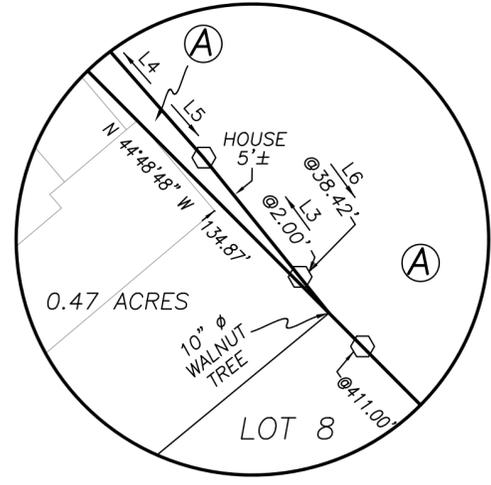


**DETAIL "A"**  
NOT TO SCALE



**GARFIELD AVENUE (R/W WIDTH VARIES)**  
CITY OF LONDON OR 200 P 1934  
0.088 ACRES

N=692083.01  
E=1700028.41

DARREN L & ANGELA A LONG  
O.R. 122 PAGE 1202  
0.871 ACRES

**DEED REFERENCE**  
NANCY T. ROBINSON  
O.R. 28 PAGE 485  
A 4.685 ACRES LOT 3  
31-02287.000  
B 4.041 ACRES LOT 4  
31-02287.000

**TPOB**  
**TPOB**

0.0175± ACRES

5.3916± ACRES

RANDY L CAVE  
O.R. 287 PAGE 800  
0.47 ACRES  
31-01648.000

SEE DETAIL "A"

LINE	BEARING	DISTANCE
L1	S 44°48'48" E	30.13'
L2	N 50°25'48" E	10.16'
L3	N 38°49'19" W	40.42'
L4	N 41°12'51" W	93.93'
L5	S 41°12'51" E	93.93'
L6	S 38°49'19" E	40.42'

POINT OF COMMENCEMENT

**NOTE**

0.0175 ACRE TRACT IS TO BECOME PART OF AND CONTINGENT TO CAVE'S 0.47 ACRE TRACT.

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊗ DOUBLE ANGLE IRON FENCE POST (FOUND)
  - △ 6" WOOD FENCE POST (FOUND)
  - MAG NAIL (SET)
  - 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
James R. Cottrill DATE: 10/04/16

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

0.0175± & 5.3916± ACRES, VMS 8863,  
CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR CHRIS ROBINSON

DATE DRAWN: 09/23/16	SCALE : 1" = 60' 60' 30' 0 60'	CREW: MW
JOB # S160703		DWN. BY: RC, NC
		CK. BY:

## **COTTRILL SURVEYING, LLC**

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

### **0.0175 Acre Tract** *Surveyed for Chris Robinson*

The following described 0.0175 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being part of a 4.685 acre tract (Lot 3)(31-02287.000) conveyed to Nancy T Robinson by Official Record 28 page 485, and being more particularly described as follows:

Commencing at the intersection of the old centerline of Garfield Avenue (right-of-way width varies) with the existing centerline of Main Street;

Thence, with the old centerline of said Garfield Ave., North 50° 25' 48" East a distance of 301.06 feet to the westernmost corner of a 0.315 acre tract conveyed to the City of London by Official Record 201 page 1702 and the northernmost corner of a 0.47 acre tract conveyed to Randy L Cave by Official Record 287 page 800;

Thence, with the line between said 0.315 and 0.47 acre tracts, South 44° 48' 48" East a distance of 30.13 feet to a mag nail set at a corner common to said 0.315 and 4.685 acre tracts and **The True Point of Beginning**;

Thence, with the line between said 0.315 and 4.685 acre tracts, **North 50° 25' 48" East** a distance of **10.16 feet** to an iron pin and cap set;

Thence, with the following new lines across said 4.685 acre tract,

- 1) **South 41° 12' 51" East** a distance of **93.93 feet** to an iron pin and cap set;
- 2) **South 38° 49' 19" East**, passing an iron pin and cap set at 38.42 feet, a total distance of **40.42 feet** to a 10-inch diameter walnut tree at a corner common to said 0.47 acre tract and Lot 8 of Janice B. Bell Subdivision as recorded in Plat Book 1 page 282;

Thence, with the northeast line of said 0.47 acre tract, **North 44° 48' 48" West** a distance of **134.87 feet** returning to **The True Point of Beginning** containing **0.0175 Acres** more or less.

The hereinabove described 0.0175 acre tract is to become part of and contingent to Cave's 0.47 acre tract.

Bearings are based on a GPS observation on September 14, 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 September 27, 2016 by James R. Cottrill, PS registration #6858. (Job #S160703-0-0175AC)



James R. Cottrill, PS

## **COTTRILL SURVEYING, LLC**

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

### **5.3916 Acre Tract**

*Surveyed for Chris Robinson*

The following described 5.3916 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being part of a 4.685 acre tract (Lot 3)(31-02287.000) and part of a 4.041 acre tract (Lot 4)(31-02287.000) both tracts conveyed to Nancy T Robinson by Official Record 28 page 485, and being more particularly described as follows:

Commencing at the intersection of the old centerline of Garfield Avenue (right-of-way width varies) with the existing centerline of Main Street;

Thence, with the old centerline of said Garfield Avenue, North 50° 25' 48" East a distance of 301.06 feet to the westernmost corner of a 0.315 acre tract conveyed to the City of London by Official Record 201 page 1702 and the northernmost corner of a 0.47 acre tract conveyed to Randy L Cave by Official Record 287 page 800;

Thence, with the line between said 0.315 and 0.47 acre tracts, South 44° 48' 48" East a distance of 30.13 feet to a mag nail set at a corner common to said 0.315 and 4.685 acre tracts;

Thence, with the line between said 0.315 and 4.685 acre tracts, North 50° 25' 48" East a distance of 10.16 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing with the line between said 0.315 and 4.685 acre tracts, **North 50° 25' 48" East**, passing the northern line common to said 4.685 and 4.041 acre tracts at 367.80 feet a total distance of **445.78 feet** to an iron pin and cap set corner to said 4.041 acre tract and a 0.871 acre tract conveyed to Darren L and Angela A Long by Official Record 122 page 1202 and a 0.088 acre tract conveyed to the City of London by Official Record 200 page 1934;

Thence, with the southwest line of said 0.871 acre tract, **South 39° 21' 11" East** a distance of **272.21 feet** to a double angle iron fence post found at the southernmost corner of said 0.871 acre tract;

Thence, with a new line across said 4.041 acre tract, **South 40° 54' 46" East** a distance of **273.79 feet** to a 6-inch diameter fence wooden fence post found in the northwest line of a 14.334 original acre tract conveyed to Madison County Hospital by Deed Book 271 page 886, an iron pin and cap set bears South 40° 54' 46" East a distance of 0.50 feet;

Thence, with the northwest line of said 14.334 original acre tract, **South 50° 28' 42" West**, passing the southern corner common to said 4.685 and 4.041 acre tracts at 34.52 feet, a total distance of **411.26 feet** to a double angle iron fence post found in the northeast line of Janice B. Bell Subdivision as recorded in Plat Book 1 page 282;

Thence, with the northeast line of said Subdivision, **North 44° 48' 48" West**, passing an iron pin and cap set at 411.00 feet, a total distance of **413.00 feet** to a 10-inch diameter walnut tree at the corner to Lot 8 of said subdivision and said Cave's 0.47 acre tract;

Thence, with the following new line across said 4.685 acre tract

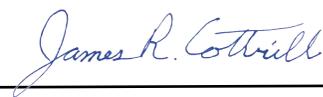
- 1) **North 38° 49' 19" West**, passing an iron pin and cap set at 2.00 feet, a total distance of **40.42 feet** to an iron pin and cap set;
- 2) **North 41°12' 51" West** a distance of **93.93 feet** returning to the **True Point of Beginning** containing **5.3916 Acres** more or less, of which 4.7099 acres more or less is part of said 4.685 acre tract and 0.6817 acres more or less is part of said 4.041 acre tract.

Bearings are based on a GPS observation on September 14, 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 September 27, 2016 by James R. Cottrill, PS registration #6858. (Job #S160703-5-3916AC)



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James R. Cottrill, PS