

STATE ROUTE 38/ELM STREET (60' WIDE)

PASS @ 31.48'

N 31°23'22" W

785.95'

GARFIELD AVENUE

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

18.1249± ACRES

NEIGHBOR'S
BUILDING

S 75°41'02" W 1343.56'
N 75°41'02" E 1343.56'

JAMES A. GRIFFIN
BISHOP OF COLUMBUS
DB 222, P. 106
12.398 AC.

0.0092±
ACRES

REVISÉD 5/02/06

8256 S.R. 207 N.E. MT.STERLING, OHIO 43143 PH. (740) 869-3811

CREW: MW
DWN. BY: MW, RC
CK. BY: RC



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

DATE: 5/9/06

74-07

0.0092 Acre Tract
Surveyed for the Bridgman Estate

The following described 0.0092 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8886, and being part of a 18.322 acre tract conveyed to John Bridgman ETAL by official record 50 page 118, and being more particularly described as follows:

Beginning at a stainless steel cotton picker found at the intersection of the centerline of Garfield Ave. with the centerline of Elm Street/State Route 38 (60 ft. right-of-way), said cotton picker is also corner to said 18.322 acre tract;

Thence, with the centerline of said Elm Street/State Route 38, South $13^{\circ} 15$ minutes 00 seconds East a distance of 65.84 ft. to a mag nail set at the northwest corner of a 12.398 acre tract conveyed to James A. Griffin Bishop of Columbus by deed book 222 page 106;

Thence, with the north line of said 12.398 acre tract, North $75^{\circ} 41$ minutes 02 seconds East, passing iron pin and caps set at 37.71 ft. and 1323.56 ft., a total distance of 1343.56 ft. to the north east corner of said 12.398 acre tract, and **the true point beginning**;

Thence, with a new line across said 18.322 acre tract, North $75^{\circ} 41$ minutes 02 seconds East a distance of 1.00 ft. to a point in the west line of Sheffield Commons Section III;

Thence, with the west line of Sheffield Commons, Sections III and II, South $14^{\circ} 55$ minutes 57 seconds East a distance of 400.00 feet to an iron pin and cap set in the north line of Lot 43 of said subdivision;

Thence, with the north line of said Lot 43, South $75^{\circ} 41$ minutes 09 seconds West a distance of 1.00 ft. to an iron pin and cap set at the southeast corner of said 12.398 acre tract;

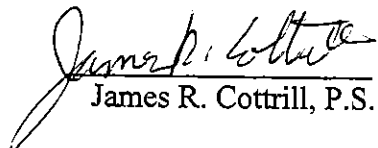
Thence, with the east line of said 12.398 acre tract, North $14^{\circ} 55$ minutes 57 seconds West a distance of 400.00 ft. returning to **the true point beginning** containing 0.0092 acres more or less.

Bearings are based on the centerline of Elm Street/State Route 38 (North $13^{\circ} 15$ minutes West) as described in official record 50 page 118.

This legal description 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 L.L.C. 6858."

This description is based on a field survey performed April 10, 2006 by James R. Cottrill registration #6858. (Job #S060310B)


James R. Cottrill, P.S.



18.1249 Acre Tract
Surveyed for the Bridgman Estate

The following described 18.1249 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8886, and being part of a 18.322 acre tract conveyed to John Bridgman ETAL by official record 50 page 118, and being more particularly described as follows:

Beginning at a stainless steel cotton picker found at the intersection of the centerline of Garfield Ave. with the centerline of Elm Street/State Route 38 (60 ft. right-of-way), said cotton picker is also corner to said 18.322 acre tract;

Thence, with the centerline of said Elm Street/State Route 38, North $31^{\circ} 23$ minutes 22 seconds West a distance of 785.95 ft. to a mag nail set in said centerline at the northwest corner of said 18.322 acre tract, also being the southwest corner of a 0.559 acre tract conveyed to Robert F. White by official record 99 page 541;

Thence, with the north line of said 18.322 acre tract, South $86^{\circ} 39$ minutes 30 seconds East, passing an iron pin and cap set at 31.48 ft., a total distance of 1648.34 ft. to a 3/4 inch diameter iron pipe found at the southeast corner of a 0.470 acre tract conveyed to Verna R. Gilmore by official record 108 page 717, said pipe is also in the west line of Sheffield Commons, Section III;

Thence, with the west line of Sheffield Commons, Section III, South $14^{\circ} 55$ minutes 57 seconds East a distance of 317.18 feet;

Thence, with a new line across said 18.322 acre tract, South $75^{\circ} 41$ minutes 02 seconds West a distance of 1.00 ft. to the northeast corner of a 12.398 acre tract conveyed to James A. Griffin Bishop of Columbus by deed book 222 page 106;

Thence, with the north line of said 12.398 acre tract, South $75^{\circ} 41$ minutes 02 seconds West, passing an iron pin and caps set at 20.00 ft. and 1305.85 ft., a total distance of 1343.56 ft. to a mag nail set in the centerline of said Elm Street/State Route 38;

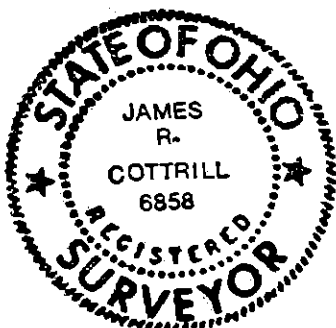
Thence, with the centerline of said Elm Street/State Route 38, North $13^{\circ} 15$ minutes 00 seconds West a distance of 65.84 feet returning to the point beginning containing 18.1249 acres more or less.

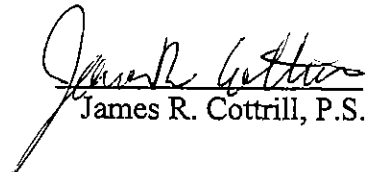
Bearings are based on the centerline of Elm Street/State Route 38 (North $13^{\circ} 15$ minutes West) as described in official record 50 page 118.

This legal description 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 L.L.C. 6858."

This description is based on a field survey performed April 10, 2006 by James R. Cottrill registration #6858. (Job #S060310A)




James R. Cottrill, P.S.