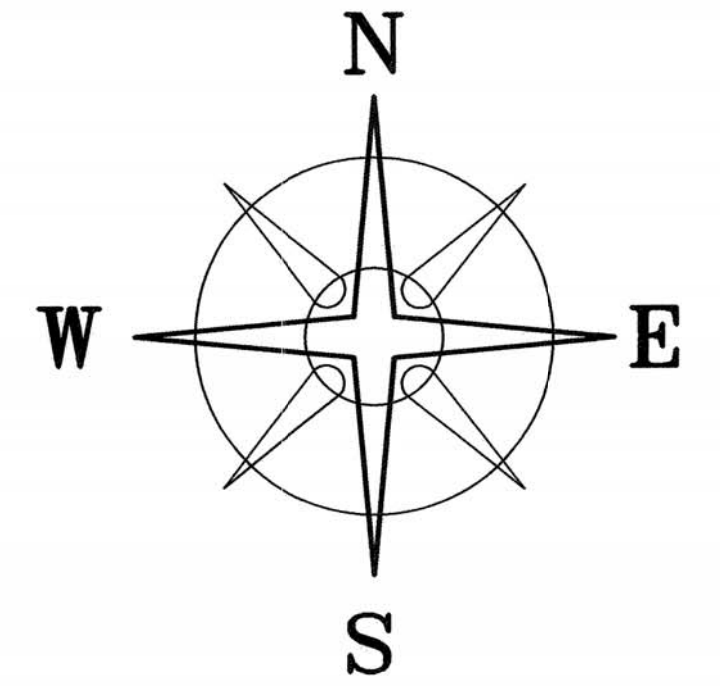


16.5' ALLEY

BEARINGS BASED ON THE NORTHWEST LINE OF SOUTH STREET (S55°15'W) AS DESCRIBED IN SLIDE #54 & #55.



JERRY D. & JUDY D. FOSTER
D.B. 274, P. 545
7177 SQ. FT.

0.1090+/- ACRES

0.0727+/- ACRES

LOT #17
LOT #16

MADISON ROAD

SOUTH STREET

SHED
NO FOUNDATION

2 STY. VINYL HOUSE

1 STY. VINYL HOUSE

LOT #17
0.0818+/- ACRES

LOT #16
0.0322+/- ACRES

DEED REFERENCE

MARVIN E. DAVIS
VOL. 286, PG. 412

- (A) 0.069 ACRES (2996 SQ.FT)
- (B) 0.18 ACRES (7910 SQ.FT.)

WATSON & MINSHALL'S ADD.
SLIDE #54 & #55
PART OF LOTS #16 & #17

42-09

JAMES R. COTTRILL P.S.

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

0.1090± & 0.0727± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, OHIO.
SURVEYED FOR GEORGE CAIN.



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

James R. Cottrill DATE: 8-10-01

LEGEND

- 1/2" IRON PIPE (FOUND)
- MAG NAIL (SET)
- ◻ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

○ TAX MAP PARCEL NUMBER

NOTES

0.18 ACRE TRACT OVERLAPS 0.069 ACRE TRACT BY DEED.

DATE DRAWN: 8-06-01
JOB #S010716
F. B. # 28

SCALE: 1" = 10'
10' 5' 0' 10'

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

**Description of a 0.0727 Acre Tract
Surveyed for George Cain**

The following described 0.0727 +/- acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.069 acre tract (2996 sq. ft.) conveyed to Marvin E. Davis by Volume 286 Page 412, said 0.069 acre tract is also part of Lot #16 of Watson & Minshall's Addition as shown in Slide #54 & #55, and being more particularly described as follows:

Beginning at an iron pin and cap set in the northwest right-of-line of South Street at the intersection of the northeast line of a 16.5 foot alley (first alley west of Madison Road), said iron pin and cap is also at the southwest corner of said Lot #16.

Thence with said alley North 34 deg. 26 min. 37 sec. West a distance of 66.00 feet to an iron pin and cap set, from which a ½" diameter iron pipe bears South 47 deg. 07 min. 16 sec. West a distance of 1.68 feet, said iron pin and cap is also the southwest corner of a 7177 sq. ft. tract conveyed to Jerry D. & Judy D. Foster by Deed Book 274 Page 545.

Thence with the south line of said 7177 sq. ft. tract North 55 deg. 23 min. 27 sec. East, passing an iron pin and cap set at 45.00 feet, a total distance of 48.00 feet to the northwest corner of the remainder of a 0.18 acre tract (7910 sq. ft.) conveyed to Marvin E. Davis by Volume 286 Page 412.

Thence with the southwest line of said tract South 34 deg. 26 min. 37 sec. East a distance of 65.88 feet to an iron pin and cap in the northwest line of South Street.

Thence with said northwest line South 55 deg. 15 min. 00 sec. West a distance of 48.00 feet, returning to the point of beginning, containing 0.0727 +/- acres.

Bearings are based on the northwest line of South Street (South 55 deg. 15 min. West) as shown on Slide #54 & #55.

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 August 6, 2001 by James R. Cottrill registration #6858. (Job # S010716)


James R. Cottrill, P.S.

**Description of a 0.1090 Acre Tract
Surveyed for George Cain**

The following described 0.109 +/- acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all the remains of a 0.18 acre tract conveyed to Marvin E. Davis by Volume 286 Page 412, said 0.18 acre tract is also part of lots #16 & #17 of Watson & Minshall's Add. as recorded in Slide #54 & #55, and bein more particularly described as follows:

Beginning at a mag nail set at the southeast corner of said Lot #17, also being the intersection of the southwest line of Madison Road and the northwest line of South Street.

Thence with the northwest line of South Street South 55 deg. 15 min. 00 sec. West, passing the southern corner common to lots #16 & #17 at 59.63 feet a total distance of 77.63 feet to a ½" diameter iron pipe found corner of a 0.069 acre tract conveyed to Marvin E. Davis by Volume 286 Page 412.

Thence with the northeast line of said 0.069 acre tract North 34 deg. 26 min. 37 sec. West a distance of 65.88 feet to a point in the south line of a 7177 sq. ft. lot conveyed to Jerry D. 7 Judy D. Foster by Deed Book 274 Page 545, said point bears North 55 deg. 23 min. 27 sec. East a distance of 3.00 feet from an iron pin and cap set.

Thence with said south line North 55 deg. 23 min. 27 sec. East, passing the line between said tracts 18.00 feet, a total distance of 66.69 feet to an iron pin and cap set in the southwest line Madison Road.

Thence with said Madison Road South 43 deg. 54 min. 00 sec. East a distance of 66.56 feet, returning to the point of beginning, containing 0.1090 +/- acres, of which 0.0818 +/- acres is part of Lot #17, and 0.0322 +/- acres is part of Lot #16.

Bearings are based on the northwest line of South Street (South 55 deg. 15 min. West) as shown on Slide #54 & #55.

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 August 6, 2001 by James R. Cottrill registration #6858. (Job # S010716)


James R. Cottrill, P.S.