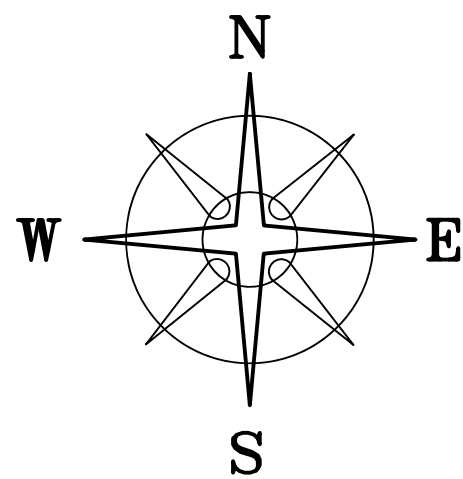


BEARINGS BASED ON THE C OF COLUMBUS STREET  
(N 19°15'E) AS DESCRIBED IN OR 2, P 1267



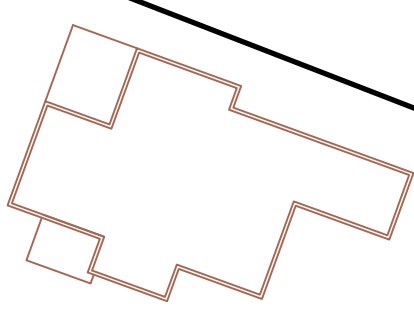
COLUMBUS STREET  
(66' WIDE)

STATE ROUTE 207 (YANKEETOWN STREET)  
(60' R/W)

MOUNTVIEW COURT (50' R/W)

POB  
N=626193.39'  
E=1752432.31'

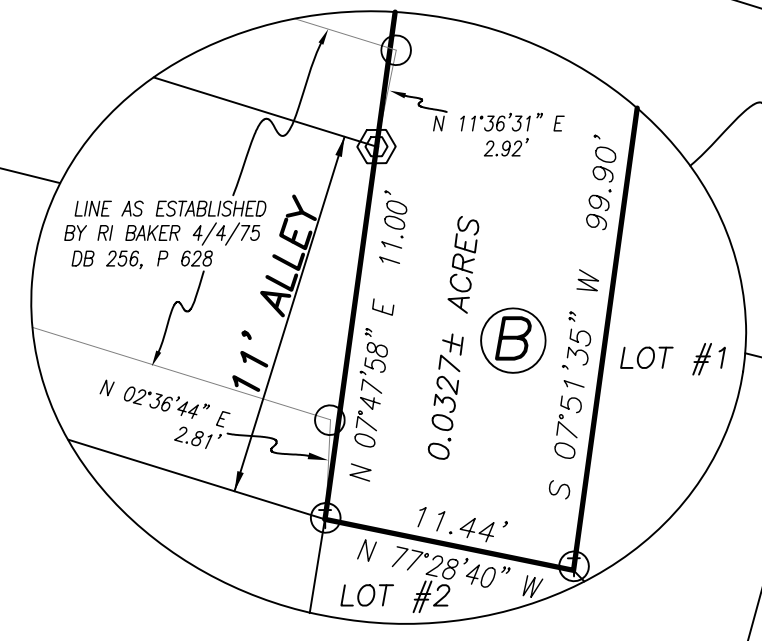
TIMOTHY LEE CAUDY  
OR 300 P 763  
0.61 ACRES  
18-00141.000



(A)  
0.3840± ACRES  
**0.4167± ACRES**

BRUCE WILLIAM ALKIRE & CARRIE M PREECE, JT LIVES  
OR 320 P 568  
0.6183 ACRES  
18-00205.000  
PLAT 24-16

JOSHUA & CASSIE BOGGS, JT LIVES  
OR 316 PG 2648  
0.3936 ACRES  
18-00492.000



N 18°53'17" E 49.50'  
S 05°38'18" W 70.40'  
N 07°52'03" E 89.16'  
S 07°51'35" W 99.90'

PLEASANT RIDGE NO. 2  
PB 2 P 79

PLEASANT RIDGE  
PB 2, P 35

**DEED REFERENCE**  
DAVID L SMITH 1/3 & KIMBERLY S SMITH 1/3  
& BRITTANY N LAFUSE 1/6 & PARKER J LAFUSE 1/6  
OR 290 PG 569  
(A) 0.39 ACRES PARCEL No.18-00653.000  
(B) 0.03 ACRES PARCEL No.18-00654.000

- LEGEND**  
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- MAG NAIL (FOUND)
  - ⊕ 3/4" T-BAR & CAP (FOUND)
  - ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - △ MADISON COUNTY MON. 02-005 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821  
DATE: 07/21/23

**COTTRILL SURVEYING, INC**  
James R Cottrill, PS Nathan Cottrill, PE PS  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**0.4167± ACRES,  
VMS 12596, VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SMITH**

SCALE: 1" = 30'	JOB No. S230709	CREW: AM
30' 15' 0' 30'	SURVEYED 07/2023	DWN BY: JRC
	DRAWN 07/19/23	CHECK: NC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 0.4167 Acre Tract Surveyed for Smith

The following described 0.4167 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 12596, being all of a 0.39 acre tract (Parcel 18-00653.000) and all of a 0.03 acre tract (Parcel 18-00654.000) both conveyed to David L Smith (1/3), Kimberly S Smith (1/3), Brittany N Lafuse (1/6) and Parker J Lafuse (1/6) by Official Record 290 page 569, and being more particularly described as follows:

Beginning at a point in the centerline of Columbus Street (66 feet wide) at the Southwest corner of a 0.61 acre tract conveyed to Timothy Lee Caudy by Official Record 300 page 763 in the Northwest corner of said 0.39 acre tract, said point bears South 02° 48' 02" East a distance of 924.65 feet from Madison County Monument 02-005;

Thence, with the South line of said 0.61 acre tract, **South 68° 48' 34" East**, passing a 3/4 inch diameter iron pipe found at 33.58 feet, a total distance of **290.57 feet** to a 3/4 inch T-bar and cap found at a corner to Lot 20 of Pleasant Ridge No 2 as recorded in Plat Book 2 page 79 and being the North corner of said 0.03 acre tract;

Thence, with the West line of said Lot 20, **South 05° 38' 18" West** a distance of **49.82 feet** to a 3/4 inch diameter iron pipe found at the Northwest corner of Lot 21 of said Pleasant Ridge No 2;

Thence, with the West line of said Lot 21, **South 07° 51' 35" West**, passing the Northwest corner of Lot 1 of Pleasant Ridge as recorded in Plat Book 2 page 35 at 70.40 feet, a total distance of **99.90 feet** to a 3/4 inch T-bar and cap found at the Northeast corner of Lot 2 of said Pleasant Ridge;

Thence, with the North line of said Lot 2, **North 77° 28' 40" West** a distance of **11.44 feet** to a 3/4 T-bar and cap found at the Northeast corner of a 0.3936 acre tract conveyed to Joshua and Casey Boggs, Joint Lives by Official Record 360 page 2648 and the Southeast corner of an 11 feet wide alley;

Thence, with the East line of said alley, **North 07° 47' 58" East** a distance of **11.00 feet** to an iron pin and cap previously set at the Southwest corner of a 0.6183 acre tract conveyed to Bruce William Alkire and Carrie M Preece, Joint Lives by Official Record 320 page 568;

Thence, around said 0.6183 acre tract with the following two courses:

- 1) **North 07° 52' 03" East** a distance of **89.16 feet** to an iron pin and cap previously set at the Southeast corner of said 0.39 acre tract;
- 2) **North 71° 59' 38" West**, passing an iron pin and cap previously set at 256.31 feet, a total distance of **290.78 feet** to the centerline of Columbus Street;

Thence, with the centerline of Columbus Street, **North 19° 15' 00" East** a distance of **65.65 feet** returning to the **Point of Beginning**, containing **0.4167 Acres** more or less, of which 0.3840 acres more or less is all of said 0.39 acre tract and 0.0327 acres more or less is all of said 0.03 acre tract.


Bearings are based on the centerline of Columbus Street (North 19° 15' East) as described in Official Record 2 page 1267.

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 Surveying"

This description is based on an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on July 18, 2023.



  
Nathan L. Cottrill, PS #8821  
(Job #S230709-0.4167)