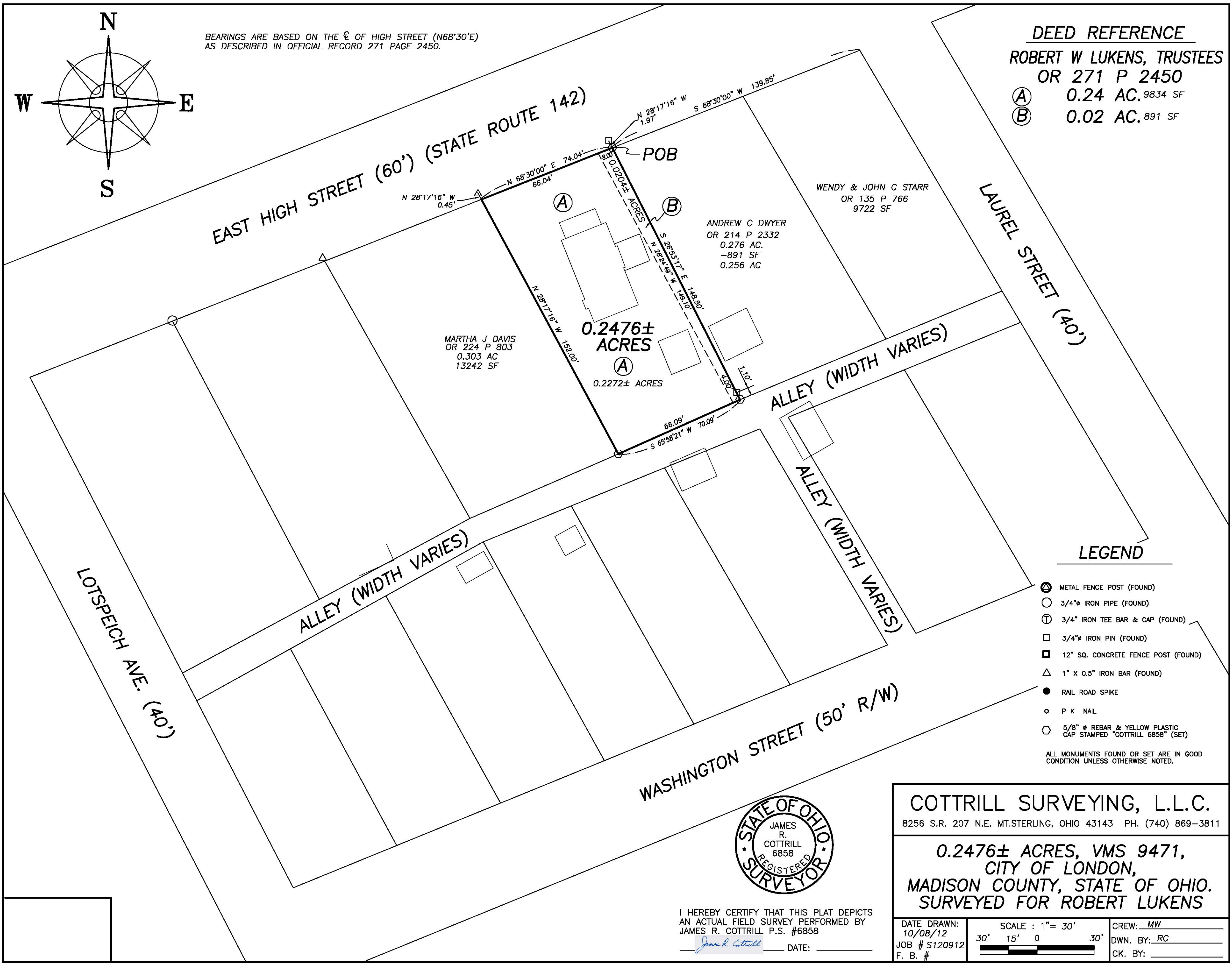


BEARINGS ARE BASED ON THE  $\bar{C}$  OF HIGH STREET (N68°30'E)  
AS DESCRIBED IN OFFICIAL RECORD 271 PAGE 2450.

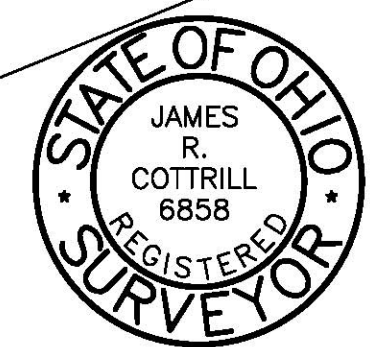
**DEED REFERENCE**  
**ROBERT W LUKENS, TRUSTEES**  
**OR 271 P 2450**  
 (A) 0.24 AC. 9834 SF  
 (B) 0.02 AC. 891 SF



**LEGEND**

- ⊗ METAL FENCE POST (FOUND)
- 3/4" IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/4" IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ 1" X 0.5" IRON BAR (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8" # 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

**0.2476± ACRES, VMS 9471,  
 CITY OF LONDON,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR ROBERT LUKENS**

DATE DRAWN: 10/08/12	SCALE : 1" = 30'	CREW: MW
JOB # S120912	30' 15' 0 30'	DWN. BY: RC
F. B. #		CK. BY: _____

The following described 0.2476 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, and being all of a 0.24 acre tract (9834 ft.<sup>2</sup>) and a 0.02 acre tract (891 ft.<sup>2</sup>) both tracts conveyed to Robert W. Lukens, Trustees by Official Record 271 page 2450, and being more particularly described as follows:

Beginning at an iron pin and cap set in the south line of E. High St. (60 foot wide) at the northeast corner of said 0.02 acre tract and the northwest corner of a 0.256 acre tract conveyed to Andrew C Dwyer by Official Record 214 page 2332, said iron pin and cap bears South 68° 30 min. 00 seconds West a distance of 139.85 feet from the intersection of south line of said E. High St. with the west line of Laurel Street (40 feet wide), from said iron pin and cap a 3/4 inch diameter iron pin found bears North 28° 17 min. 16 seconds West a distance of 1.97 feet;

Thence, with the line between said 0.02 and said 0.256 acre tract, **South 26° 53 min. 17 seconds East**, passing a 3/4 inch diameter iron pin found at 147.40 feet, a total distance of **148.50 feet** to an iron pin and cap set in the north line of an Alley;

Thence, with the north line of said Alley, **South 65° 58 min. 21 seconds West**, passing the southeast corner of said 0.24 acre tract at 4.00 feet, a total distance of **70.09 feet** to an iron pin and cap set at the southeast corner of a 0.303 acre tract conveyed to Martha J Davis by Official Record 224 page 803;

Thence, with the east line of said 0.303 acre tract, **North 28° 17 min. 16 seconds West** a distance of **152.00 feet** to a point in the south line of said E. High St., an iron bar found (1" x 0.5") bears North 28° 17 min. 16 seconds West a distance of 0.45 feet;

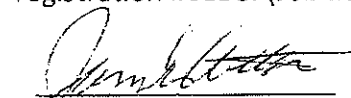
Thence, with the south line of said East High St., **North 68° 30 min. 00 seconds East**, passing the northwest corner of said 0.02 acre tract at 66.04 feet, a total distance of **74.04 feet** returning to the point of beginning containing **0.2476 Acres** more or less, of which 0.2272 acres more or less is all of said 0.24 acre tract, and 0.0204 acres more or less is all of said 0.02 acre tract.

Bearings are based on the south line of E. High St. (North 68° 30 min. East) as described in Official Record 271 page 2450.

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 October 8, 2012 by James R. Cottrill registration #6858. (Job #S120912-0.2476AC)

  
James R. Cottrill, PS

