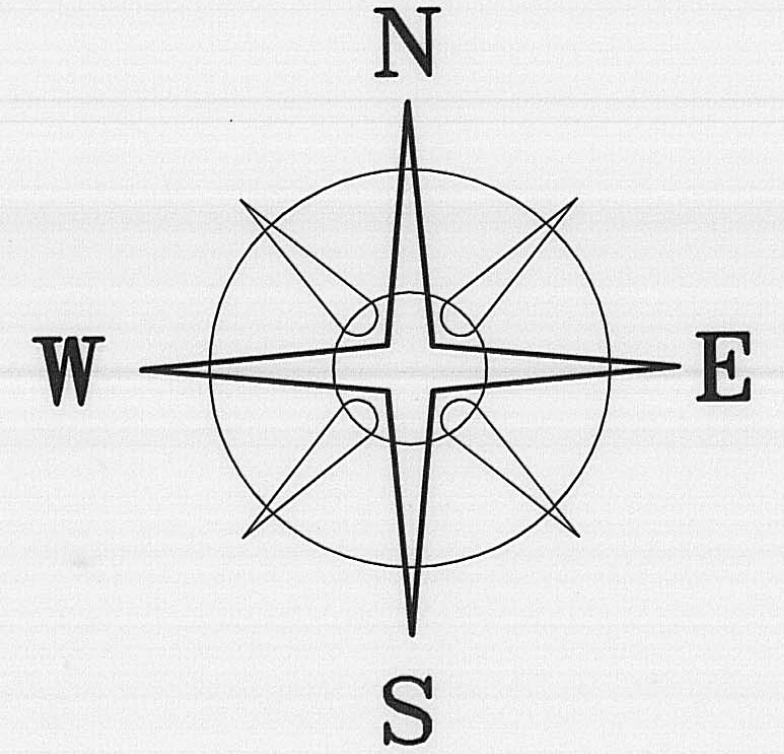


BEARINGS ARE BASED UPON THE NORTHEAST R/W OF WOOD AVE.
(NORTH 65°02' 00" WEST) AS DESCRIBED IN O.R. 194 PG. 1625.



COLUMBUS AVE.

SMITH STREET (50' WIDE)



DEED REFERENCE
MARILYN DENNIS
O.R. 194 PG. 1625
0.1747 AC.
0.1428± ACRES

CHRISTOPHER S. COFFEE
O.R. 122 PG. 2436
0.134 AC.

KENNETH R. & SANDRA L.
SPRADLIN
D.B. 188 PG. 291
0.13 ACRES

LEWIS & MARGARET ANN
CONWAY
DEED BOOK 167 PG. 283
0.176 ACRES

0.0312± ACRES

LEGEND

- IRON PIPE (FOUND)
- RAIL ROAD SPIKE
- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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



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

James R. Cottrill DATE: 7/01/05

COTTRILL SURVEYING, L.L.C.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

SURVEY OF 0.1428 & 0.0312 ACRES
MADISON COUTNY, STATE OF OHIO.
VILLAGE OF MOUNT STERLING
SURVEYED FOR BRUCE DENNIS

DATE DRAWN:	SCALE : 1" =	CREW: MW, NC
JOB # S050817	10' 5' 0 10'	DWN. BY: TB
F. B. # 38		CK. BY: JRC

88-06

0.0312 Acre Tract
Surveyed for Bruce Dennis

The following described 0.0312 acres is situated in the State of Ohio, Madison County, Village of Mount Sterling, V.M.S. 6483, and being part of a 0.1747 acre tract conveyed to Marilyn Dennis by Official Record 194 Page 1625 and being more particularly described as follows:

Beginning at iron pipe found in the north right-of-way line of Wood Avenue (50 ft. right-of-way) said iron pipe is also at the Southwest corner of a 0.176 acre tract conveyed to Lewis & Margaret Ann Conway by Deed Book 167 Page 283;

Thence, with said Wood Avenue North 65° 02 minutes 00 seconds West a distance of 20.66 ft. to an iron pin and cap previously set in the southeast corner of a 0.13 acre tract conveyed to Kenneth R. and Sandra L. Spradlin by Deed book 188 Page 291;

Thence, with the east line of said 0.13 acres and a new line across said 0.1747 acres North 26° 01 minutes 55 seconds East passing an iron pipe found at 64.15 ft. a total distance of 66.71 ft. to an iron pin and cap set;

Thence, continuing with a new line across said 0.1747 acres South 66° 13 minutes 02 seconds East a distance of 19.93 ft. to an iron pin and cap set in the West line of a 0.134 acre tract conveyed to Christopher S. Coffee by Official Record 122 Page 2436;

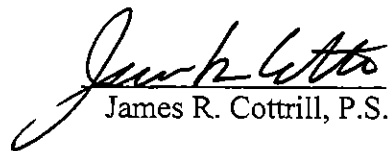
Thence, with the west line of said 0.134 acres and the west line of Conway's said 0.176 acres South 25° 23 minutes 47 seconds West a distance of 67.12 ft. returning to the point of beginning containing 0.0312 acres more or less.

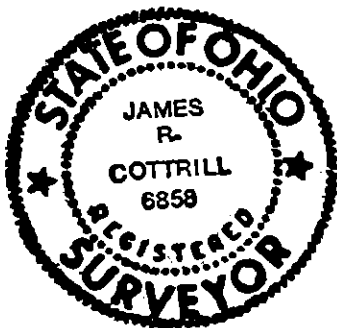
Bearings are based upon the Northeast right-of-way of Wood Avenue (North 65° 02 minutes 00 seconds West) as described in Official Record 194 Page 1625.

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 L.L.C. 6858."

This description is based on a field survey performed August 31, 2005 by James R. Cottrill registration #6858. (Job #S050817A)


James R. Cottrill, P.S.



0.1428 Acre Tract
Surveyed for Bruce Dennis

The following described 0.1428 acres is situated in the State of Ohio, Madison County, Village of Mount Sterling, V.M.S. 6483, and being part of a 0.1747 acre tract conveyed to Marilyn Dennis by Official Record 194 Page 1625 and being more particularly described as follows:

Beginning at an iron pin and cap previously set by this surveyor, said iron pin and cap is at the northwest corner of a 0.13 acre tract conveyed to Kenneth R. and Sandra L. Spradlin by Deed Book 188 Page 291, said iron pin and cap is also in the east right-of-way of Columbus Avenue;

Thence, with said Columbus Avenue North $38^{\circ} 48$ minutes 00 seconds East a distance of 66.00 ft. to a railroad spike found in the south right-of-way of Smith Street (50 ft. right-of-way);

Thence, with said Smith Street South $64^{\circ} 15$ minutes 38 seconds East a distance of 90.65 ft. to an iron pin and cap previously set, said iron pin and cap is also at the northwest corner of a 0.134 acre tract conveyed to Christopher S. Coffee by Official Record 122 Page 2436;

Thence, with the northwest line of said Coffee's 0.134 acres South $25^{\circ} 23$ minutes 47 seconds West a distance of 60.39 ft. to an iron pin and cap set in said Coffee's northwest line;

Thence, with a new line across said 0.1747 acres the following 2 new courses:

- 1) North $66^{\circ} 13$ minutes 02 seconds West a distance of 19.93 ft. to an iron pin and cap set
- 2) South $26^{\circ} 01$ minutes 55 seconds West a distance of 2.56 ft. to an iron pipe found in the easternmost corner of said Spradlin's 0.13 acre tract;

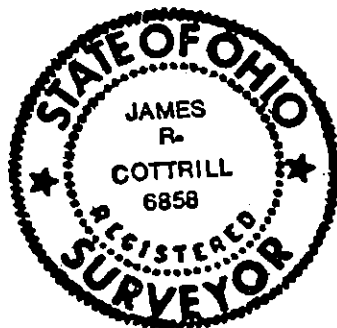
Thence, with the northeast line of said 0.13 acre tract, North $64^{\circ} 42$ minutes 00 seconds West a distance of 86.00 ft. returning to the point of beginning containing 0.1428 acres more or less.

Bearings are based upon the Northeast right-of-way of Wood Avenue (North $65^{\circ} 02$ minutes 00 seconds West) as described in Official Record 194 Page 1625.

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 L.L.C. 6858."

This description is based on a field survey performed August 31, 2005 by James R. Cottrill registration #6858. (Job #S050817)




James R. Cottrill, P.S.