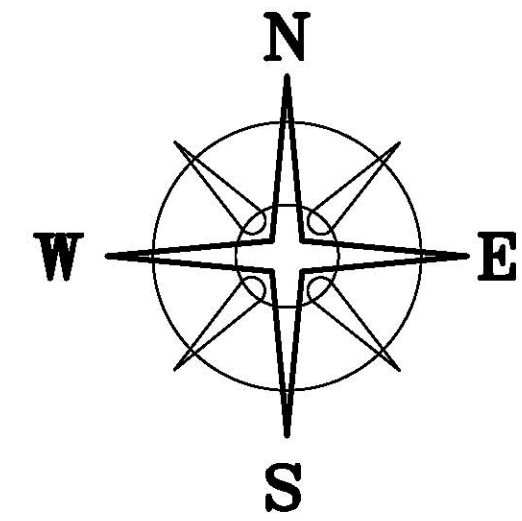


BEARINGS BASED ON THE NORTHEAST LINE OF OAK STREET
(N 40° 55' W) AS DESCRIBED IN OFFICIAL RECORD 252 PAGE. 2298.



DEED REFERENCE

HEIDI SOLLARS
OR 252 P 2298
① 0.228 ACRES

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" DIA. SOLID IRON PIN (FOUND)
- △ DOUBLE ANGLE IRON FENCE POST (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL IN CONCRETE (SET)
- ⊕ 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 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
James R. Cottrill DATE: 7/19/13

COTTRILL SURVEYING, L.L.C.

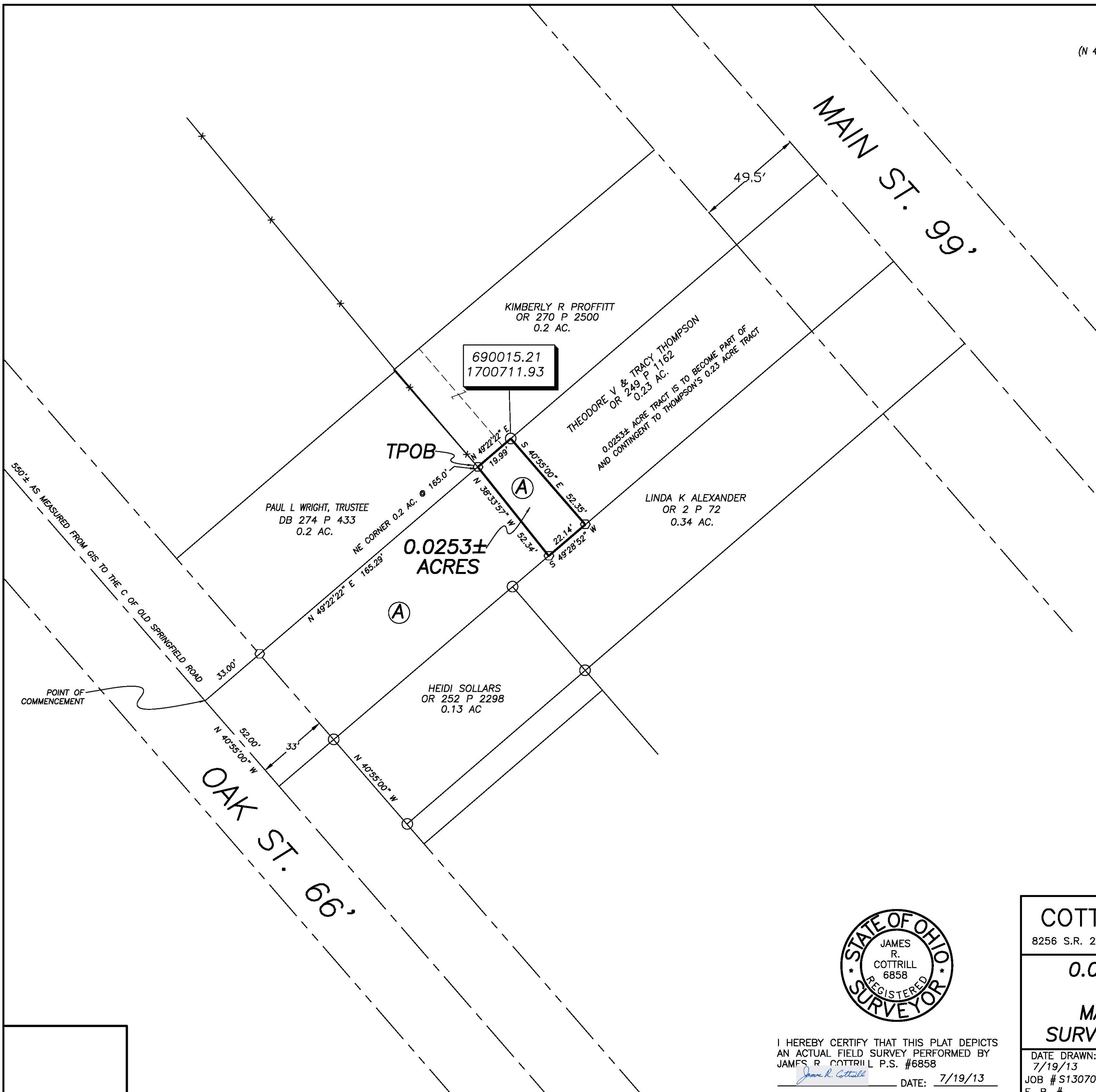
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**0.0253± ACRES, VMS 8863,
CITY OF LONDON,
MADISON COUNTY, OHIO.
SURVEYED FOR TED THOMPSON**

DATE DRAWN:
7/19/13
JOB # S130705
F. B. #

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

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



The following describe 0.0253 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, and being part of a 0.228 acre tract conveyed to Heidi Sollars by Official Record 252 page 2298, and being more particularly described as follows:

Commencing at a point in the centerline of Oak Street (66 feet wide), said point being the northwest corner of said 0.228 acre tract;

Thence, with the northwest line of said 0.228 acre tract, North 49° 22' 22" East, passing an iron pin and cap set in the northeast line of said Oak Street also being the southernmost corner of a 0.2 acre tract conveyed to Paul L Wright, Trustee by Deed Book 274 page 433 at 33.00 feet, also passing the Eastern most corner of said 0.2 acre tract also being the southernmost corner of a 0.2 acre tract conveyed to Kimberly R. Proffitt by Official Record 270 page 2500 at 165.0 feet, a total distance of 165.29 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, with the southeast line of said Proffitt's 0.2 acre tract, **North 49° 22' 22" East** a distance of **19.99 feet** to an iron pipe found at the westernmost corner of a 0.23 acre tract conveyed to Theodore V. and Tracy Thompson by Official Record 249 page 1162;

Thence, with the southwest line of said 0.23 acre tract, **South 40° 55' 00" East** a distance of **52.35 feet** to an iron pin and cap set in the northwest line of a 0.34 acre tract conveyed to Linda K Alexander by Official Record 2 page 72;

Thence, with the northwest line of said 0.34 acre tract, **South 49° 28' 52" West** a distance of **22.14 feet** to an iron pin and cap set;

Thence, with a new line across said 0.228 acre tract, **North 38° 33' 57" West** a distance of **52.34 feet** returning to **The True Point of Beginning** containing **0.0253 Acres** more or less.

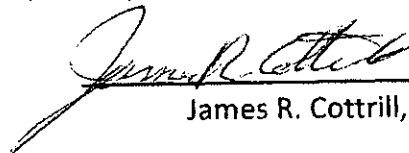
The hereinabove described 0.0253 acre tract is to become part of and contingent to Thompson's 0.23 acre tract.

Bearings are bases on the northeast line of Oak Street (North 40° 55' West) as described in Official Record 252 page 2298.

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 July 19, 2013 by James R. Cottrill registration #6858. (Job #S130705-0-0253AC)


James R. Cottrill, PS

