

CARL M & GLORIA G PENWELL  
DB 284 PG 748  
2.54 AC  
SECOND TRACT

CURT A GLEASON  
OR 274 PG 1285  
0.26 AC

N 46°22'24" E 206.83'

0.2445± ACRES

ROBERT S & THERESE M DAVENPORT  
OR 251 PG 2358  
0.3 AC

S 32°54'36" E  
55.21'

VMS 5670  
VMS 8863

N 41°32'28" W  
50.82'

0.75'

@197.70'

POB

N=689283.83'  
E=1701657.06'

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

N 41°32'28" W 310.56'

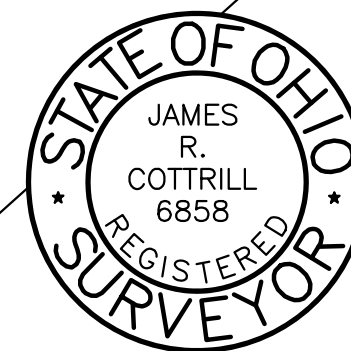
FIFTH STREET (74.25' WIDE)

DEED REFERENCE  
MERCHANTS NATIONAL BANK  
OR 310 PG 2034  
Ⓐ 0.234 AC REMAINING  
31-00375.000  
0.476 AC ORIGINAL

LEGEND

- 1"Ø IRON PIPE (FOUND)
- 3/4"Ø IRON PIN (FOUND)
- P K NAIL
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 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: 06/30/16

**COTTRILL SURVEYING, L.L.C.**

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

0.2445± ACRES, VMS 8863,  
CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MERCHANTS NATIONAL BANK

DATE DRAWN:  
06/17/16  
JOB #  
S160613

SCALE : 1" = 100'  
30' 15' 0 30'

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

## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **0.2445 Acre Tract**

#### ***Surveyed for Merchants National Bank***

The following described 0.2445 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, and being all that remains of a 0.234 acre tract (0.476 original acres) (31-00375.000) conveyed to Merchants National Bank by Official Record 310 page 2034, and being more particularly described as follows:

Beginning at an iron pin and cap set at the southernmost corner of said 0.234 acre tract also the westernmost corner of a 0.3 acre tract conveyed to Robert S and Therese M Davenport by Official Record 251 page 2358, said corner being in the northeast line of N. Main Street (State Route 56) (99 feet wide) and bears North 41° 32' 28" West a distance of 310.56 feet from the intersection of the northeast line of said North Main Street with the northwest line of Fifth Street (60 feet wide);

Thence, with the northeast line of said North Main St., **North 41° 32' 28" West** a distance of **50.82 feet** to an iron pin and cap set at the southernmost corner of a 0.26 acre tract conveyed to Curt A Cleason by Official Record 274 page 1285;

Thence, with the southeast line of said 0.26 acre tract, **North 46° 22' 24" East** a distance of **206.83 feet** to an iron pin and cap set in the southwest line of a 2.54 acre tract conveyed to Carl M and Gloria G Penwell by Deed Book 284 page 748 also the line between VMS 8863 and 5670;

Thence, with said VMS line and the southwest line of said 2.54 acre tract, **South 32° 54' 36" East** a distance of **55.21 feet** to a ¼ inch diameter iron pin found at the northernmost corner of said 0.3 acre tract;

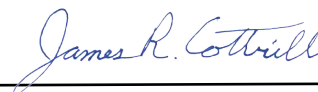
Thence, with the northwest line of said 0.3 acre tract, **South 47° 22' 16" West**, passing a 1 inch diameter iron pipe found at 197.70 feet, a total distance of **198.45 feet** returning to the point of beginning containing **0.2445 Acres** more or less.

Bearings are based on a GPS observation on June 22, 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 June 30, 2016 by James R. Cottrill, PS registration #6858. (Job #S160613-0-2445AC)



James R. Cottrill, PS