

BEARINGS ARE BASED ON THE SOUTHEAST LINE OF WASHINGTON AVE.  
(N 67° 15' E) AS DESCRIBED IN DEED BOOK 264 PAGE 544.

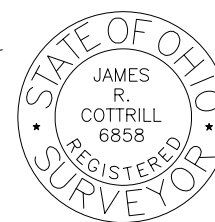
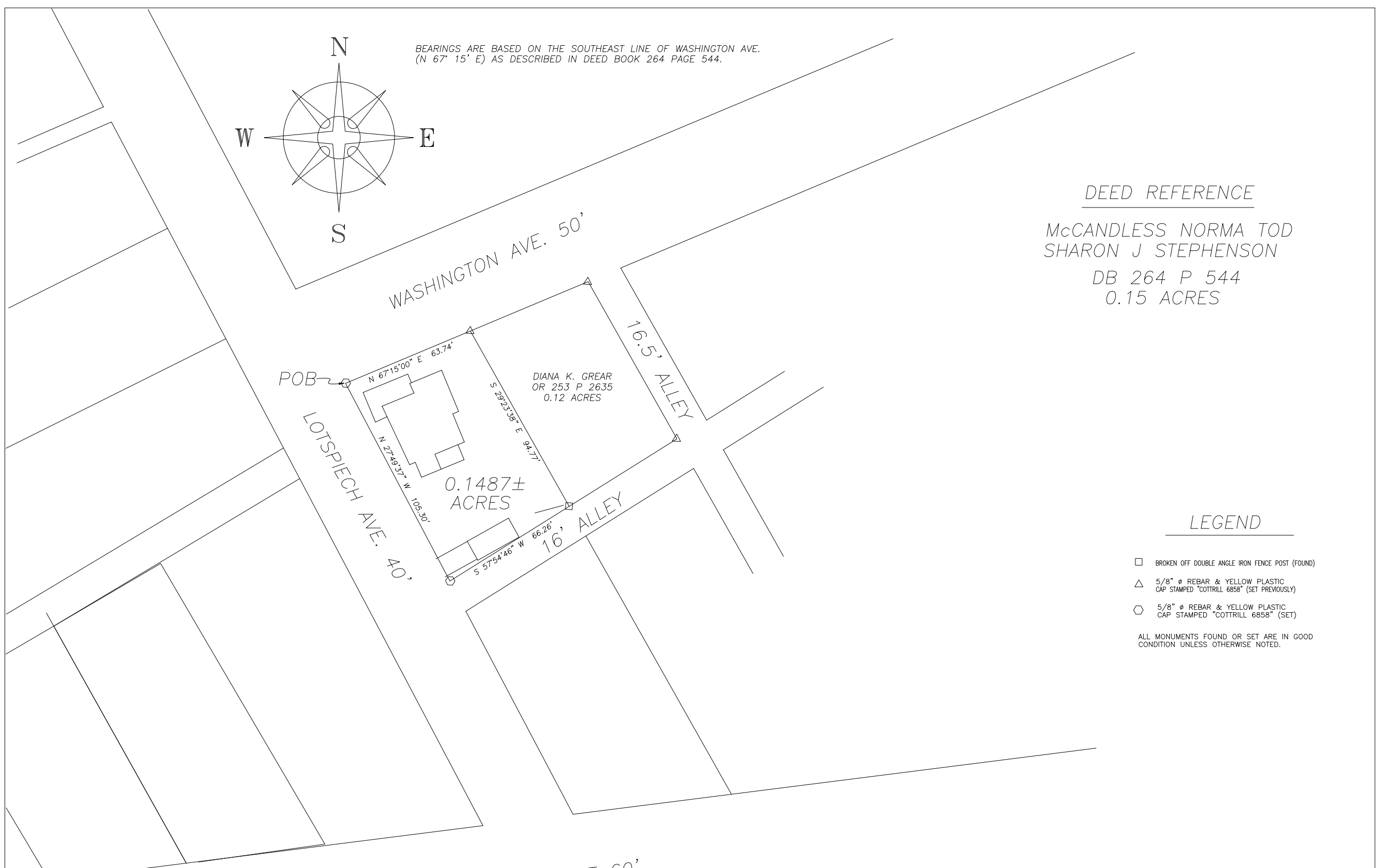
DEED REFERENCE

McCANDLESS NORMA TOD  
SHARON J STEPHENSON  
DB 264 P 544  
0.15 ACRES

LEGEND

- BROKEN OFF DOUBLE ANGLE IRON FENCE POST (FOUND)
- △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET PREVIOUSLY)
- 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

DATE: \_\_\_\_\_

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

0.1487± ACRES, VMS 9471,  
CITY OF LONDON,  
MADISON COUNTY, OHIO.  
SURVEYED FOR NORMA McCANDLESS.

DATE DRAWN:  
8/09/11  
JOB # S110804  
F. B. #

SCALE : 1" = 30'  
15' 0'

CREW: MW  
DWN. BY: RC  
CK. BY: \_\_\_\_\_

0.1487 Acre Tract  
Surveyed for Norma McCandless

The following described 0.1487 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, and being all of a 0.15 acre tract conveyed to Norma McCandless TOD Sharon J. Stephenson by Deed Book 264 page 544, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the north east line of Lotspiech Ave. (40 ft. wide) with the southeast line of Washington Avenue (50 ft. wide), said iron pin and cap is at the northwest corner of said 0.15 acre tract;

Thence, with the southeast line of said Washington Avenue, North 67° 15 minutes 00 seconds East a distance of 63.74 ft. to the northwest corner of a 0.12 acre tract conveyed to Diane K. Gear by Official Record 253 page 2635;

Thence, with the southwest line of said 0.12 acre tract, South 29° 23 minutes 38 seconds East, passing an iron pin and cap set at 2.00 ft., a total distance of 94.77 ft. to a broken off angle iron fence post found in concrete in the north west line of a 16 ft. alley;

Thence, with the northwest line of said 16 ft. alley, South 57° 54 minutes 46 seconds West a distance of 66.26 ft. to an iron pin and cap set at the intersection of the northwest line of said 16 ft. alley with the northeast line of said Lotspiech Ave.;

Thence, with the northeast line of said Lotspiech Ave., North 27° 49 minutes 37 seconds West a distance of 105.30 ft. returning to the point beginning containing **0.1487 Acres** more or less.

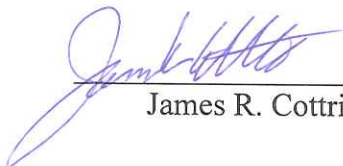
Bearings are based on the southeast line of said Washington Avenue (North 67° 15 minutes East) as described in Deed Book 264 page 544.

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 August 10, 2011 by James R. Cottrill registration #6858. (Job #S110804)



  
James R. Cottrill,