

CHARLES W WYSCARVER  
O.R. 271 PAGE 799  
0.257 ACRES

N=689925.98'  
E=1704384.92'

RETAINING WALL

N 67°53'44" E 153.64'

S 31°15'37" E 60.85'

**0.2182± ACRES**

Ⓐ

POB

RICHMOND AVENUE 60'

S 67°53'44" W 162.86'

60.85'

JOHN C & WENDY J STARR  
OR 296 PG. 1113  
3200 SF

N 22°32'51" W 60.08'

110.07'

DANIEL K & ALISON L TOOPS  
O.R. 125 PAGE 1154  
0.23 ACRES

PHYLLIS MAE BOBERG  
O.R. 240 PG. 1113  
5256 SF  
TRACT 2

JEFFREY CLAY & JAMIE MARIE OLDHAM  
O.R. 147 PG. 368  
0.231 ACRES

N 31°15'37" W 195.21'

ROUTE 142

**LEGEND**

- ★ 1/4" IRON BAR (FOUND)
- △ 1/2" IRON PIPE (FOUND)
- 3/4" IRON PIPE (FOUND)
- MAG NAIL (SET) IN CONCRETE
- 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

HIGH STREET 60'



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

*James R. Cottrill* DATE: 1/28/16

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

**0.2182± ACRES, V.M.S. 9471**  
**CITY OF LONDON, MADISON COUNTY**  
**STATE OF OHIO.**  
**SURVEYED FOR FANNIE MAE**

DATE DRAWN:  
1/22/16  
JOB # S160106

SCALE : 1" = 20'  
100' 50' 0 100'

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

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.2182 Acre Tract Surveyed for Fannie Mae**

The following describe 0.2182 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.217 acre tract (31-03011.000) conveyed to Federal National Mortgage Association by Official Record 314 page 1495, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pin found in the west line of Richmond Avenue (60 feet wide), at the southeast corner of said 0.217 acre tract and the northeast corner of a 0.23 acre tract conveyed to Daniel K and Allison L Toops by Official Record 125 page 1154, said iron pin bears North 31° 15' 37" West a distance of 195.21 feet from the intersection of the west line of said Richmond Avenue with the north line of High Street (60 feet wide)(State Route 142);

Thence, with the north line of said 0.23 acre tract, **South 67° 53' 44" West** a distance of **162.86 feet** to an iron pin and cap set in the east line of a 5256 ft.<sup>2</sup> lot conveyed to Phyllis Mae Boberg by Official Record 240 page 1113;

Thence, with the east line of said 5256 ft.<sup>2</sup> lot, **North 22° 32' 51" West**, passing the southeast corner of a 3200 ft.<sup>2</sup> tract conveyed to John and Wendy J Starr by Official Record 296 page 1113 at 10.01 feet, a total distance of **60.08 feet** to an iron pin and cap set at the southwest corner of a 0.257 acre tract conveyed to Charles W Wyscarver by Official Record 271 page 799;

Thence, with the south line of said 0.257 acre tract, **North 67° 53' 44" East** a distance of **153.64 feet** to a mag nail set in concrete in the west line of said Richmond Avenue;

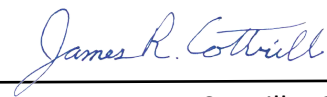
Thence, with the west line of said Richmond Ave., **South 31° 15' 37" East** a distance of **60.85 feet** returning to the point of beginning containing **0.2182 Acres** more or less.

Bearings are based on a GPS observation on 1/25/16, 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 January 28, 2016 by James R. Cottrill registration #6858. (Job #S160106-0-2182AC)



James R. Cottrill, PS