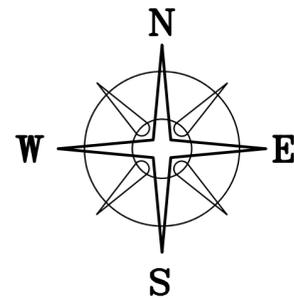
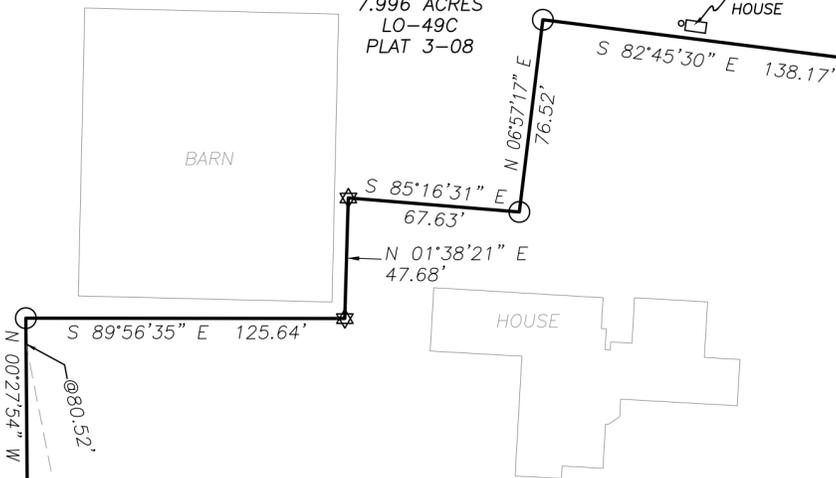


BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/26/16  
WGS 1984 GEODETIC NORTH.



TRACI ARNOLD-TATE  
OR 236 P 406  
7.996 ACRES  
LO-49C  
PLAT 3-08



TRACI ARNOLD-TATE  
OR 236 P 406  
7.996 ACRES  
LO-49C  
PLAT 3-08

3.8497± ACRES

**4.2614± ACRES**

TRACI ARNOLD-TATE  
OR 236 P 406  
7.996 ACRES  
LO-49C  
PLAT 3-08

HARRY R MILLER  
& SARAH E HANKINS  
OR 317 P 2208  
0.493 ACRES  
31-02311.001  
PLAT 83-00

MICHAEL S TURNER  
OR 288 P 1510  
0.6668 ACRES  
31-02313.000  
PLAT 15-91

N=689821.97'  
E=1704796.61'

RICHMOND AVENUE (60' R/W)

EAST HIGH STREET (WIDTH VARIES) (STATE ROUTE 142)

**LOCATION MAP**

NOT TO SCALE



**DEED REFERENCE**

DOROTHY M RICHMOND  
OR 232 P 528

- (A) 0.459 ACRES PARCEL ONE
- (B) 3.87 ACRES PARCEL TWO
- (C) 0.027 ACRES PARCEL THREE

31-02311.000  
LO-49C  
ODOT R/W PLANS  
MAD-142-0.49  
SHEETS 12/33, 13/33, & 14/33,

**LEGEND**

- ⊕ 5/8" ⌀ REBAR & RED PLASTIC CAP UNREADABLE (FOUND)
- 3/4" ⌀ IRON PIPE (FOUND)
- ☆ 5/8" ⌀ REBAR & RED PLASTIC CAP STAMPED "SA ENGLAND #5-7452" (FOUND)
- 5/8" ⌀ IRON PIN (FOUND)
- ⊠ 3/4" ⌀ IRON PIN (FOUND)

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: 10/27/16

**COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 Fax: (740) 869-3846  
www.cottrillsurveying.com

**4.2614± ACRES, VMS 6324,  
CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DOROTHY RICHMOND**

SCALE : 1" = 50'  
50' 25' 0 50'

DATES SURVEYED 10/26/16 JOB No. S161015  
CREW: MW,NC  
DRAWN 10/26/16 DWN BY: RC,MW

## **COTTRILL SURVEYING, INC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, [www.cottrillsurveying.com](http://www.cottrillsurveying.com)

### **4.2614 Acre Tract**

*Surveyed for Dorothy Richmond*

The following described 4.2614 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all that remains of a 0.459 acre tract (31-02311.000)(13.617 original acres, parcel one), all that remains of a 3.87 acre tract (31-02311.000)(6.83 original acres, parcel two), and all the remains of a 0.027 acre tract (31-02311.000)(0.08 original acres, parcel three) all three tracts conveyed to Dorothy M Richmond by Official Record 232 page 528, and being more particularly described as follows:

Commencing at the centerline intersection of E. High Street (width varies)(State Route 142) with Richmond Avenue (60 feet right-of-way);

Thence, with the centerline of said E. High Street, North 67° 54' 13" East a distance of 268.84 feet to a point in said centerline;

Thence, North 22° 05' 47" West a distance of 35.00 feet to a 3/4 inch diameter rebar found in the north line of said E. High Street and at the southeast corner of a 0.6668 acre tract conveyed to Michael S. Turner by Official Record 288 page 1510 and **The True Point of Beginning;**

Thence, with the east line of said 0.6668 acre tract, **North 21° 15' 47" West** a distance of **244.60 feet** to a 3/4 inch diameter iron pipe found corner to a 7.996 acre tract conveyed to Traci Arnold-Tate by Official Record 236 page 406;

Thence, with said 7.996 acre tract the following 8 courses:

- 1) **North 07° 18' 06" West** a distance of **167.75 feet** to a 5/8 inch diameter rebar found
- 2) **North 00° 27' 54" West** a distance of **90.71 feet** to a 3/4 inch diameter iron pipe found
- 3) **South 89° 56' 35" East** a distance of **125.64 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "S.A. England #S-7452" found
- 4) **North 01° 38' 21" East** a distance of **47.68 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "S. A. England #S-7452" found
- 5) **South 85° 16' 31" East** a distance of **67.63 feet** to a 3/4 inch diameter iron pipe found
- 6) **North 06° 57' 17" East** a distance of **76.52 feet** to a 3/4 inch diameter iron pipe found
- 7) **South 82° 45' 30" East** a distance of **138.17 feet** to a 5/8 inch diameter rebar and red plastic cap stamped "S.A. England #S-7452" found
- 8) **South 15° 14' 08" East** a distance of **300.07 feet** to a 5/8 inch diameter rebar and red plastic cap unreadable found at the northwest corner of a 0.493 acre tract conveyed to Harry R Miller and Sarah E Hankins by Official Record 317 page 2208;

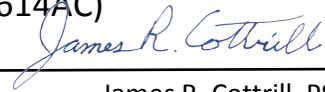
Thence, with the west line of said 0.493 acre tract, **South 13° 51' 50" East** a distance of **159.76 feet** to a 5/8 inch diameter rebar found in the north line of said E. High Street;

Thence, with the north line of said E. High Street, **South 67° 54' 13" West** a distance of **374.64 feet** returning to **The True Point of Beginning** containing **4.2614 Acres** more or less, of which 0.3920 acres more or less is all the remains of said 0.459 acre tract, 3.8497 acres more or less is all that remains of said 3.87 acre tract, 0.0197 acres more or less is all the remains of said 0.027 acre tract.

Bearings are based on a GPS observation on October 26, 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.

This description is based on a field survey performed October 26, 2016 by James R. Cottrill, PS registration #6858. (Job #S161015-4-2614AC)



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James R. Cottrill, PS