

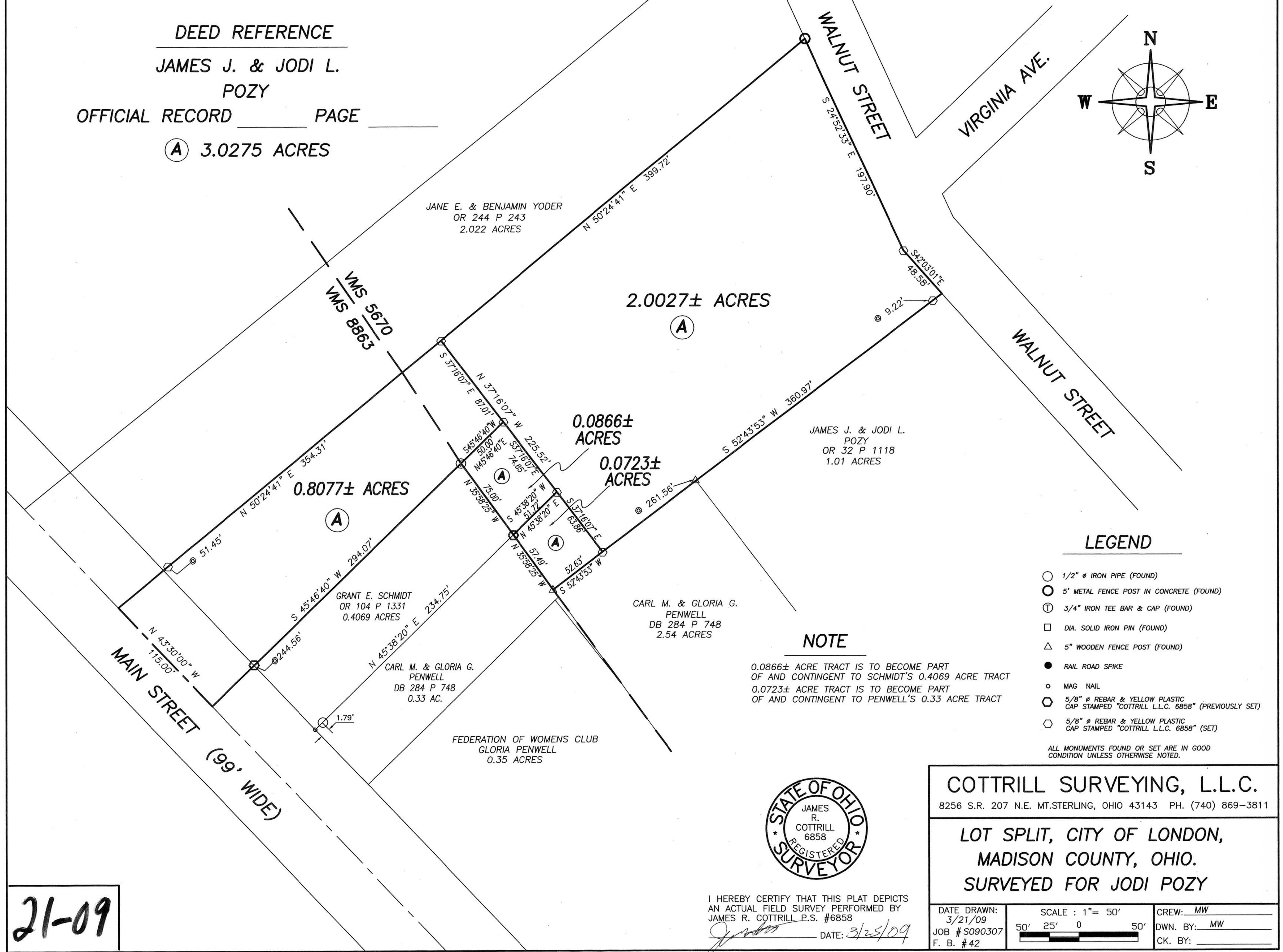
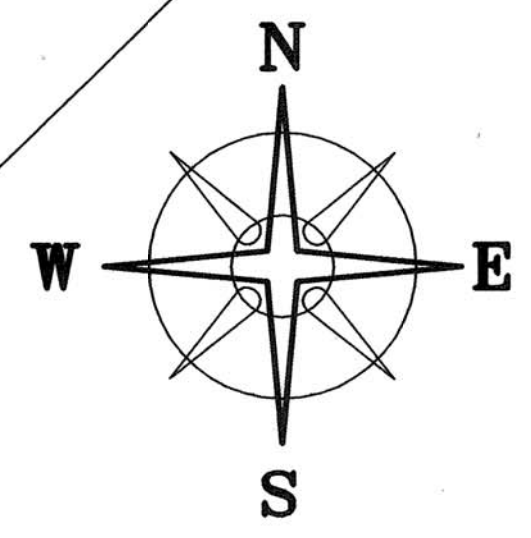
BEARINGS BASED ON THE CENTERLINE OF MAIN STREET
(N 43°30'W) AS DESCRIBED IN OR 180 P 1738.

DEED REFERENCE

JAMES J. & JODI L.
POZY

OFFICIAL RECORD _____ PAGE _____

Ⓐ 3.0275 ACRES



2.0027± ACRES
Ⓐ

0.8077± ACRES
Ⓐ

0.0866± ACRES
Ⓐ

0.0723± ACRES
Ⓐ

GRANT E. SCHMIDT
OR 104 P 1331
0.4069 ACRES

CARL M. & GLORIA G.
PENWELL
DB 284 P 748
0.33 AC.

FEDERATION OF WOMENS CLUB
GLORIA PENWELL
0.35 ACRES

CARL M. & GLORIA G.
PENWELL
DB 284 P 748
2.54 ACRES

JAMES J. & JODI L.
POZY
OR 32 P 1118
1.01 ACRES

JANE E. & BENJAMIN YODER
OR 244 P 243
2.022 ACRES

VMS 5670
VMS 8863

MAIN STREET (99' WIDE)

LEGEND

- 1/2" Ø IRON PIPE (FOUND)
 - ⊙ 5' METAL FENCE POST IN CONCRETE (FOUND)
 - Ⓣ 3/4" IRON TEE BAR & CAP (FOUND)
 - DIA. SOLID IRON PIN (FOUND)
 - △ 5" WOODEN FENCE POST (FOUND)
 - RAIL ROAD SPIKE
 - MAG NAIL
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)
 - ⬢ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

NOTE

0.0866± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO SCHMIDT'S 0.4069 ACRE TRACT
0.0723± ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO PENWELL'S 0.33 ACRE TRACT



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 3/25/09

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

**LOT SPLIT, CITY OF LONDON,
MADISON COUNTY, OHIO.
SURVEYED FOR JODI POZY**

DATE DRAWN: 3/21/09	SCALE : 1" = 50'	CREW: MW
JOB # S090307	50' 25' 0 50'	DWN. BY: MW
F. B. # 42		CK. BY: _____

21-09

0.0723 Acre Tract
Surveyed for Jodi Pozy

The following described 0.0723 acre tract is situated in the State of Ohio, Madison County, City of London, and being part of a 3.0275 acre tract conveyed to James J. and Jodi L. Pozy by Official Record 297 page 2330, and being more particularly described as follows:

Commencing at a mag nail found in the northeast line of Main Street (99 ft. wide) said mag nail is at South west corner of a 0.4069 acre tract conveyed to Grant E. Schmidt by Official Record 104 page 1331, said mag nail is also at the northwest corner of a 0.33 acre tract conveyed to Carl M. and Gloria G. Penwell by Deed Book 284 page 748;

Thence, with the line between said 0.4069 and said 0.33 acre tracts, North 45° 38 minutes 20 seconds East, passing an iron pipe found at 1.79 ft., a total distance of 234.75 ft. to an iron pin and cap previously set at the eastern corner common to said tracts and at **The True Point of Beginning**;

Thence, across said 3.0275 acre tract the following 2 new courses:

- 1) North 45° 38 minutes 20 seconds East a distance of 51.72 ft. to an iron pin and cap set
- 2) South 37° 16 minutes 07 seconds East a distance of 63.86 ft. to an iron pin and cap set in the northwest line of a 2.54 acre tract conveyed to Carl M. and Gloria G. Penwell by Deed Book 284 page 748;

Thence, with said northwest line, South 52° 43 minutes 53 seconds West a distance of 52.63 ft. to a 5 inch diameter wooden fence post found in the northeast line of said 0.33 acre tract;

Thence, with the north east line of said 0.33 acre tract, North 35° 58 minutes 25 seconds West a distance of 57.49 ft. returning to **The True Point Beginning** containing **0.0723 Acres** more or less.

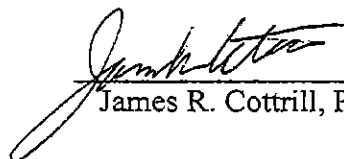
Bearings are based on the centerline of Main Street (North 43° 30 minutes West) as described in Official Record 180 page 1738.

The hereinabove described 0.0723 acre tract is to become part of and contingent to Penwell's 0.33 acre tract.

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 L.L.C. 6858."

This description is based on a field survey performed March 23, 2009 by James R. Cottrill registration #6858. (Job #S090307A)


James R. Cottrill, P.S.

0.0866 Acre Tract
Surveyed for Jodi Pozy

The following described 0.0866 acre tract is situated in the State of Ohio, Madison County, City of London, and being part of a 3.0275 acre tract conveyed to James J. and Jodi L. Pozy by Official Record ____ page ____, and being more particularly described as follows:

Commencing at a mag nail found in the northeast line of Main Street (99 ft. wide) said mag nail is at South west corner of a 0.4069 acre tract conveyed to Grant E. Schmidt by Official Record 104 page 1331, said mag nail is also at the northwest corner of a 0.33 acre tract conveyed to Carl M. and Gloria G. Penwell by Deed Book 284 page 748;

Thence, with the line between said 0.4069 and said 0.33 acre tracts, North 45° 38 minutes 20 seconds East, passing an iron pipe found at 1.79 ft., a total distance of 234.75 ft. to an iron pin and cap previously set at the eastern corner common to said tracts and at **The True Point of Beginning**;

Thence, with the east line of said 0.4069 acre tract, North 35° 58 minutes 25 seconds West a distance of 75.00 ft. to a 3/4 inch iron tee bar and cap found at the northeast corner of said 0.4069 acre tract;

Thence, across said 3.0275 acre tract the following 3 new courses:

- 1) North 45° 46 minutes 40 seconds East a distance of 50.00 ft. to an iron pin and cap set
- 2) South 37° 16 minutes 07 seconds East a distance of 74.65 ft. to an iron pin and cap set
- 3) South 45° 38 minutes 20 seconds West a distance of 51.72 ft. returning to **The True Point Beginning** containing **0.0866 Acres** more or less.

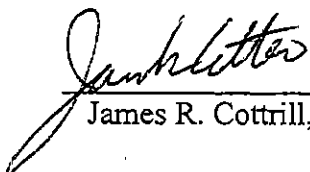
Bearings are based on the centerline of Main Street (North 43° 30 minutes West) as described in Official Record 180 page 1738.

The hereinabove described 0.0866 acre tract is to become part of and contingent to Schmidt's 0.4069 acre tract.

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 L.L.C. 6858."

This description is based on a field survey performed March 23, 2009 by James R. Cottrill registration #6858. (Job #S090307)


James R. Cottrill, P.S.

0.8077 Acre Tract
Surveyed for **Jodi Pozy**

The following described 0.8077 acre tract is situated in the State of Ohio, Madison County, City of London, and being part of a 3.0275 acre tract conveyed to James J. and Jodi L. Pozy by Official Record ____ page ____, and being more particularly described as follows:

Beginning at a point in the centerline of Main Street (99 the wide) said point being the northwest corner of said 3.0275 acre tract also the south west corner of a 2.022 acre tract conveyed to Jane E. and Benjamin Yoder by Official Record 244 page 243 ;

Thence, with the line between said 3.0275 and said 2.022 acre tracts, North 50° 24 minutes 41 seconds East, passing an iron pin and cap set at 51.45 ft., a total distance of 354.31 ft. to an iron pin and cap set;

Thence, with a new line across said 3.0275 acre tract, the following two new courses:

- 1) South 37° 16 minutes 07 seconds East a distance of 87.01 ft. to an iron pin and cap set
- 2) South 45° 46 minutes 40 seconds West a distance of 50.00 ft. to a 3/4 inch "T" bar and cap found at the northernmost corner of a 0.4069 acre tract conveyed to Grant E. Schmidt by Official Record 104 page 1331;

Thence, with the northwest line of said 0.4069 acre tract, South 45° 46 minutes 40 seconds West, passing an iron pin and cap previously set at 244.56 ft., a total distance of 294.07 ft. to a point in the centerline of said Main Street;

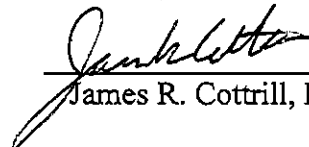
Thence, with the centerline of said Main Street, North 43° 30 minutes 00 seconds West a distance of 115.00 ft. returning to the point beginning containing 0.8077 Acres more or less.

Bearings are based on the centerline of Main Street (North 43° 30 minutes West) as described in Official Record 180 page 1738.

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 L.L.C. 6858."

This description is based on a field survey performed March 23, 2009 by James R. Cottrill registration #6858. (Job #S090307C)


James R. Cottrill, P.S.

2.0027 Acre Tract
Surveyed for **Jodi Pozy**

The following described 2.0027 acre tract is situated in the State of Ohio, Madison County, City of London, and being part of a 3.0275 acre tract conveyed to James J. and Jodi L. Pozy by Official Record ____ page _____, and being more particularly described as follows:

Commencing at a point in the centerline of Main Street (99 the wide) said point being the northwest corner of said 3.0275 acre tract also the south west corner of a 2.022 acre tract conveyed to Jane E. and Benjamin Yoder by Official Record 244 page 243 ;

Thence, with the line between said 3.0275 and said 2.022 acre tracts, North 50° 24 minutes 41 seconds East, passing an iron pin and cap set at 51.45 ft., a total distance of 354.31 ft. to an iron pin and cap set in said line at **The True Point Beginning**;

Thence, continuing with the line between said 3.0275 and said 2.022 acre tracts, North 50° 24 minutes 41 seconds East a distance of 399.72 ft. to a 5 in. diameter metal fence post in concrete found in the west line of Walnut Street;

Thence, with the west line of said Walnut Street the following two courses:

- 1) South 24° 52 minutes 33 seconds East a distance of 197.90 ft. to an iron pin and cap set
- 2) South 42° 03 minutes 01 seconds East a distance of 48.58 ft. to the northeast corner of a 1.01 acre tract conveyed to James J. and Jodi L. Pozy by Official Record 32 page 1118

Thence, with the northwest line of said 1.01 acre tract, South 52° 43 minutes 53 seconds West, passing an iron pin and cap set at 9.22 ft., also passing a 5 in. diameter wooden fence post found at the northernmost corner of a 2.54 acre tract conveyed to Carl M. and Gloria G. Penwell by Deed Book 284 page 748 at 261.56 ft., a total distance of 360.97 ft. to an iron pin and cap set in the northwest line of said 2.54 acre tract;

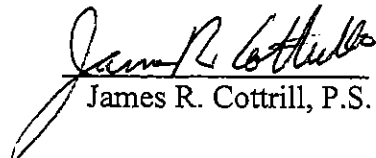
Thence, with a new line across said 3.0275 acre tract, North 37° 16 minutes 07 seconds West, passing an iron pin and cap set at 63.86 ft. and at 138.51 ft., a total distance of 225.52 ft. returning to **The True Point of Beginning** containing **2.0027 Acres** more or less.

Bearings are based on the centerline of Main Street (North 43° 30 minutes West) as described in Official Record 180 page 1738.

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 L.L.C. 6858."

This description is based on a field survey performed March 23, 2009 by James R. Cottrill registration #6858. (Job #S090307B)


James R. Cottrill, P.S.