foot right-of-way) and at the extended Northeast line of New Street (66 foot wide) said railroad spike is also at the Northwest corner of said 0.748 acre tract, said railroad spike is also corner to the Mt. Sterling Corporation line;

Thence, with the centerline of said O'Day Harrison Road and the said Corporation line North 67 deg. 41 min. 57 sec. East a distance of 147.54 feet to a railroad spike found at the Northwest corner of a 0.908 acre tract conveyed to William H. and Susann L. Tedrow by Deed Book 277 Page 788;

Thence, with the Southwest line of said 0.908 acre tract South 41 deg. 41 min. 28 sec. East, passing an iron pin and cap set at 21.20 feet, a total distance of 70.92 feet to an iron pin and cap set;

Thence, across said 0.748 acre tract the following new line South 58 deg. 21 min. 18 sec. West, passing an iron pin and cap set at 139.24 feet, a total distance of 141.24 feet to a point near the center of a 14 inch diameter maple tree, also in the Northeast line of New Street;

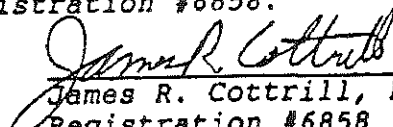
Thence, with said Northeast line North 41 deg. 45 min. 00 sec. West, passing a 4 inch diameter iron pipe found at 72.15 feet, a total distance of 95.26 feet to the point of beginning containing 0.2653 acres more or less.

Bearings are based on the Northeast line of New Street (North 41 deg. 45 min. 00 sec. West) as described in Deed Book 289 Page 861.

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 Feb. 22, 1996 by James R. Cottrill registration #6858.


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

Description of 0.1975 acre tract
Surveyed for Joseph Chamberlain

The following described 0.1975 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 6483 and 6945 and being part of a 0.748 acre tract conveyed to Joseph M. and Edna Chamberlain by Deed Book 289 Page 861 and being more particularly described as follows:

Beginning at a 8 inch diameter wood fence found at the Southern most corner of said 0.748 acre tract, said fence post is in the Northeast line of New Street (66 foot right-of-way and corner to the Mt. Sterling Corporation line;

Thence, with the Northeast line of said New Street and Mt. Sterling Corporation line North 41 deg. 45 min. 00 sec. West a distance of 90.00 feet to an iron pin and cap set in said line;

Thence, with a new line across said 0.748 acre tract North 48 deg. 25 min. 40 sec. East a distance of 139.00 feet to an iron pin and cap set in the Southwest line of a 0.908 acre tract conveyed to William H. and Susann L. Tedrow by Deed Book 277 Page 788, said iron pin is also in the Mt. Sterling Corporation line;

Thence, with said line North 41 deg. 41 min. 28 sec. West a distance of 49.70 feet to an iron pin and cap set;

Thence, across said 0.748 acre tract the following new line South 58 deg. 21 min. 18 sec. West, passing an iron pin and cap set at 139.24 feet, a total distance of 141.24 feet to a point near the center of a 14 inch diameter maple tree said point is in the Northeast line of New Street and said corporation line;

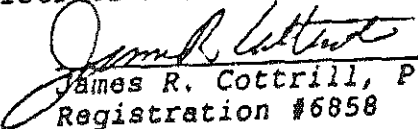
Thence, with said line South 41 deg. 45 min. 00 sec. East a distance of 74.05 feet to the point of beginning containing 0.1975 acres more or less.

Bearings are based on the Northeast line of New Street (North 41 deg. 45 min. 00 sec. West) as described in Deed Book 289 Page 861.

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 Feb. 22, 1996 by James R. Cottrill registration #6858.


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