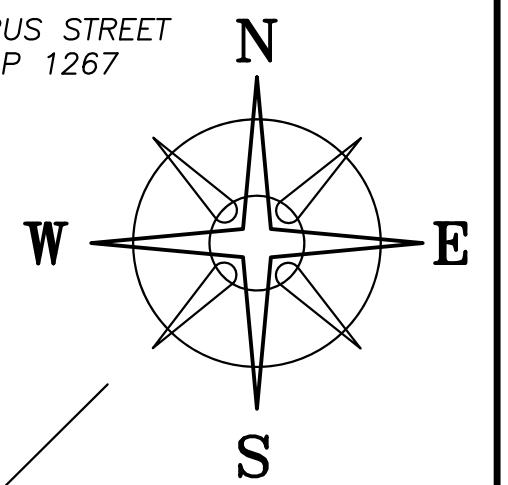


BEARINGS BASED ON THE \bar{C} OF COLUMBUS STREET
(N 19°15'E) AS DESCRIBED IN OR 2, P 1267



PART OF LOT 16

JOHN C & RUTH K BARNES, JT LIVES
OR 200 PG 1493
TRACT 1: 0.178 ACRES
18-00760.000

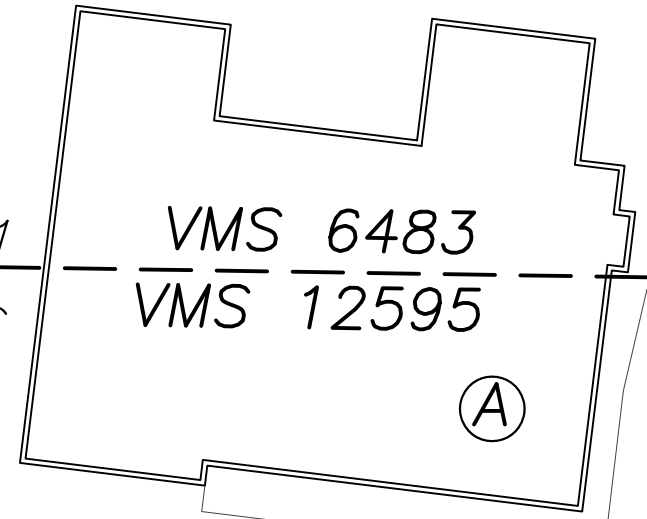
JACK E & DIANA L CRAWFORD
DB 288 PG 593
0.457 ACRES
18-00836.000

DEED REFERENCE
CHARLOTTE CRITES
OR 357 PG 861
PARCEL No. 18-00568.000
(A) PART OF LOT 16
OF
PLEASANT RIDGE ADDITION
No. 2, AS RECORDED IN
PB 2 PG 79

J & R SOLID ROCK RENTALS LLC
OR 296 PG 2239
0.297 ACRES
18-00797.000

0.3581± ACRES
PART OF LOT 16

LOT 15



DWANA K GOODAN
OR 45 PG 574
LOT 15 & 36 SQFT
18-00478.000
18-00479.000

JAMES E & CYNTHIA S ROLFE
DB 282 PG 201
LOT 17 & 568 SQFT
18-00595.000

POB
N: 626217.79'
E: 1752930.48'

LINE	BEARING	DISTANCE
L1	N 58°55'22" W	3.00'
L2	S 31°04'38" W	12.35'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- IRON PIN (FOUND)
 - 5/8" ϕ IRON PIN (FOUND)
 - ⊙ 3/4" ϕ IRON PIPE (FOUND)
 - ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

NOTE
POB BEARS
S 17°33'33" E 1952.61'
FROM MAD CO. MON 02-005

LOT 18

MOUNTVIEW COURT
(50' WIDE)

R:50.00'
L:41.39'
B:S 88°53'12" W
C:40.22'
D:47°25'42"



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 12/26/23

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

0.3581± AC, VMS 6483 & 12595, VILLAGE OF MT. STERLING, MADISON COUNTY, STATE OF OHIO. SURVEYED FOR CRITES.

SCALE : 1" = 20'	JOB No. S231210	CREW: MW
20' 10' 0' 20'	SURVEYED 12/20/23	DWN BY: NC
	DRAWN 12/20/23	CHECK: NC

COTTRILL SURVEYING, INC

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

0.3581 Acre Tract Surveyed for Crites

The following described 0.3581 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 6483 and VMS 12595, being part of Lot 16 (Parcel 18-00568.000) of Pleasant Ridge Addition Number 2 as recorded in Plat Book 2 page 79 and conveyed to Charlotte Crites by Official Record 357 page 861, and being more particularly described as follows:

Beginning at a 3/4 inch diameter iron pipe found in the northern line of the cul-de-sac (50 feet radius) of Mountview Court, being at the southeast corner of Lot 17 in the south corner of a 568 square feet tract conveyed to James E and Cynthia S Rolfe by Deed Book 282 page 201 and being the Southwest corner of said Lot 16, said pipe bears South 17° 33' 33" East a distance of 1952.61 feet from Madison County Monument 02-005;

Thence, with said 568 square feet tract with the following two courses:

- 1) **North 14° 33' 12" West** a distance of **37.21 feet** to an iron pin and cap set;
- 2) **North 24° 40' 45" West** a distance of **80.07 feet** to an iron pin and cap set at the east corner of a 0.297 acre tract conveyed to J & R Solid Rock Rentals LLC by Official Record 296 page 2239 and the south corner of a 0.457 acre tract conveyed to Jack E and Diana L Crawford by Deed Book 288 page 593;

Thence, with the southeast line of said 0.457 acre tract, **North 44° 27' 43" East**, passing an iron pin and cap set at 51.33 feet, a total distance of **61.33 feet** to the centerline of O'days Run and being the southwest corner of a 0.178 acre tract conveyed to John C and Ruth K Barnes, Joint Lives by Official Record 200 page 1493;

Thence, meandering with the centerline of O'days Run in the south line of said 0.178 acre tract with the following four courses:

- 1) **South 83° 50' 21" East** a distance of **31.36 feet**;
- 2) **South 68° 17' 08" East** a distance of **42.21 feet**;
- 3) **North 64° 02' 30" East** a distance of **45.37 feet**;
- 4) **South 89° 46' 52" East** a distance of **24.29 feet** to the northwest line of Lot 15 as conveyed to Dwana K Goodan by Official Record 45 page 574;

Thence, with the northwest line of Lot 15, **South 31° 04' 38" West**, passing an iron pin and cap set at 10.00 feet, a total distance of **167.56 feet** to an iron pin and cap set at the Northeast corner of a 36 square feet tract conveyed to Dwana K Goodan by Official Record 45 page 574;

Thence, around said 36 square feet tract with the following two courses;

- 1) **North 58° 55' 22" West** a distance of **3.00 feet** to an iron pin and cap set;
- 2) **South 31° 04' 38" West** a distance of **12.35 feet** to an iron pin and cap set in the northern line of the cul-de-sac Mountview Court;

Thence, with the line of said cul-de-sac, with a curve to the left, **radius of 50.00 feet, arc length of 41.39 feet**, chord bears South 88° 53' 12" West a distance of 40.22 feet with a Delta angle of 47° 25' 42", returning to the **Point of Beginning**, containing **0.3581 Acres** more or less.

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 December 20, 2023.





Nathan L. Cottrill, PS #8821
(Job #S231210-0.3581)