

BEARINGS BASED ON THE N.W. LINE OF LIFF'S 1,356 AC. TRACT (N 45°41'E) AS DESCRIBED IN D.B. 288 PG. 682.

DEED REFERENCE

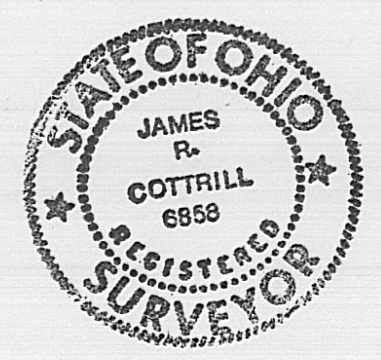
EARL E. LIFF
D.B. 288 PG. 682
1,356 ACRES
1,3512 AC. BY
THIS SURVEY
PARCEL #5
SUBDIVISION OF 2,568 AC.
FOR RICHARD B. POWELL - 1956

LEGEND

- △ STATE R/W MONUMENT
- 5/8" DIA. REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

* REVISED 12-21-92: SPILT 0.6982 INTO 0.4256 & 0.2726 ACRE TRACTS



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 12-21-92

JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

0.3136, 0.3394, 0.4256, & 0.2726 ACRES, VMS 464, VILLAGE OF MT. STERLING, MADISON COUNTY, STATE OF OHIO.

DATE DRAWN: 10-7-92	SCALE: 1" = 40'		13-93
JOB # S920912 F. B. # 5			

Situated in the County of Madison in the State
of Ohio and in the Village of Mt. Sterling and bounded and described as
follows:

Situated in V.M.S. 464 and being part of 1.356 acre tract (Parcel Five) conveyed to Earl Liff by Deed Book 288 Page 682 and being more particularly described as follows:

Beginning at an iron pin and cap set in the South line of East Columbus Avenue. Said iron pin and cap is at the Northern most corner of said 1.356 acre tract and in the Northwest corner of a 2.36 acre tract conveyed to Thomas N. and Marcia K. Morley by Deed Book 283 Page 103;

Thence, with the South line of said East Columbus Ave. South 45 deg. 41 min. 00 sec. West, a distance of 45.39 feet to an iron pin and cap set at the true point of beginning;

Thence, with a new line across said 1.356 acre tract South 8 deg. 00 min. 14 sec. East a distance of 346.10 feet to an iron pin and cap set in the North line of a 29.496 acre tract conveyed to Clyde R. and Mary Louise Bandy by Deed Book 158 Page 657;

Thence, with another new line across said 1.356 acre tract North 29 deg. 50 min. 13 sec. West a distance of 288.04 feet to an iron pin and cap set in the South line of East Columbus Ave.;

Thence, with said South line North 45 deg. 41 min. 00 sec. East a distance of 132.94 feet returning to the true point of beginning containing 0.4256 acres more or less.

Bearings are based on the Northwest line of Liff's 1.356 acre tract (North 45 deg. 41 min. East) as described in Deed Book 288 Page 682.

All as shown on the plat attached and made a part hereof.

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 caps stamped "Cottrill #6858".

This description is based on a field survey performed Dec. 21, 1992 by James R. Cottrill registration #6858.

Situated in the State of Ohio, Madison County, Village of Mt. Sterling, V.M.S. 464 and being part of a 1.356 acre tract (Parcel Five) conveyed to Earl Liff by Deed Book 288, Page 682 and being more particularly described as follows:

Beginning at an iron pin and cap in the South line of East Columbus Avenue, said iron pin and cap is the Northern most corner of said 1.356 acre tract and in the Northwest corner of a 2.36 acre tract conveyed to Thomas N. and Marcia K. Morley by Deed Book 283, Page 103;

Thence, with the West line of said 2.36 acre tract South 7 deg. 03 min. 00 sec. East a distance of 365.29 feet to an iron pin and cap set at the Southwest corner of said 2.36 acre tract and the Northwest corner of a 0.414 acre tract also conveyed to Thomas N. and Marcia K. Morley by Deed Book 283, Page 103, said iron pin and cap is also at the Northeast corner of a 29.496 acre tract conveyed to Clyde R. and Mary Louise Bandy by Deed Book 158, Page 657;

Thence, with the North line of said 29.496 acre tract South 67 deg. 45 min. 00 sec. West a distance of 31.46 feet to an iron pin and cap set;

Thence, with a new line across said 1.356 acre tract North 8 deg. 00 min. 14 sec. West a distance of 346.10 feet to an iron pin and cap set in the South line of East Columbus Avenue.

Thence, with the South line of East Columbus Avenue North 45 deg. 41 min. 00 sec. East a distance of 45.39 feet to the point of beginning, containing 0.2726 acres more or less.

Bearings are based on the Northwest line of Liff's 1.356 acre tract (North 45 deg. 41 min. East) as described in Deed Book 288, Page 682.

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 caps stamped "Cottrill #6858."

This description is based on a field survey performed December 21, 1992 by James R. Cottrill, Registration #6858.