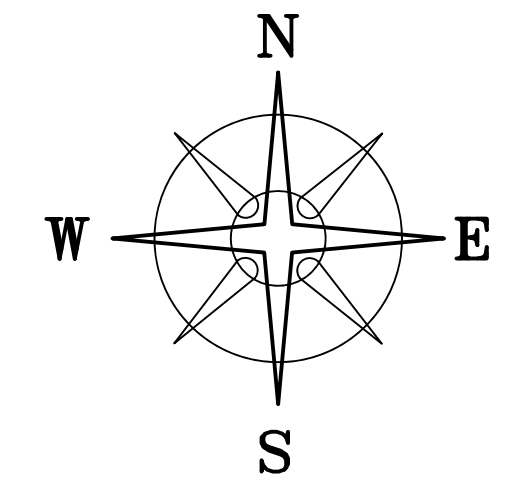


BEARINGS BASED ON THE C OF COLUMBUS STREET  
(N 19°15'E) AS DESCRIBED IN OR 2, P 1267



**POB**  
N=626352.860'  
E=1752579.539

VMS 6483  
VMS 12595

RRS SET BY ADJOINER BEARS  
N 52°20'45" E 0.96'

CRYSTAL D & DAVID LOGSDON  
OR 329 P 1611  
0.3 AC

**0.4493± ACRES**

TIMOTHY LEE CAUDY  
OR 300 P 763  
0.61 AC

CARLA M SIDNER  
OR 342 P 2545  
19

PLEASANT RIDGE NO. 2  
PLAT BOOK 2 P. 79

DEBRA L GEYER  
OR 278 P 2510  
18

COLUMBUS STREET (66' WIDE)

N 19°15'00" E (BASIS OF BEARINGS)

(YANKEETOWN STREET)  
STATE ROUTE 207

11' ALLEY

MOUNTVIEW COURT (50' R/W)

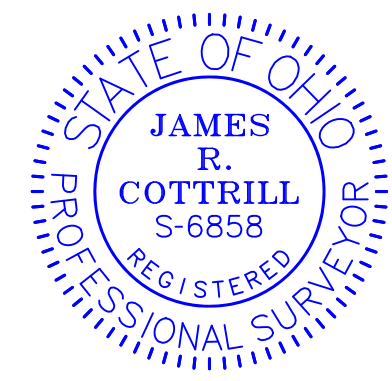
**LEGEND**

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 5/8" Ø REBAR (FOUND)
- △ MADISON COUNTY MON. 02-005 (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⦿ RAIL ROAD SPIKE (SET)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**DEED REFERENCE**

JOHNNIE J & TERRIE L RAY, JT LIVES  
OR 293 PG 877  
PARCEL No. 18-00348.000  
Ⓐ 0.44 ACRES



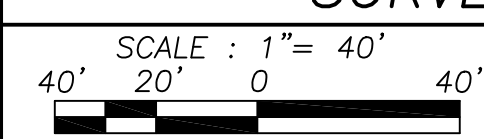
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858

*James R. Cottrill* DATE: 06/10/20

**COTTRILL SURVEYING, INC**

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

0.4493± ACRES, VMS 6483 & 12595,  
VILLAGE OF MT. STERLING,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR RAY



SCALE : 1" = 40'	JOB No. S200516	CREW: MW
40' 20' 0 40'	SURVEYED 06/2020	DWN BY: NC
	DRAWN 06/2020	CHECK: NC

# COTTRILL SURVEYING, INC

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

## **0.4493 Acre Tract** *Surveyed for Ray*

The following described 0.4493 acre tract is situated in the State of Ohio, Madison County, Village of Mt. Sterling, VMS 6483 and 12595, being all of 0.44 acre tract (Parcel 18-00348.000) conveyed to Johnnie J and Terrie L Ray, Joint Lives by Official Record 293 page 877, and being more particularly described as follows:

Beginning at an iron pin and cap set in the southeast line of Columbus Street (66 feet wide) at the west corner of a 0.3 acre tract conveyed to Crystal D and David Logsdon by Official Record 329 page 1611 and the north corner of said 0.44 acre tract, said mag nail bears South 07° 27' 12" East a distance of 1767.44 feet from Madison County Monument 02-005,

Thence, with the southwest line of said 0.3 acre tract, **South 64° 38' 17" East** a distance of **248.18 feet** to an iron pin and cap previously set in the northwest line of Lot 18 of Pleasant Ridge No. 2 as recorded in Plat Book 2 page 79 and conveyed to Debra L Geyer by Official Record 278 page 2510;

Thence, with the Northwest line of said Pleasant Ridge No. 2, **South 36° 33' 07" West** passing the North corner of Lot 19 conveyed to Carla M Sidner by Official Record 342 page 2545 at 46.89 feet, a total distance of **77.30 feet** to the east corner of a 0.04 acre tract and the Northeast corner of a 0.61 acre tract both conveyed to Timothy Lee Caudy by Official Record 300 page 763;

Thence, with the Northeast line of said 0.04 acre tract, **North 66° 43' 58" West**, passing a 3/4 inch diameter iron pipe found at 0.17 feet, a total distance of **241.12 feet** to a railroad spike set in the Southeast line of Columbus Street;

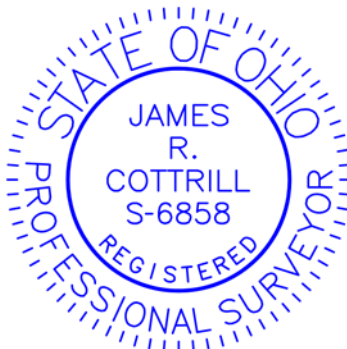
Thence, with the Southeast line of Columbus Street, **North 30° 36' 47" East** a distance of **85.00 feet** returning to the **Point of Beginning**, containing **0.4493 Acres** more or less.

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

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 Surveying."

This description is based on a field survey performed June 5, 2020 and by James R. Cottrill, PS registration #6858. (Job #S200516-0.4493)



  
James R. Cottrill, PS #6858