

WEST JEFFERSON - KIOUSVILLE ROAD (CR 22, 45' R/W)

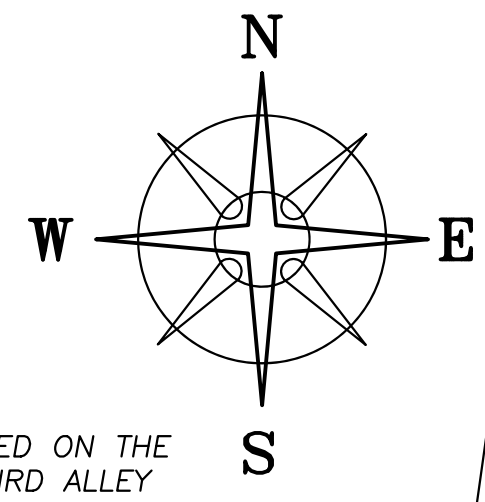
52

50

48

39

ROBERT THOMAS ADDITION
PLAT BOOK 1 PG. 41



BEARINGS ARE BASED ON THE
SOUTH LINE OF THIRD ALLEY
AS DESCRIBED IN OR 322 PG 154

31

23

N=670364.58'
E=1747076.20'

S 82°00'00" E 284.78' (BASIS OF BEARINGS)
THIRD ALLEY (16.5' WIDE)

POB

S 82°00'00" E 140.25'
132.00'

NICOLE & BERT HANSEN, JT LIVES
OR 322 PG 154
1.1085 ACRES
PLAT 74-16
07-00348.000

0.5344± ACRES
Ⓐ

ORIGINAL TOWN OF BIG PLAIN
(FORMERLY CALIFORNIA)

32

24

16.5' WIDE ALLEY

16.5' WIDE ALLEY

N 82°00'00" W 8.25'
S 08°00'00" W 16.50'

DUSTIN A RHOADS
OR 190 PG 1402
20 ACRES
TRACT 1

DEED REFERENCE

Ⓐ DAVIDE V CUGINI
OR 349 PG 249
0.5 ACRES

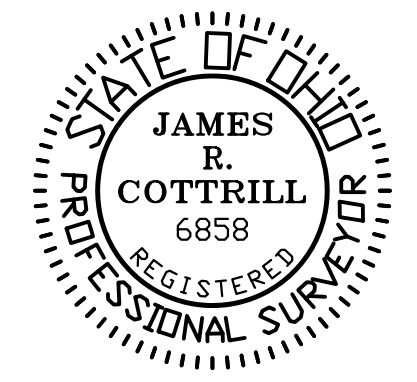
PARCEL III
PARCEL No. 07-00005.000
COMMISSIONERS JOURNAL 41 PG 63

Ⓑ 0.0344 ACRES

(ALLEY VACATION AS SHOWN ON OLD MADISON COUNTY TAX MAP)

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1/2" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 2/19/19

COTTRILL SURVEYING, INC

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

0.5344± ACRES,
VMS 5433, FAIRFIELD TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DAVIDE CUGINI

SCALE: 1" = 30'
30' 15' 0' 30'

JOB No. S190207 : CREW: MW
SURVEYED 02/2019 : DWN BY: NC
DRAWN 02/2019 : CHECK: NC

COTTRILL SURVEYING, INC

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0.5344 Acre Tract *Surveyed for Davide Cugini*

The following described 0.5344 acre tract is situated in the State of Ohio, Madison County, Fairfield Township, VMS 5433, being all of a 0.5 acre tract (Parcel 07-00005.000, Parcel III) and all of a 0.0344 acre tract (Parcel 07-00005.000, vacated alley by Commissioners Journal 41 page 63) both conveyed to Davide V Cugini by Official Record 349 page 249, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the South line of Third Alley (16.5 feet wide) at the Northeast corner of a 1.1085 acre tract conveyed to Nicole and Bert Hansen, Joint Lives by Official Record 322 page 154 and the Northwest corner of said 0.0344 acre tract, said iron pin and cap being in the centerline of a 16.5 feet wide alley as designated by Robert Thompson Addition recorded in Plat Book 1 page 41, said iron pin and cap bears South 82° 00' 00" East a distance of 284.78 feet from a 1/2 inch diameter iron pipe found at the intersection of the South line of Third Alley and the East line of West Jefferson-Kiousville Road (County Road 22, 45 feet right-of-way);

Thence, with the South line of Third Alley, **South 82° 00' 00" East**, passing the Northwest corner of said 0.5 acre tract at 8.25 feet, a total distance of **140.25 feet** to an iron pin and cap set in the West line of a 16.5 feet wide alley;

Thence, with the West line of said alley, **South 08° 00' 00" West** a distance of **165.00 feet** to an iron pin and cap set in the North line of a 16.5 feet wide alley;

Thence, with the North line of said alley, **North 82° 00' 00" West** a distance of **132.00 feet** to an iron pin and cap set in the East line of said vacated alley;

Thence, with the East line of said vacated alley, **South 08° 00' 00" West** a distance of **16.50 feet** to the North line of a 20 acre tract conveyed to Dustin A Rhodes by Official Record 190 page 1402;

Thence, with the North line of said 20 acre tract, **North 82° 00' 00" West** a distance of **8.25 feet** to an iron pin and cap set previously at the Southeast corner of said Hansen's 1.1085 acre tract and in the centerline of said vacated alley;

Thence, with the East line of said 1.1085 acre tract and said centerline, **North 08° 00' 00" East** a distance of **181.50 feet** returning to the **Point of Beginning**, containing **0.5344 Acres** more or less, of which 0.5000 acres more or less is all of said 0.5 acre tract and 0.0344 acres more or less is all of said 0.0344 acre tract.

Bearings are based on the South line of Third Alley (South 82° 00' 00" East) as described in Official Record 322 page 154.

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 February 14, 2019 James R. Cottrill, PS registration #6858. (Job #S190207-0-5344)


James R. Cottrill, PS

