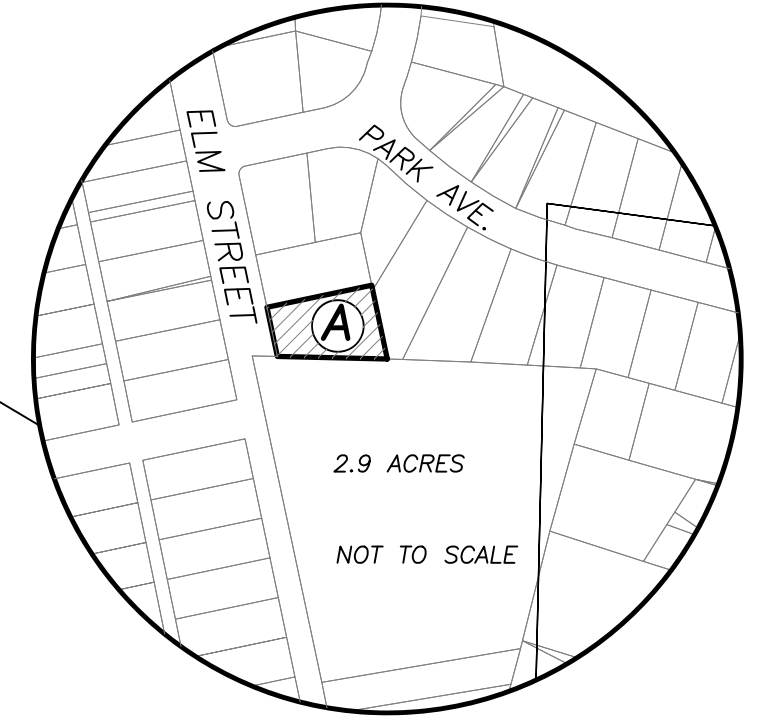


**LOCATION MAP**



MADISON COUNTY MONUMENT  
02-004

PARK AVENUE (50' WIDE)

ELM STREET (60' R/W)

S 11°56'31" E 2559.89'  
S 12°29'14" E 176.00'

LOT #1

LOT #2

ELMHURST VILLAGE No. 1  
PB 1 PG 362

LOT #3

BENNETT & GORMAN RENTALS LLC  
OR 330 PG 408  
0.2 ACRES

LOT #4

66.00'

N 77°31'16" E 132.13'

GRAVEL DRIVE

PASS @6.00'  
S 12°28'44" E 92.95'

LOT #5

POB

60.01'  
N 12°29'14" W

PASS @135.83'

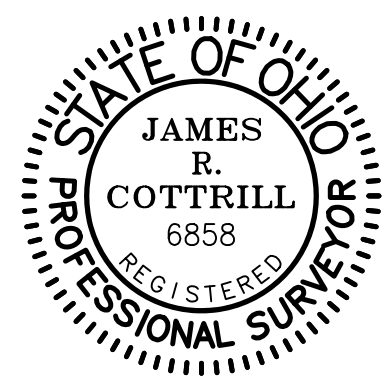
**0.2320± ACRES**

(A)

N 88°28'44" W 136.17'

STEPHEN BRUCE TYSON 1/2 & JAMIE TERESA TYSON 1/2  
OR 321 PG 497  
2.9 ACRES  
ITEM 8, PARCEL 1

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/10/17



**DEED REFERENCE**

CATHY E MYERS  
OR 318 PG 493  
PARCEL No. 31-02396.000  
(A) 0.23 ACRES

**LEGEND**

- △ COUNTY MONUMENT FOUND
  - ⊕ 3/4" T-BAR & CAP (FOUND)
  - ⊙ 1/2" Ø REBAR & RED PLASTIC CAP STAMPED "OTHER" (FOUND)
  - ⊙ 3/4" IRON PIN (FOUND)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

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

**0.2320± ACRES,  
VMS 5670, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MYERS**

SCALE : 1" = 20'	DATES	JOB No. S170913
20' 10' 0 20'	SURVEYED 10/4/17	CREW: MW
	DRAWN 10/05/17	DWN BY: MW

## **COTTRILL SURVEYING, INC**

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

### **0.2320 Acre Tract Surveyed for Myers**

The following described 0.2320 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, and being all of a 0.23 acre tract (Parcel 31-02396.000) conveyed to Cathy E Myers by Official Record 318 page 493, and being more particularly described as follows:

Beginning at an iron pin and cap set in the East line of Elm Street (60 feet right-of-way) at the Southwest corner of a 0.2 acre tract conveyed to Bennett and Gorman Rentals, LLC by Official Record 330 page 408 in the Northwest corner of said 0.23 acre tract, said iron pin and cap bears South 12° 29' 14" East a distance of 176.00 feet from the intersection of the East line of Elm Street and the South line of Park Avenue (50 feet right-of-way);

Thence, with the South line of said 0.2 acre tract, **North 77° 31' 16" East** a distance of **132.13 feet** to an iron pin and cap set in the West line of Lot #3 of Elmhurst Village No. 1 as recorded in Plat Book 1 page 362;

Thence, with the West line of said Elmhurst Village No. 1, **South 12° 28' 44" East**, passing the Northwest corner of Lot #4 of said subdivision at 6.00 feet, a total distance of **92.95 feet** to a 3/4 inch diameter iron pin found in the North line of a 2.9 acre tract conveyed to Stephen Bruce Tyson (1/2) and Jamie Teresa Tyson (1/2) by Official Record 321 page 497;

Thence, with the North line of said 2.9 acre tract, **North 88° 28' 44" West**, passing a 3/4 inch T-Bar and cap found at 135.83 feet, a total distance of **136.17 feet** to the East line of Elm Street;


Thence, with the East line of Elm Street, **North 12° 29' 14" West** a distance of **60.01 feet** returning to the **Point of Beginning**, containing **0.2320 Acres** more or less.

Bearings are based on a GPS observation on October 4, 2017, 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 October of 2017 by James R. Cottrill, PS registration #6858. (Job #S170913-0-2320AC)

  
James R. Cottrill, PS

