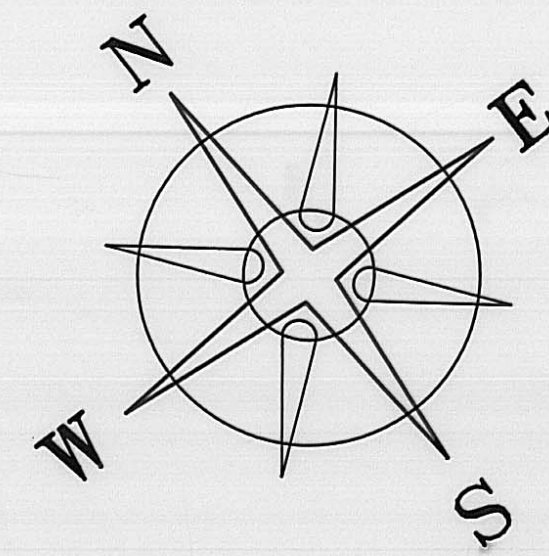


NORMA J.
BAKER
D.B. 277 PG. 701
0.310 ACRES



BEARINGS BASED ON THE NORTH LINE OF S. OAK STREET (S58°17'E) AS DESCRIBED IN D.B. 298 PG. 202.

VIRGIL R. RHOADES
D.B. 298 PG. 202
0.132 ACRES

JAMES L. & JUANITA M.
ELLARS
D.B. 152 PG. 657
0.147 AC.

NOTE

23.0 S.F. IN VMS 8742
611.0 S.F. IN VMS 8863
VMS LINE SCALED FROM
TAX MAP

NOTE

0.015 ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO
THIS 0.147 ACRE TRACT

LEGEND

- 3/4" SOLID IRON PIN FOUND
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 1/2" DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- MINE SPIKE SET IN TRUNK OF TREE
- P K NAIL
- ⊞ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



SOUTH OAK STREET



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 8-23-95

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

0.015 ACRES, VMS 8742 & 8863,
CITY OF LONDON, MADISON
COUNTY, STATE OF OHIO,
SURVEYED FOR JAMES ELLARS 101-95

DATE DRAWN: 8-23-95	SCALE: 1" = 10'	101 - 95
JOB # S950812	10' 5' 0 10'	
F. B. # 11		

The following described 0.015 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 8742-8863, and being part of a 0.132 acre tract conveyed to Virgil R. Rhoades by Deed Book 298 Page 202 and being more particularly described as follows:

Commencing at a 3/4 inch solid iron pin found at the Southeast corner of said 0.132 acre tract also being the Southwest corner of a 0.147 acre tract conveyed to James L. and Juanita M. Ellars by Deed Book 152 Page 657, said 3/4 inch iron pin is also in the Northeast line of South Oak Street;

Thence, with the line between said 0.132 and 0.147 acre tract North 40 deg. 31 min. 09 sec. East a distance of 12.50 feet to an iron pin and cap set;

Thence, with a new line across said 0.132 acre tract North 32 deg. 27 min. 03 sec. East a distance of 95.28 feet to an iron pin and cap set in the South line of a 0.310 acre tract conveyed to Norma J. Baker by Deed Book 277 Page 701;

Thence, with said South line South 51 deg. 30 min. 42 sec. East a distance of 13.38 feet to the Northeast corner of said 0.132 acre tract and corner to said 0.147 acre tract, said point bears South 40 deg. 31 min. 09 sec. West a distance of 0.45 feet from a 1/2 inch diameter solid iron pin found;

Thence, with the line between said 0.132 and 0.147 acre tracts South 40 deg. 31 min. 09 sec. West a distance of 94.81 feet to the point of beginning containing 0.015 acres more or less. 634.0 sq. ft.

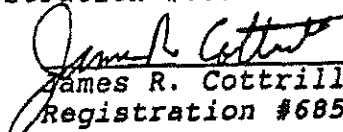
The here-in-above described 0.015 acres is to become part of and contiguous to Ellars 0.147 acre tract.

Bearings are based on the North line of South Oak Street (South 58 deg. 17 min. East) as described in Deed Book 298 Page 202.

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 Aug. 23, 1995 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858