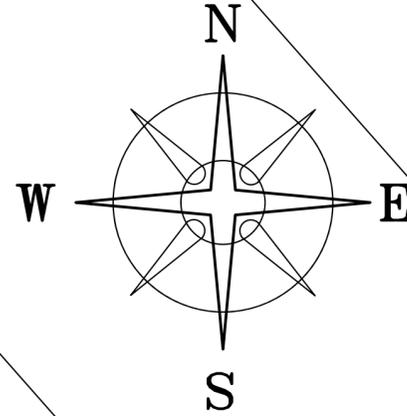


BEARINGS ARE BASED ON A GPS OBSERVATION ON 4/7/16  
WGS 1984 GEODETIC NORTH.



ESTHER I SMITH  
OR 293 P 1921  
0.4816 ACRES

0.0813± ACRES

RICHARD W GILES  
OR 100 PG 2478  
0.09 AC

DF HOLDINGS, LLC  
OR 275 PG 745  
0.088 AC  
TRACT 2

DF HOLDINGS, LLC  
OR 275 PG 745  
0.092 AC  
TRACT 1

N 689,094.64  
E 1,701,912.22

POB

CENTERLINE OF PAVEMENT  
FIFTH STREET (74.25' RECORD, MEASURES 60' WIDE)

N. MAIN STREET/STATE ROUTE 56 (99' WIDE)

DEED REFERENCE

JOHN C. STARR  
OR 299 PG 2076  
0.097 AC

PART OF OUT LOT 13 OF THE ORIGINAL LONDON  
DEED BOOK 1 PAGE 60  
31-02029.000

LEGEND

- 3/4" Ø IRON PIPE (FOUND)
- △ MAG NAIL SET IN CONCRETE WALK
- RAIL ROAD SPIKE (FOUND)
- ◊ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

0.0813± ACRES, VMS 8863,  
CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR JACK STARR

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

James R. Cottrill DATE: 4/11/16

DATE DRAWN:  
4/08/16  
JOB # S160403  
F. B. #

SCALE : 1" = 20'  
20' 10' 0 20'

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

## **Cottrill Surveying, LLC**

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

### **0.0813 Acre Tract Surveyed for Jack Starr**

The following describe 0.0813 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.097 acre tract (31-02029.000) (being part of outlot 13 of the original town of London as recorded in Deed Book 1 page 60) conveyed to John C Starr by Official Record 299 page 2076, and being more particularly described as follows:

Beginning at a mag nail set in a concrete sidewalk in the northwest line of Fifth Street (74.25 feet record, measures 60 feet wide )at the southernmost corner of said 0.097 acre tract and the eastern most corner of a 0.088 acre tract (tract 2) conveyed to DF holdings, LLC by Official Record 275 page 745, said mag nail bears North 48° 06' 18" East a distance of 68.83 feet from the intersection of the northwest line of said Fifth Street with the northeast line of N. Main Street (State Route 56) (99 feet wide);

Thence, with the northeast line of said 0.088 acre tract, **North 41° 32' 28" West** a distance of **118.62 feet** to an iron pin and cap set in the southeast line of a 0.4816 acre tract conveyed to Ester I Smith by Official Record 293 page 1921;

Thence, with the southeast line of said 0.4816 acre tract, **North 37° 55' 22" East** a distance of **29.89 feet** to a ¾" diameter iron pipe found in the southwest line of a 0.09 acre tract conveyed to Richard W Giles by Official Record 100 page 2478;

Thence, with the southwest line of said 0.09 acre tract, **South 41° 22' 24" East** a distance of **123.91 feet** to an iron pin and cap set in the northwest line of said Fifth Street;

Thence, with the northwest line of said 5th St., **South 48° 06' 18" West** a distance of **29.02 feet** returning to the point of beginning containing 0.0813 acres more or less.

Subject to a 7 feet right-of-way as described in said Official Record 299 page 2076 and more particularly shown on plat accompanying this legal description.

Bearings are based on a GPS observation on 4/07/16, 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 April 12, 2016 by James R. Cottrill registration #6858. (Job #S160403-0-0813AC)



---

James R. Cottrill, PS