



BEARINGS BASED ON THE C OF  
S.R. 56 (S33°30'E) AS  
DESCRIBED IN OR 27 PG. 1183

PAUL WAYNE & GAYE O. GOSSARD  
D.B. 240 PAGE 194  
0.9740 ACRES

TIMOTHY J. & JANIS R. RUESCH JT. LVS.  
OR. 27 PG. 1183 0.6750 ACRES

HOUSE

CORP. LINE

N 45°17'41" E 205.07'

CORP. LINE

S 33°30'00" E 200.01'

CORP. LINE

S 45°17'41" W 150.00'

0.9236 CSB

0.9236+/- ACRES

TO BECOME PART OF AND CONTINGENT TO  
RUESCH'S 0.6750 ACRE TRACT.

DEED REFERENCE<sup>OK</sup>  
ROY L. DAVIDSON III  
OR. 17 PG. 514  
41.5990

### LEGEND

- 5/8" IRON PIN (FOUND)
- T 1/2" IRON TEE BAR & CAP (FOUND)
- IRON PIN (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

*James R. Cottrill* DATE: 3-27-97

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

SURVEY OF 0.9236 ACRES, VMS 13567,  
CITY OF LONDON, MADISON COUNTY,  
STATE OF OHIO.  
SURVEYED FOR ROY DAVIDSON

DATE DRAWN:  
3-27-97  
JOB #S970315  
F. B. # 15

SCALE : 1" = 30'  
30' 15' 0 30'

CREW: JJ BILL  
DWN. BY: JJ  
CK. BY:



The following described 0.9236 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 13567, and being part of a 41.5990 acre tract conveyed to Roy L. Davidson III by official Record 17 Page 514 and being more particularly described as follows:

Beginning at an iron pin found in the centerline of State Route 56 (50 foot right-of-way) said iron pin is at the Southeast corner of a 0.6750 acre tract conveyed to Timothy J. and Janie R. Ruesch Jt. Lvs. by Official Record 27 Page 1183 said iron pin is also corner to said 41.5990 acre tract and also at an corner of the Corporation of City of London;

Thence, with said Corporation line and the Southeast line of said 0.6750 acre tract South 45 deg. 17 min. 41 sec. West a distance of 150.00 feet, to an iron pin and cap set at the southern most corner of said 0.6750 acre tract and at the true point of beginning;

Thence, with the following two new lines across said 41.5990 acre tract:

1) South 45 deg. 17 min. 41 sec. West a distance of 205.07 feet to an iron pin and cap set.

2) North 33 deg. 30 min. 00 sec. West being parallel to the centerline of State Route 56 a distance of 200.01 feet to a 5/8 inch iron pin found at the southwest corner of a 0.9740 acre tract conveyed to Paul Wayne and Gaye O. Gossard by Deed Book 240 Page 194 said iron pipe is also in the corporation line of City of London;

Thence, with said corporation line and the southeast line of said 0.9740 acre tract north 45 deg. 17 min. 41 sec. East a distance of 205.07 feet to an iron pin and cap set at the western most corner of said 0.6750 acre tract;

Thence, continuing with said corporation line and the southwest line of said 0.6750 acre tract South 33 deg. 30 min. 00 sec. East a distance of 200.01 feet returning to the point of beginning containing 0.9236 acres more or less.

The here-in-above described 0.9236 acre tract is to become part of and contingent to Ruesch 0.6750 acre tract.

Bearings are based on the centerline of State Route 56 (South 33 deg. 30 min. East) as described in Official Record 27 Page 1183.

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 Mar. 27, 1997 by James R. Cottrill registration # 6858.

This conveyance is made subject to easements and restrictions of record, legal highways, zoning ordinances and real estate taxes and assessments.