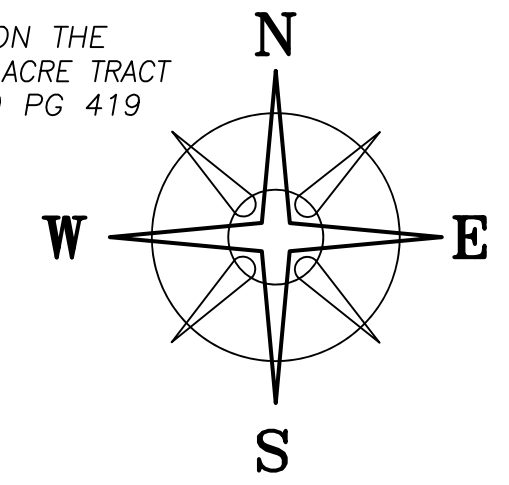


BEARINGS ARE BASED ON THE
NORTHWEST LINE OF A 2.9074 ACRE TRACT
AS DESCRIBED IN OR 319 PG 419



N 71°42'03" E (BASIS OF BEARINGS)

DANIEL L & BARBARA J DUHL, JT LIVES
OR 319 PG 419
2.9074 ACRES

BRICKER BONNIE JUNE
OR 29 PG 845
0.18 ACRES

DEED REFERENCE
JOHN E GRIFFITH
OR 331 PG 856
Ⓐ 0.2 ACRES
PARCEL No. 18-00045.000

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - Ⓣ 3/4" T-BAR & CAP (FOUND)
 - MAG NAIL (SET IN CONCRETE)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

POB
N=628549.25'
E=1752723.91'

3RD AVENUE (30' WIDE)

0.2002±
ACRES
Ⓐ

ALLEY (16.5')

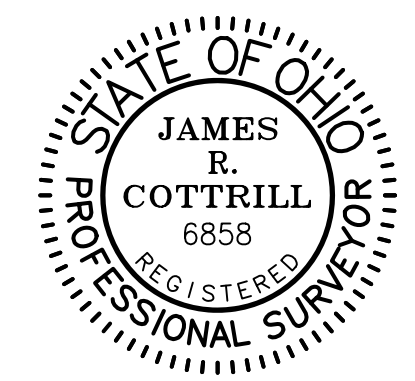
HIGH STREET (66' WIDE)

CHRISTOPHER F FELLURE
OR 182 PG 861
0.2 ACRES

ALLEY (16.5')

T-BAR BEARS
N 23°04'10" W
0.39'

12" ∅ WALNUT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/27/2018

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

0.2002± ACRES,
VMS 464, VILLAGE OF MT. STERLING,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN GRIFFITH

SCALE : 1" = 20'	JOB No. S180211	CREW: NC
20' 10' 0' 20'	SURVEYED 02/2018	DWN BY: RC,NC
	DRAWN 02/2018	CHECK: RC

COTTRILL SURVEYING, INC

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

0.2002 Acre Tract *Surveyed for John Griffith*

The following described 0.2002 acre tract is situated in the State of Ohio, Madison County, Village of Mount Sterling, VMS 464, being all of a 0.2 acre tract (Parcel 18-00045.000) conveyed to John E Griffith by Official Record 331 page 856, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Northeast line of High Street (66 feet wide) in the Southeast line of 3rd Avenue (30 feet wide) and being the West corner of said 0.2 acre tract;

Thence, with the Southeast line of 3rd Avenue, **North 65° 42' 56" East** a distance of **132.00 feet** to an iron pin and cap set in the Southwest line of a 16.5 feet wide alley, from said corner a 3/4 inch T-bar found bears North 23° 04' 10" West a distance of 0.39 feet;

Thence, with the Southwest line of Said Alley, **South 24° 17' 04" East**, passing an iron pin and cap set at 63.07 feet, a total distance of **66.07 feet** to a 12 inch diameter walnut tree found at the North corner of a 0.2 acre tract conveyed to Christopher F Fellure by Official Record 182 page 861;

Thence, with the Northwest line of said Fellure's 0.2 acre tract, **South 65° 42' 56" West** a distance of **132.00 feet** to an iron pin and cap set in the Northeast line of High Street;

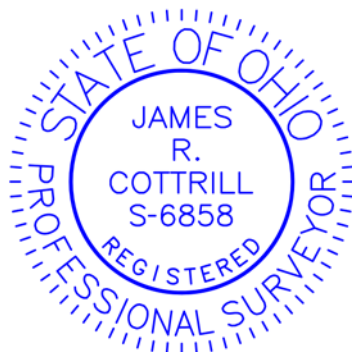
Thence, with the Northeast line of High Street, **North 24° 17' 04" West** a distance of **66.07 feet** returning to the **Point of Beginning**, containing **0.2002 Acres** more or less.

Bearings are based on the Northwest line of a 2.9074 acre tract (North 71° 42' 03" East) as described in Official Record 319 page 419.

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 26, 2018 by James R. Cottrill, PS registration #6858. (Job #S180211-0-2002AC)




James R. Cottrill, PS