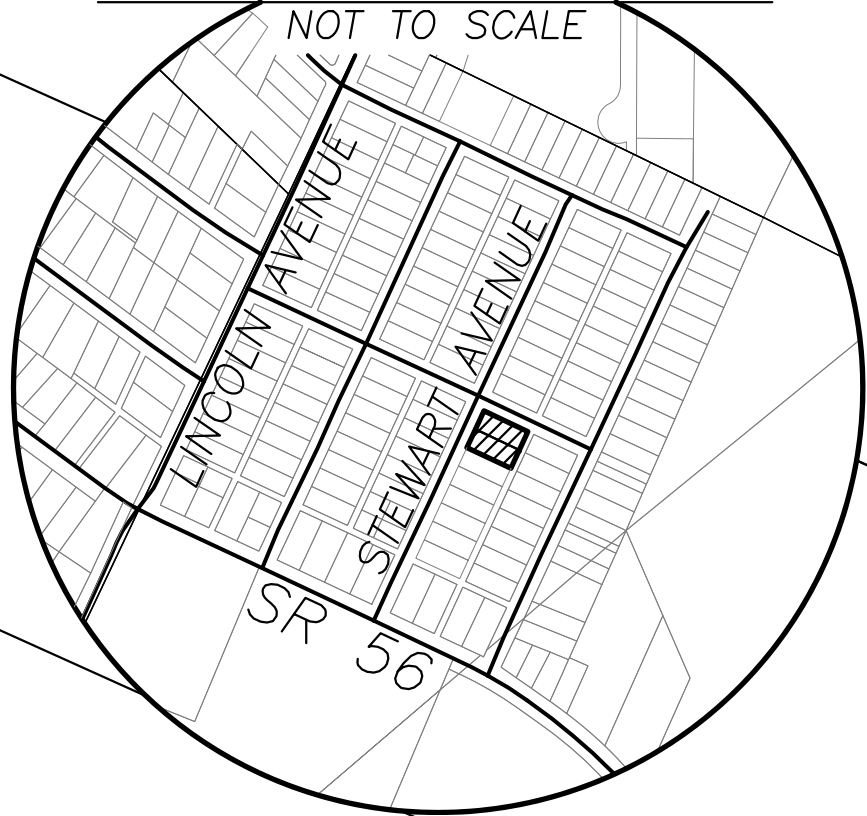


LOCATION MAP

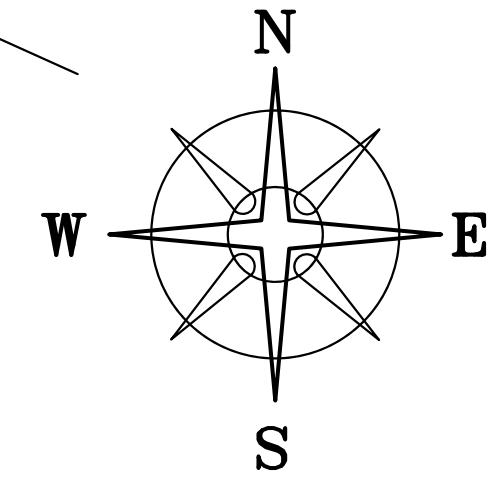
NOT TO SCALE



NOTE

LOTS ARE PRORATED BETWEEN IRON PIPES FOUND AT THE CORNERS OF THE ORIGINAL SUBDIVISION

BEARINGS ARE BASED ON A GPS OBSERVATION ON 11/08/16 WGS 1984 GEODETIC NORTH.



RRS IS E 0.26'
S 0.02'
FROM TRUE
INTERSECTION

S 20°22'53" E
35.34'

POB

WALNUT STREET (50' WIDE)

N=686,428.746'
E=1,705,530.631'

LOT #93
0.1378± ACRES

0.2756± ACRES

LOT #92
0.1378± ACRES

LOT #91

LOT #90

LOT #89

16' ALLEY

LOT #114

LOT #115

LOT #116

LOT #113

STEWART AVENUE (50' WIDE)

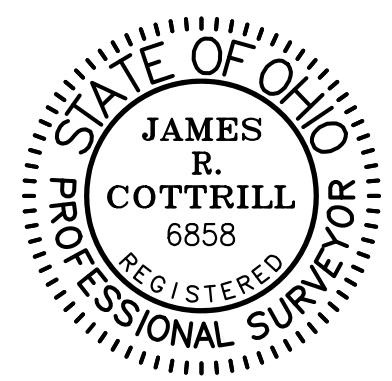
GRAHAM AVENUE (50' WIDE)

DEED REFERENCE

JAMES MINOR
O.R. 283 PAGE 328
LOT 92 PACEL No. 31-02031.000
LOT 93 PACEL No. 31-02030.000
AS RECORDED IN
TOLAND ADDITION IN PB 1 PG 151

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 1" ∅ IRON PIPE (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 11/28/16

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

**0.2756± ACRE TRACT,
VMS 8846, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JAMES MINOR**

SCALE : 1" = 20'	DATES	JOB No. S161011A
20' 10' 0 20'	SURVEYED 11/2016	CREW: MW
	DRAWN 11/2016	DWN BY: NC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.2756 Acre Tract *Surveyed for James Minor*

The following described 0.2756 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8846, and being all of Lot 92 (Parcel 31-02031.000) and Lot 93 (Parcel 31-02030.000) of Toland Addition as recorded in Plat Book 1 page 151, both conveyed to James Minor by Official Record 283 page 328, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the south line of Walnut Street (50 feet wide) and the east line of Stewart Avenue (50 feet wide), said iron pin being at the northwest corner of said Lot 93 and bears South 20° 32' 53" East a distance of 35.34 feet from a railroad spike found **near** the centerline intersection of the aforementioned streets;

Thence, with the south right-of-way line of Walnut Street, **South 65° 44' 53" East** a distance of **120.11 feet** to an iron pin and cap set at the northwest corner of a 16 feet wide alley;

Thence, with the west line of said 16 feet alley, **South 23° 58' 09" West**, passing the east corner common to said Lot 93 and Lot 92 at 49.98 feet, a total distance of **99.96 feet** to an iron pin and cap set at the northeast corner of Lot 91;

Thence, with the north line of Lot 91, **North 65° 44' 41" West** a distance of **120.10 feet** to an iron pin and cap set in the east line of Stewart Avenue;

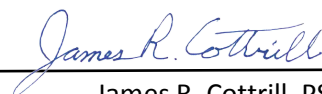
Thence, with the east line of Stewart Avenue, **North 23° 58' 02" East**, passing the west corner common to said Lot 92 and Lot 93 at 49.98 feet, a total distance of **99.96 feet** returning to the **Point of Beginning** containing **0.2756 Acres** more or less, of which 0.1378 acres more or less of Lot 92 and 0.1378 acres more or less of Lot 93.

Bearings are based on a GPS observation on November 8, 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 6858."

This description is based on a field survey performed November 22, 2016 by James R. Cottrill, PS registration #6858. (Job #S161011-0-2756AC)



James R. Cottrill, PS