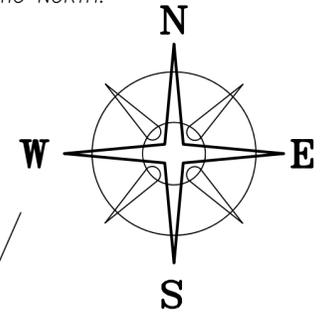


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/22/16
WGS 1984 GEODETIC NORTH.



S. OAK STREET (50' R/W)

GERALD D. MILLER
DEED BOOK 219 PAGE 305
0.466 ACRES
LO-16B

N 23°47'18" E 84.12'
S 56°22'13" E 101.29'

N=685937.52
E=1704388.32'

POB

Ⓐ
0.1738± ACRES

N 65°51'24" W 100.00'
S 23°37'31" W 67.43'

GINA M. CONWELL
OFFICIAL RECORD 165 PAGE 195
0.138 ACRES

DEED REFERENCE
JJK LLC AN OHIO LIMITED
LIABILITY COMPANY
OFFICIAL RECORD 309 PAGE 1556
Ⓐ 0.175 ACRES
31-01945.000

ROBERT J. TOLLER
AND
LAURA STRICKLAND
OFFICIAL RECORD 79 PAGE 385
1.57 ACRES
LO-16B

LINCOLN AVE. (50' R/W)

LEGEND

Ⓣ 3/4" IRON TEE BAR (FOUND)

Ⓢ 5/8" Ⓢ 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: 1/26/16

COTTRILL SURVEYING, L.L.C.

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

**0.1738± ACRES, VMS 8863,
CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JJK, LLC**

DATE DRAWN:

SCALE : 1" = 20'

CREW: MW

JOB # S160105
PTS. S140414



DWN. BY: MW & RC

CK. BY:

Cottrill Surveying, LLC

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

0.1738 Acre Tract Surveyed for JJK, LLC

The following described 0.1738 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, and being all of a 0.175 acre tract (31-01945.000) conveyed to JJK, LLC and Ohio Limited Liability Company by Official Record 309 page 1556, and being more particularly described as follows:

Beginning at an iron pin and cap set at the northeast corner of said 0.175 acre tract and the intersection of the west line of Lincoln Avenue (50 feet wide) with the south line of South Oak Street (50 feet wide);

Thence, with the west line of said Lincoln Avenue, **South 23° 37' 31" West** a distance of **67.43 feet** to a 3/4 inch T-bar and cap found at the northeast corner of a 0.138 acre tract conveyed to Gina M Conwell by Official Record 165 page 195;

Thence, with the north line of said 0.138 acre tract, **North 65° 51' 24" West** a distance of **100.00 feet** to a 3/4 inch T-bar and cap found in the east line of a 0.466 acre tract conveyed to Gerald D Miller by Deed Book 219 page 305;

Thence, with the east line of said 0.466 acre tract, **North 23° 47' 18" East** a distance of **84.12 feet** to an iron pin and cap set in the south line of said South Oak Street;

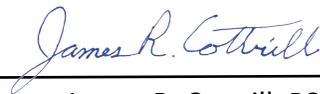
Thence, with the south line of said South Oak Street, **South 56° 22' 13" East** a distance of **101.29 feet** returning to the point of beginning containing 0.1738 acres more or less.

Bearings are bases on a GPS observation on 1/22/16, 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 22, 2016 by James R. Cottrill registration #6858. (Job #S160105-0-1738AC)



James R. Cottrill, PS