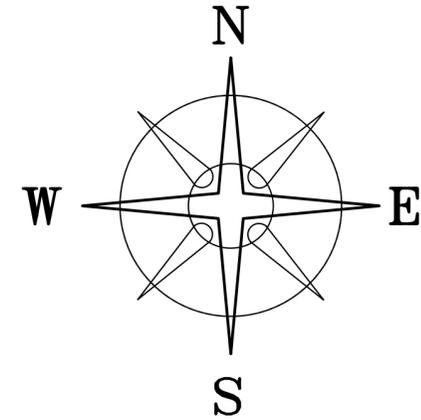


BEARINGS ARE BASED ON A GPS OBSERVATION ON 5/03/16
WGS 1984 GEODETIC NORTH.

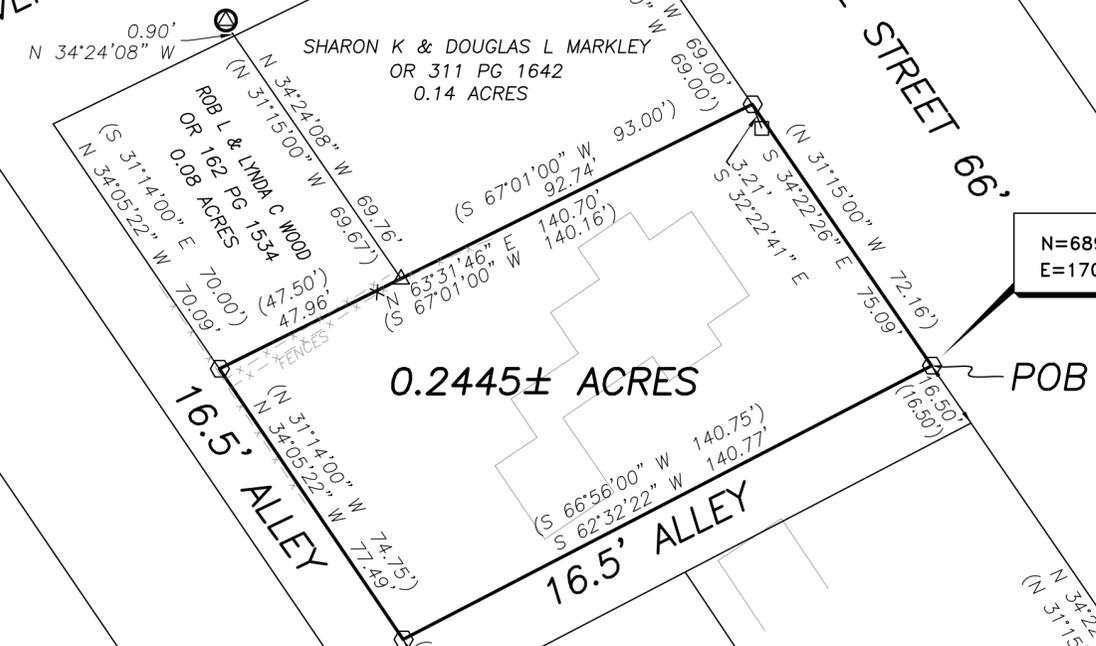


WASHINGTON AVENUE 60'

MAPLE STREET 66'

LAUREL ST. (50')

FIRST STREET 60'



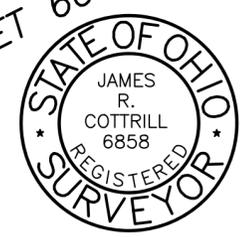
N=689225.228'
E=1704789.950'

DEED REFERENCE
DEEANN BLAKE
OR 315 P 1532
0.23 ACRES
31-00499.000

LEGEND

- ⊙ 1"Ø AXEL (FOUND)
 - 2"Ø SOLID IRON PIN (FOUND)
 - 3/4"Ø IRON PIN (FOUND)
 - △ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "HANKISON" (FD)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- (RECORD BEARING-DISTANCE)

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: 05/05/16

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

**0.2445± ACRES, VMS 9471,
CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DEEANN BLAKE**

DATE DRAWN: 05/04/16	SCALE : 1"= 30' 30' 15' 0 30'	CREW: <u>MW</u>
JOB # S160416		DWN. BY: <u>RC</u>
F. B. #		CK. BY: _____

COTTRILL SURVEYING, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

0.2445 Acre Tract *Surveyed for Deeann Blake*

The following described 0.2445 acre tract is situated in the State of Ohio, Madison County, VMS 9471, City of London, being all of a 0.23 acre tract (31-00499.000) conveyed to Deeann Blake by Official Record 315 page 1532, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the southwest line of Maple Street (66 feet wide) with the northeast corner of a 16.5 feet alley, said iron pin and cap is also the southeast corner of said 0.23 acre tract;

Thence, along the north line of said 16.5 feet alley, **South 62° 32' 22" West** a distance of **140.77 feet** to an iron pin and cap set at the intersection of said 16.5 alley with the northeast line of another 16.5 feet alley;

Thence, with the northeast line of the second 16.5 feet alley, **North 34° 05' 22" West** a distance of **77.49 feet** to an iron pin and cap set at the southwest corner of a 0.08 acre tract conveyed to Rob L and Lynda C Wood by Official Record 162 page 1534;

Thence, with the south line of said 0.08 acre tract, **North 63° 31' 46" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankerson" found at the southwest corner of a 0.14 acre tract need to Sharon K and Douglas L Markley by Official Record 311 page 1642 at 47.96 feet, a total distance of **140.70 feet** to an iron pin and cap set in the southwest line of said Maple Street, from said iron pin and cap the intersection of the southwest line of said Maple Street and the southeast line of Washington Avenue (60 feet wide) bears North 34° 22' 26" West a distance of 69.00 feet;

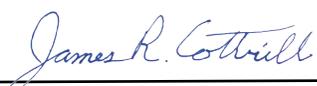
Thence, with the southwest line of said Maple Street, **South 34° 22' 26" East** a distance of **75.09 feet** returning to the point of beginning containing **0.2445 Acres** more or less.

Bearings are based on a GPS observation on May third, 2016, 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 5, 2016 by James R. Cottrill, PS registration #6858. (Job #S160416-0-2445AC)



James R. Cottrill, PS