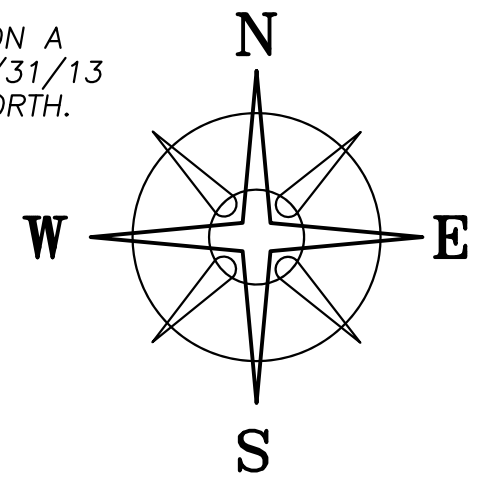


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/31/13
WGS 1984 GEODETIC NORTH.



02-005

MARKET STREET (66' WIDE)

ALLEY 16.5'

PRIVACY FENCE

0.1364± ACRES

(A)

POB

DONALD HOLLIDAY
OR 157 P 1612
0.14 ACRES

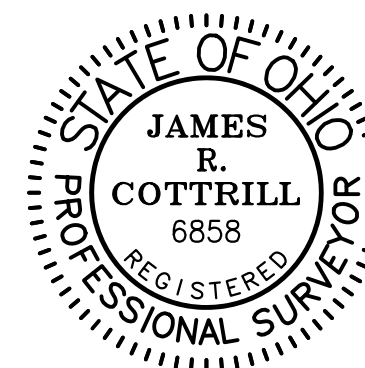
CHESTNUT STREET (66' WIDE)

DEED REFERENCE
JEFFREY A DANIELS
OR 333 PG 2082
(A) 0.12 ACRES
18-00293.000

LEGEND

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

- ▣ MADISON COUNTY MONUMENT (FOUND)
- ⊙ IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)



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

0.1364± ACRES,
VMS 6483, VILLAGE OF MT. STERLING
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JEFF DANIELS

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

James R. Cottrill DATE: 10/25/18

SCALE : 1" = 20'
20' 10' 0 20'

JOB No. S181006 : CREW: MW
SURVEYED 10/2018 : DWN BY: RC
DRAWN 10/2018 : CHECK: NC

02-019

N=627119.80'
E=1751602.28'

N 42°33'27" E 873.53'

N 40°57'29" W 93.41'

S 43°00'40" W 66.41'

S 40°57'29" E 86.47'

N 49°00'54" E 66.04'

S 37°27'34" W 455.19'

COTTRILL SURVEYING, INC

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

0.1364 Acre Tract *Surveyed for Jeff Daniels*

The following described 0.1364 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 6483, being all of a 0.12 acre tract (18-00293.000) conveyed to Jeffrey A Daniels by Official Record 333 page 2082, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the northwest line of Chestnut Street (66 feet wide) with the southwest line of Market Street (66 feet wide) also the East corner of said 0.12 acre tract;

Thence, with the northwest line of said Chestnut Street, **South 43° 00' 40" West** a distance of **66.41 feet** to an iron pin and cap set at the east corner of a 0.14 acre tract conveyed to Donald Holiday by Official Record 157 page 1612;

Thence, with the northeast line of said 0.14 acre tract, **North 40° 57' 29" West** a distance of **93.41 feet** to an iron pin and cap set in the southeast line of a 16.5 feet Alley;

Thence, with the southeast line of said 16.5 feet alley, **North 49° 00' 54" East** a distance of **66.04 feet** to an iron pin and cap set in the southwest line of said Market Street;

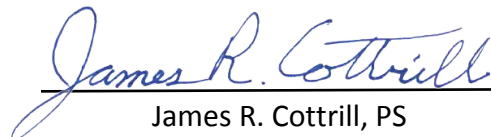
Thence, with the southwest line of said Market Street, **South 40° 57' 29" East** a distance of **86.47 feet** returning to the point of beginning containing **0.1364 Acres** more or less.

Bearings are based on a GPS observation on December 31, 2013, WGS 1984 Geodetic North.

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 October 25, 2018 by James R. Cottrill, PS registration #6858. (Job #S181006-0-1364)


James R. Cottrill, PS

