

LOT 1022

LOT 1020 ROBERT B. & PAMELA A. SHEPPARD
D.B. 246 PG. 131

37.64'

S49°00'00"E 72.54'

N31°51'14"W

0.019 AC.

75.91'

22.38'

S41°00'00"W

GEORGE E. & LISA D. MURDOCH
D.B. 270 PG. 691
LOT 1018

ROBERT B. & PAMELA A. SHEPPARD
D.B. 266 PG. 717
LOT 1019

0.019 AC.

177.62'

N41°00'00"E

177.79'

S38°03'11"W

S49°00'00"E 108.60'

1.31'

R=634.12'

CH. = S 57°30'00"E 187.65'

Δ = 17°00'

L = 188.15'

SEE
DETAIL "A"

CHOCTAW DRIVE

35'

35'

50' BUILDING

20' SEPTIC LINE

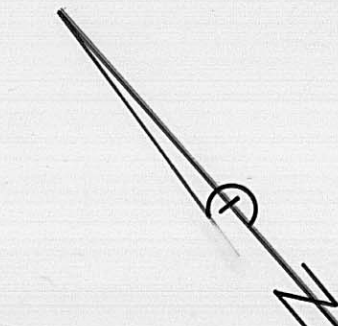
GASOLINE PIPELINE

20'

20' SEPTIC LINE

50' BUILDING

SETBACK



BEARINGS BASED ON THE LINE
BETWEEN LOTS 1018 & 1019 AS
SHOWN ON MAP 6, OF CHOCTAW
LAKE SUBDIVISION.

LOT 1018

LOT 1019

N41°00'00"E 177.62'

9.18' S57°30'00"E

CH = 9.14' N49°24'46"W

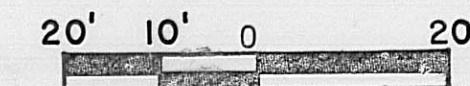
R = 634.12' L = 9.14'

Δ = 0°49'33"

DETAIL "A"
N.T.S.

LEGEND

- 3/4" I.D. IRON PIPE (FOUND)
- 6" CONC. MON. (FOUND)
- 3/4" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



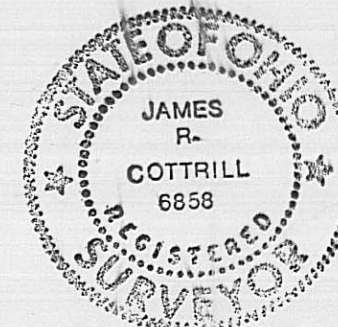
JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING OH. PH. 869-3811

PLAT OF
0.019 ACRES (PART OF LOT 1019) & 0.019 ACRES (PART OF LOT
1018), CHOCTAW LAKE SUBDIVISION, TOWNSHIP
OF SOMERFORD, MADISON COUNTY,
STATE OF OHIO

DATE: 2-22-87

SCALE: 1" = 20'

30 98



I HEREBY CERTIFY THAT THIS PLAT
DEPICTS AN ACTUAL FIELD SURVEY
PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE 2-21-87

Situated in the State of Ohio, County of Madison, Township of Somerford, Choctaw Lake Subdivision, and being part of Lot 1019 conveyed to Robert B. & Pamela A. Sheppard by Deed Book 266 Page 717 and being more particularly described as follows:

Beginning at a iron pin set at the Southwestern corner of said Lot #1019 and at the Southeastern corner of Lot #1018 conveyed to George E. & Lisa D. Murdock by Deed Book 270 Page 691;

Thence, with the line between said Lot 1019 & 1018 North 41 deg. 00 min. 00 sec. East a distance of 177.62 feet to a 3/4 inch diameter iron pipe found at the Northwestern corner of said Lot #1019 and at the Southern most corner of Lot #1020 conveyed to Robert B. & Pamela A. Sheppard by Deed Book 246 Page 131;

Thence, with a new division line across said Lot #1019 South 38 deg. 03 min. 11 sec. West passing an iron pin set at 176.48 feet, a distance of 177.79 feet to a point in the Southwest line of said Lot #1019;

Thence, with a curve to the right, radius=634.12 feet length=9.14 Delta angle=0 deg. 49 min. 33 sec., and chord North 49 deg. 24 min. 46 sec. West a distance of 9.14 feet to the point of beginning containing 0.019 acres more or less to become part of Lot #1018;

Bearings are based on the line between Lots 1018 and 1019 as shown on Map 6 of Choctaw Lake Subdivision.

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, conditions, limitations, and reservations, of record, building line if any, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set are 3/4 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858".

This description is based on a field survey performed February 21, 1987 by James R. Cottrill registration #6858.



A handwritten signature in cursive script that reads "James R. Cottrill".

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

Situated in the State of Ohio, County of Madison, Township of Somerford, Choctaw Lake Subdivision, and being part of Lot #1018 conveyed to George E. and Lisa D. Murdock by Deed Book 270 Page 691 and being more particularly described as follows:

Beginning at a 6 inch square concrete monument found at the Northeast corner of said Lot #1018 and at the Southwest interior corner of Lot #1020 conveyed to Robert B. & Pamela A. Sheppard by Deed Book 246 Page 131;

Thence, with the line between said lots 1018 and 1020 South 41 deg. 00 min. 00 sec. W. a distance of 22.38 feet to a 3/4 inch diameter iron pipe found at the Northwest corner of lot 1019 conveyed to Robert B. & Pamela A. Sheppard by Deed Book 266 Page 717;

Thence, with a new division line across said lot 1018, North 31 deg 51 min. 14 sec. West a distance of 75.91 feet to a 3/4 inch diameter iron pipe found at the Southeast corner of Lot 1022, and Southwest corner of Lot 1020 and in the Northeastern line of Lot #1018;

Thence, with the line between lots 1018 and 1020 South 49 deg. 00 min. 00 sec. East a distance of 72.54 feet to the point of beginning containing 0.019 acres more or less, to become part of Lot #1020.

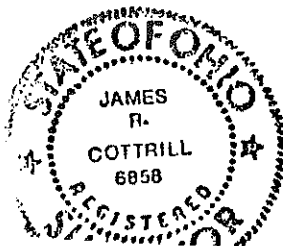
Bearings are based on the line between Lots 1018 and 1019 as shown on Map 6 of Choctaw Lake Subdivision.

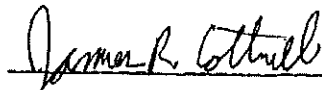
All as shown on the plat attached herewith and made a part hereof.

This deed is subject to and with the benefit of all legal highways, restrictions, easements, conditions, limitations, and reservations, of record, if any, and building lines, and to zoning restrictions which have been imposed thereon, if any.

All iron pins set 3/4 inch diameter rebar with yellow plastic caps stamped "Cottrill #6858".

This description is based on a field survey performed February 21, 1987 by James R. Cottrill registration #6858.




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