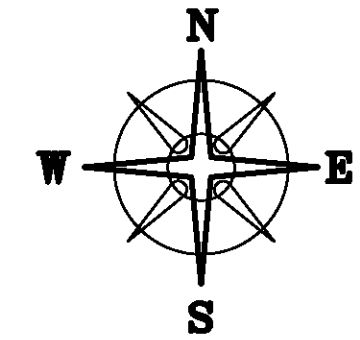


BEARINGS BASED ON A GPS OBSERVATION ON 6/06/13  
WGS 1984 GEODETIC NORTH



ANDOVER AVENUE (50' WIDE)

PAUL CHRISTOPHER &  
EMMA KAREN VAN HORN  
OR 66 P 253  
0.7885 ACRES  
62-91

PAUL CHRISTOPHER &  
EMMA KAREN VAN HORN  
DB 288 P 329

LOT #3

0.0170 ACRE TRACT IS TO BECOME PART OF  
AND CONTINGENT TO LOT #3

POB

45' LT., STA. 131+07.26  
STATE PLANE COORDINATES  
N=691434.03  
E=1708875.00

LOT #4  
0.0170±  
ACRES

WINDSOR PLACE  
SECTION "A"

LOT #21

LOT #5

LOT #6

WINDSOR AVENUE (60' WIDE)

EAST HIGH STREET (WIDTH VARIES)  
STATE ROUTE 142

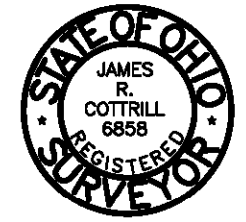
**LEGEND**

- ⊗ 5/8" REBAR WITH 1 1/2" DIAMETER ALUMINUM CAP STAMPED R.D. ZANDE ASSOC. (FOUND)
- 3/4" IRON PIPE & YELLOW PLASTIC CAP "R.E.T. 6552" (FOUND)
- 3/4" IRON PIPE (FOUND)
- 1/4" IRON PIN (FOUND)
- ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

**DEED REFERENCE**

WINDSOR PLACE  
SECTION "A"  
PB 2, P 108  
SLIDE 460

PATRICIA W VAN HORN  
DB 294 P 666  
LOT 4



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

0.0170± ACRES, VMS 5801,  
PART OF LOT #4 OF WINDSOR PLACE,  
CITY OF LONDON, MADISON COUNTY, OHIO.  
SURVEYED FOR PAUL VAN HORN

DATE DRAWN:  
6/10/13  
JOB # S130604  
F. B. #

SCALE: 1" = 30'  
30' 15' 0' 30'

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

The following describe 0.0170 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5801, being part of Lot 4 of Windsor Place, Section "A" as recorded in Plat Book 2 page 108, Slide 460 in the Madison County Recorder's Office and conveyed to Patricia W Van Horn by Deed Book 294 page 666, and being more particularly described as follows:

Beginning at a 5/8 inch diameter rebar with 1- 1/2 inch diameter aluminum cap stamped RD Zandy Assoc. found 45 feet left station 131+07.26 of the centerline of E. High St. (State Route 142), said iron pin and cap is in the line between Lots 3 and 4 of said Windsor Place, at the northwest corner of a 0.034 acre tract (66WV) conveyed to The State of Ohio by Official Record 98 page 1097 and the northeast corner of a 0.055 acre tract (65WV) also conveyed to the state of Ohio by Official Record 98 page 1091;

Thence, with the north line of said 0.055 acre tract, **South 67° 47' 30" West** a distance of **8.00 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 4, **North 22° 40' 52" West** a distance of **185.08 feet** to a 3/4 inch diameter iron pipe found at the northern corner common to said lots 3 and 4 and in the south line of a 0.7885 acre tract conveyed to Paul Christopher and Emma Karen Van Horn by Official Record 66 page 253;

Thence, with the line between said Lots 3 and 4, **South 25° 09' 19" East** a distance of **185.32 feet** returning to the point of beginning containing **0.0170 Acres** more or less.

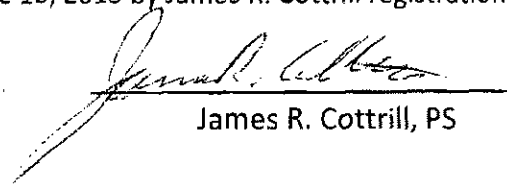
The hereinabove described 0.0170 acre tract is to become part of and contingent to said Lot 3.

Bearings are bases on a GPS observation on WGS 1984 Geodetic North.

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 June 10, 2013 by James R. Cottrill registration #6858. (Job #S130604-0-0170AC)

  
James R. Cottrill, PS

