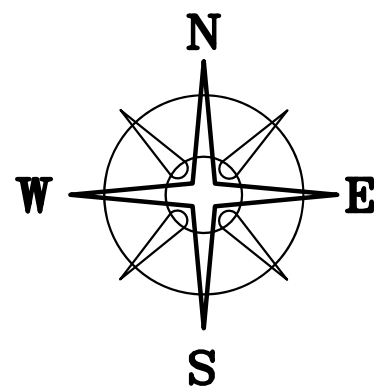


BEARINGS ARE BASED ON A GPS OBSERVATION ON 12/31/13
WGS 1984 GEODETIC NORTH



LOT 68

NOTES

0.0094± ACRE TRACT IS TO BECOME PART OF AND CONTINGET TO FYFFE'S 0.08 ACRE TRACT.
0.0057± ACRE TRACT IS TO BECOME PART OF AND CONTINGET TO SHOTSKY'S 0.05 ACRE TRACT.

ALLEY 16.5'

DB P 270

MADISON STREET

LOT 56

JAMES E & KAREN L STRAWSER
OR 301/1238
LOT 57

0.0057± ACRES

LINE	BEARING	DISTANCE
L1	N 43°00'52" E	5.00'
L2	S 43°01'09" W	5.00'
L3	N 43°01'09" E	5.00'
L4	S 43°00'52" W	5.00'

0.0094± ACRES

DOUGLAS ARTHUR SHOTSKY
OR 189 P 2474
0.05 ACRES
PT. LOT 69

LILLIE M FYFFE
OR 173 P 366
0.08 ACRES
PT. LOT 69

POB

N=627329.34'
E=1751792.72'

SPRING STREET (66' WIDE)

CHESTNUT STREET (66' WIDE)

DEED REFERENCE

MASON & SONS, LLC
OR 297 P 2334

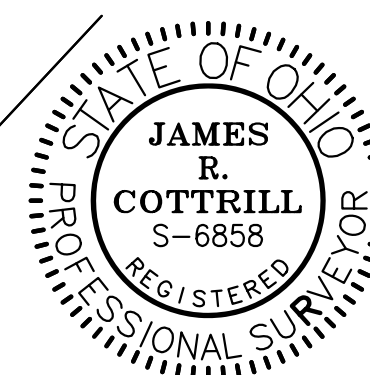
Ⓐ 0.200 ACRES
18-00857.000

ALKIRE-TARBILL ADD.
PB 1 PG 215

LEGEND

- △ (02-019) MADISON COUNTY MONUMENT (FOUND)
- 5/8"Ø IRON REBAR (FOUND)
- 3/4"Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858"

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: 5/10/16

COTTRILL SURVEYING, L.L.C.

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

0.0057 ACRES & 0.0094 ACRES
ALKIRE-TARBILL ADDITION
VILLAGE OF MOUNT STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR MASON & SONS, LLC

DATE DRAWN:
5/2/16
JOB #
S160501

SCALE : 1" = 20'
20' 10' 0 20'

CREW: Matt Wood
DWN. BY: Matt Wood
CK. BY: JRC

N=627119.80'
E=1751602.28'

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

0.0057 Acre Tract *Surveyed for Mason & Sons, LLC*

The following described 0.0057 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, Alkire-Tarbill Addition as recorded in Plat Book 1 page 215, being part of a 0.200 acre tract (18-00857.000) as recorded to Mason and Sons, LLC by Official Record 297 page 2334, and being more particularly described as follows:

Beginning at a 5/8 inch diameter rebar found at the southernmost corner of said 0.200 acre tract and the eastern most corner of a 0.08 acre tract (part of lot 69) conveyed to Lillie M. Hyffe by Official Record 173 page 366, in the northwest line of Chestnut Street (66 feet wide) at the eastern most corner part of Lot 69 of said Addition, said rebar bears North 43° 01' 09" East a distance of 40.44 feet from the intersection of the northwest line of said Chestnut Street with the northeast line of Spring Street (66 feet wide);

Thence, with the northeast line of said Lot 69, North 40° 59' 15" West a distance of 82.00 feet to an iron pin and cap set at the eastern most corner of a 0.05 acre tract (part of lot 69) conveyed to Douglas Arthur Shotsky by Official Record 189 page 2474 and **The True Point of Beginning;**

Thence, continuing with the northeast line of said Lot 69, **North 40° 59' 15" West** a distance of **50.00 feet** to a 3/4 inch diameter iron pipe found in the southeast line of a 16.5 feet alley;

Thence, with the southeast line of said alley, **North 43° 01' 09" East** a distance of **5.00 feet** to an iron pin and cap set;

Thence, across said 0.200 acre tract the following two courses:

- 1) **South 40° 59' 15" East** a distance of **50.00 feet** to an iron pin and cap set
- 2) **South 43° 00' 52" West** a distance of **5.00 feet** returning to the true point of beginning containing **0.0057 Acres** more or less.

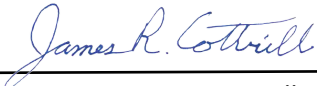
The hereinabove described 0.0057 acre tract is to become part of and contingent to Shotsky's 0.05 acre tract.

Bearings are based on a GPS observation on 12/31/13, WGS 1984 Geodetic North.

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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 5, 2016 by James R. Cottrill, PS registration #6858. (Job #S160501-0-0057AC)


James R. Cottrill, PS

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

0.0094 Acre Tract *Surveyed for Mason & Sons, LLC*

The following described 0.0094 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, Alkire-Tarbill Addition as recorded in Plat Book 1 page 215, being part of a 0.200 acre tract (18-00857.000) as recorded to Mason and Sons, LLC by Official Record 297 page 2334, and being more particularly described as follows:

Beginning at a 5/8 inch diameter rebar found at the southernmost corner of said 0.200 acre tract and the eastern most corner of a 0.08 acre tract (part of lot 69) conveyed to Lillie M. Hyffe by Official Record 173 page 366, in the northwest line of Chestnut Street (66 feet wide) at the eastern most corner part of Lot 69 of said Addition, said rebar bears North 43° 01' 09" East a distance of 40.44 feet from the intersection of the northwest line of said Chestnut Street with the northeast line of Spring Street (66 feet wide);

Thence, with the northeast line of said Lot 69, **North 40° 59' 15" West** a distance of **82.00 feet** to an iron pin and cap set at the eastern most corner of a 0.05 acre tract (part of lot 69) conveyed to Douglas Arthur Shotsky by Official Record 189 page 2474;

Thence, across said 0.200 acre tract the following two courses:

- 1) **North 43° 00' 52" East** a distance of **5.00 feet** to an iron pin and cap set
- 2) **South 40° 59' 15" East** a distance of **82.00 feet** to an iron pin and cap set in the northwest line of said Chestnut Street;

Thence, with the northwest line of said Chestnut Street, **South 43° 01' 09" West** a distance of **5.00 feet** returning to the point of beginning containing **0.0094 Acres** more or less.

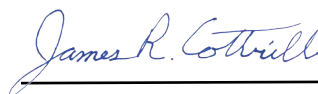
The hereinabove described 0.0094 acre tract is to become part of and contingent to Fyffe's 0.08 acre tract.

Bearings are based on a GPS observation on 12/31/13, WGS 1984 Geodetic North.

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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 5, 2016 by James R. Cottrill, PS registration #6858. (Job #S160501-0-0094AC)



James R. Cottrill, PS