

NED J. SPEASMAKER et.al.  
 D.B. 236 PG. 162  
 0.536 AC.

BEARINGS BASED ON THE N.W. LINE OF EAST CENTER STREET (S 45°15'W) AS DESCRIBED IN D.B.215 PG. 115.



NED J. SPEASMAKER  
 D.B. 215 PG. 115  
 0.518 ACRES

BRICK BUILDING  
 (TO BE REMOVED)

0.3719  
 ACRES

LOT 1

LOT 3

12' ALLEY

#2207

LOT 2

LOT 1

LOT 2

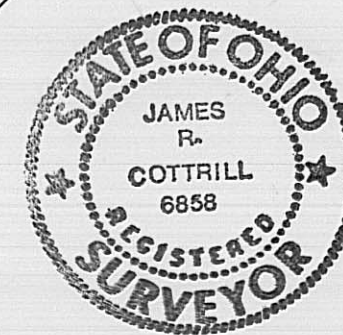
PETER WEBER FIRST ADD.

SOUTH MAIN STREET (99')

EAST CENTER STREET (66')

LEGEND

- 1/2" I.D. IRON PIPE (FOUND)
- T IRON "T" BAR (FOUND)
- 1/2" DRILL HOLE (FOUND)
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- RAILROAD SPIKE (SET)



**JAMES R. COTTRILL P.S.**

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

PLAT OF

0.3719 ACRES, PART OF LOTS 1, 2,3,&4, PETER WEBER ADD., CITY OF LONDON, MADISON COUNTY, OHIO.

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE 4-12-91

DATE:  
4-15-91

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

60/98

Situated in the County of Madison, State of Ohio, City of London, bounded and described as follows:

Being part of Lots #1, 2, 3, and 4 of Peter Webber Subdivision which is also part of 0.518 acre tract conveyed to Ned J. Speasmaker by Deed Book 215 Page 115 and being more particularly described as follows:

Beginning at a railroad spike set in the Northwest line of East Center Street (66 foot right-of-way) at the Eastern most corner of a 12 foot alley through Lot 1 and 2 of said Subdivision, said railroad spike also bears North 45 deg. 15 min. 00 sec. East a distance of 102. feet (by deed) from the intersection of the Northwest line of East Center Street and the Northeast line of South Main Street (99 foot right-of-way).

Thence, with the Northeast line of said 12 foot alley North 44 deg. 15 min. 36 sec. West a distance of 155.59 feet to a 1/2 inside diameter iron pipe found in the Southeast line of 0.536 acre tract conveyed to Ned J. Speasmaker et al. by Deed Book 236 Page 162;

Thence, with the Southeast line of said 0.536 acre tract North 63 deg. 16 min. 00 sec. East a distance of 124.12 feet to an iron pin and cap set;

Thence, with a new line across said 0.518 acre tract South 44 deg. 45 min. 00 sec. East a distance of 117.20 feet to an iron pin and cap set in the Northwest line of said East Center Street;

Thence, with the Northeast line of said East Center Street South 45 deg. 15 min. 00 sec. West a distance of 119.36 feet to the point of beginning containing 0.3719 acres more or less.

Bearings are based on the Northwest line of East Center Street (South 45 deg. 15 min. West) as described in Deed Book 215, Page 115.

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 April 12, 1991 by James R. Cottrill Registration #6858.