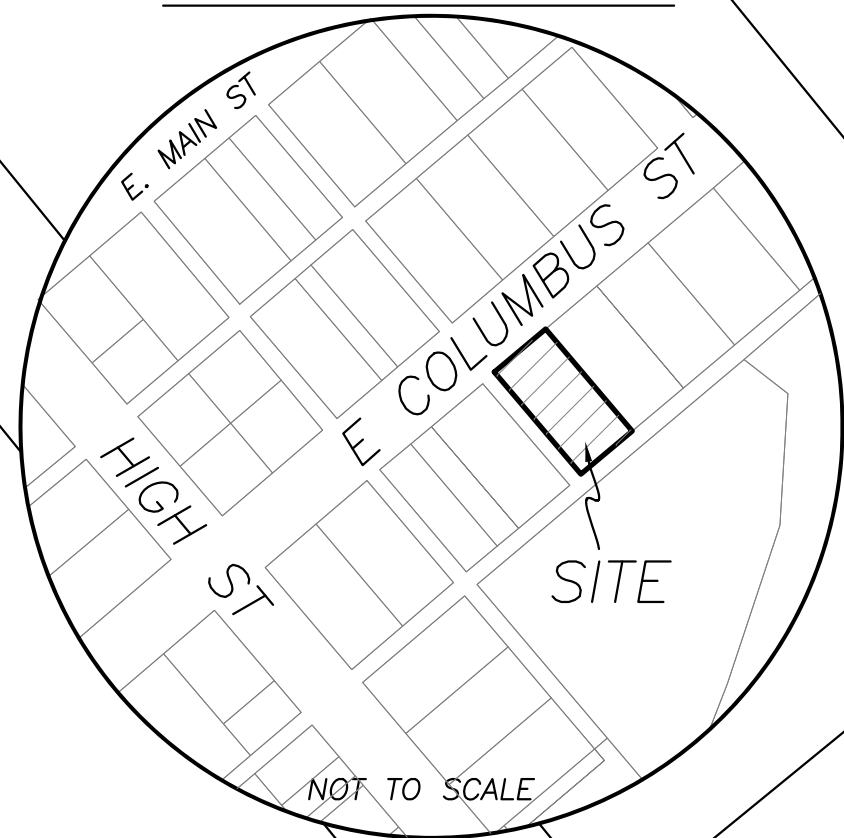
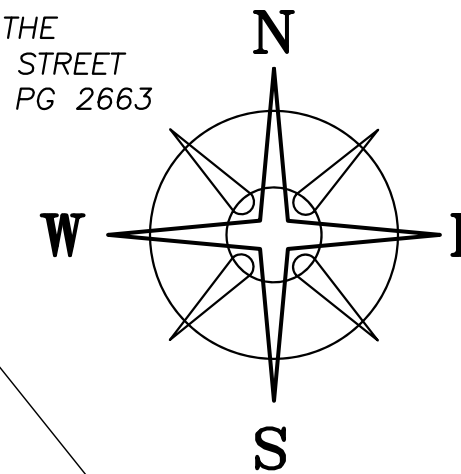


LOCATION MAP



BEARINGS ARE BASED ON THE
SOUTHEAST LINE OF COLUMBUS STREET
(N 50° 43' 07"E) BY OR 310 PG 2663



LEGEND

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

- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⊙ 1" Ø IRON PIPE (FOUND)
- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (SET) IN CONCRETE
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

COLUMBUS STREET (66' WIDE)

JO LYNN BRUNNER, TOD
STEVEN BRET BRUNNER
OR 315 PG 1925
0.2 ACRES
NE 1/2 OF 8 BY 8 POLES

BRUCE & JO LYNN BRUNNER, TOD
REBECCA BLACKBURN & BRIDGET SIMS BENEFICIARY
OR 129 PG 1605
0.2 ACRES
NE 1/2 OF 8 BY 8 POLES

POB
N=627498.40'
E=1753811.54

0.2003± ACRES
Ⓐ

N 50°43'07" E
BASIS OF BEARINGS

16.5' ALLEY

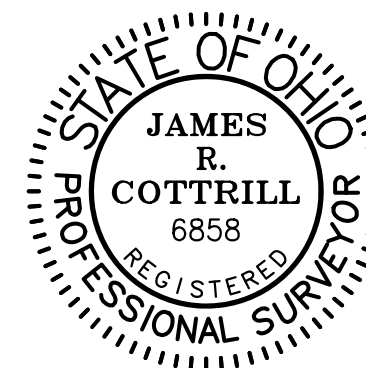
CINDY A SKINNER
OR 310 PG 2663
0.1857 ACRES

PIPE BEARS
N 59°29'43" E
2.08'

16.5' ALLEY

DEED REFERENCE
ROBERTA A CAUDY
OR 324 PG 2679
Ⓐ 0.2 ACRES
PARCEL No. 18-00182.000

16.5' ALLEY



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

James R. Cottrill DATE: 11/27/17

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.2003± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN GRIFFITH**

SCALE : 1" = 20'	DATES	JOB No. S171109
20' 10' 0' 20'	SURVEYED 11/2017	CREW: MW
	DRAWN 11/2017	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2003 Acre Tract *Surveyed for John Griffith*

The following described 0.2003 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.2 acre tract (Parcel 18-00182.000 conveyed to Roberta A Caudy by Official Record 324 page 2679, and being more particularly described as follows:

Beginning at a 1/2-inch diameter pipe found at the intersection of the Southeast line of Columbus Street (66 feet wide) and the Northeast line of a 16.5 feet wide alley;

Thence, with the Southeast line of Columbus Street, **North 50° 43' 07" East** a distance of **66.11 feet** to the Northwest corner of a 0.2 acre tract conveyed to Bruce and Jo Lynn Brunner, TOD to Rebecca Blackburn and Bridget Sims (beneficiary) by Official Record 129 page 1605;

Thence, with the line between said 0.2 acre tracts, **South 39° 27' 22" East**, passing a 1/2-inch diameter iron pipe found at 0.19 feet, a total distance of **132.00 feet** to an iron pin and cap set in the Northwest line of a 16.5 feet wide alley;

Thence, with the Northwest line of said alley, **South 50° 43' 07" West** a distance of **66.11 feet** to a mag nail set in concrete in the Northeast line of previously referenced 16.5 feet wide alley;

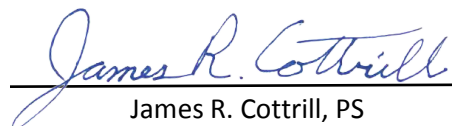
Thence, with the Northeast line of said alley, **North 39° 27' 22" West** a distance of **132.00 feet** returning to the **Point of Beginning**, containing **0.2003 Acres** more or less.

Bearings are based on the Southeast line of Columbus Street (North 50° 43' 07" East) as described in Official Record 310 page 2663.

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 6858."

This description is based on a field survey performed November of 2017 by James R. Cottrill, PS registration #6858. (Job #S171109-0-2003AC)


James R. Cottrill, PS

