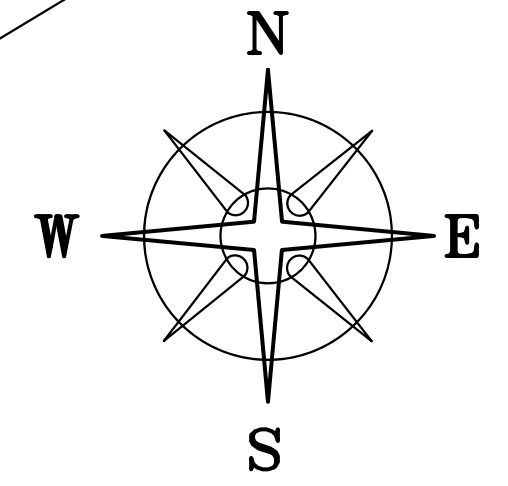


DEED REFERENCE

MARILYN FRANCES BUSSEY, CONNIE ANN TOOPS,
JOHN K POTTER, SHARON LEE POTTER,
DAVID EUGENE POTTER, & LINDA SUE PRICE
OR 235 PG 2699

PATRICIA A POTTER
OR 325 PG 1829
Ⓐ 0.13 ACRES

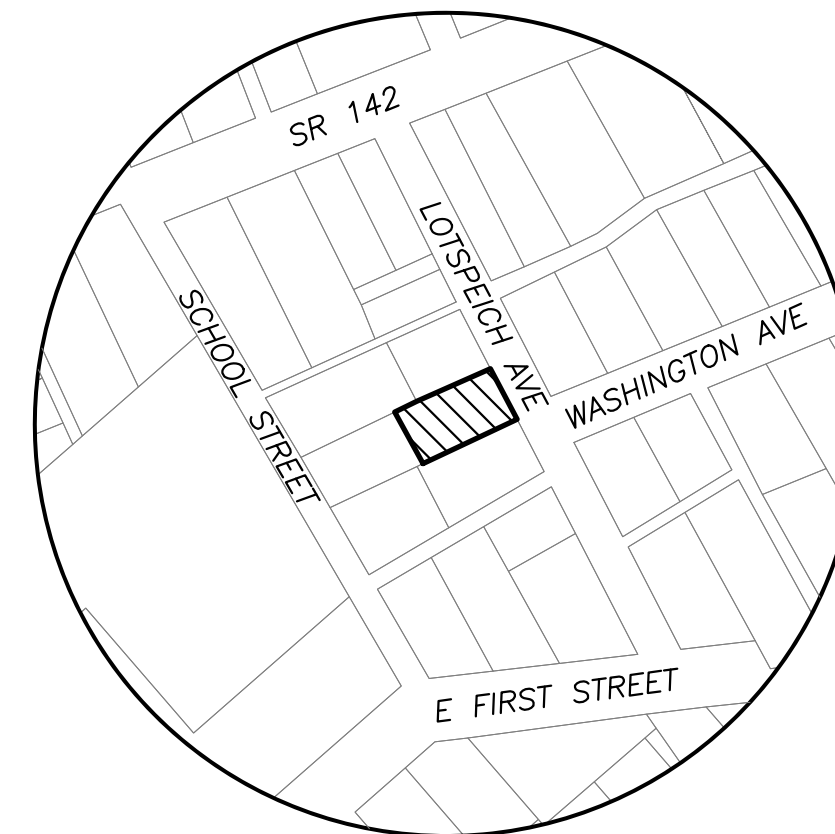
PARCEL No. 31-02224.000



BEARINGS ARE BASED ON THE
NORTHWEST LINE OF FIRST STREET
(S 45°W) AS DESCRIBED IN
DEED BOOK 31 PAGE 201 (2 ACRE TRACT)

LOCATION MAP

NOT TO SCALE

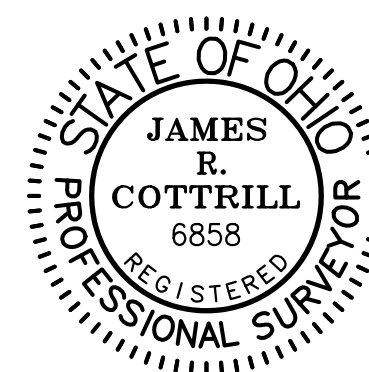


LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.

- Ⓣ 3/4" T-BAR & CAP (FOUND)
- 3/8" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

FIRST STREET (60' WIDE)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858

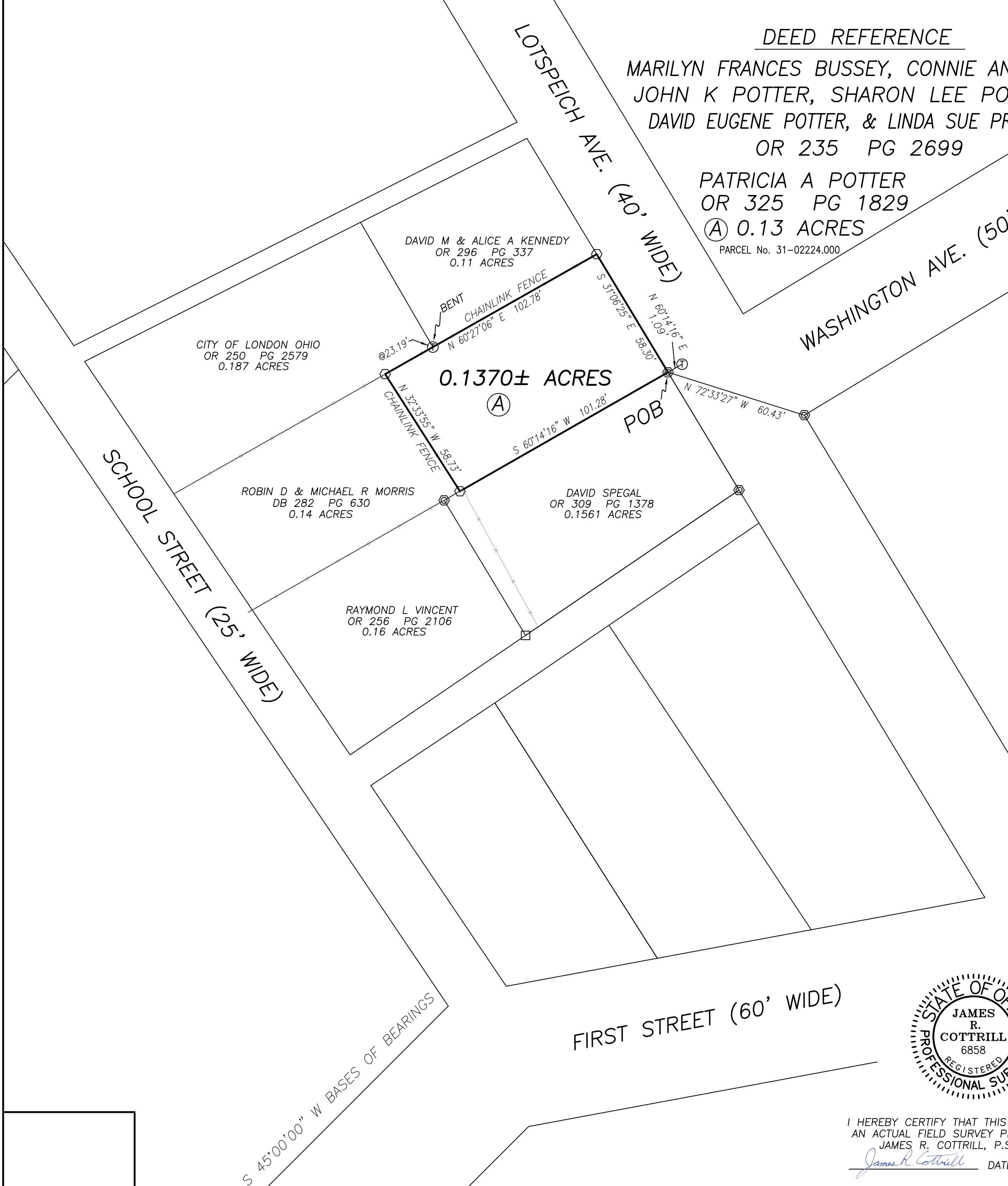
James R. Cottrill DATE: 1/26/2017

COTTRILL SURVEYING, INC

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

**0.1370± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR POTTER ESTATE**

SCALE : 1" = 30'	DATES	JOB No. S170106
30' 15' 0 30'	SURVEYED 01/2017	CREW: MW
	DRAWN 01/2017	DWN BY: NC



CITY OF LONDON OHIO
OR 250 PG 2579
0.187 ACRES

DAVID M & ALICE A KENNEDY
OR 296 PG 337
0.11 ACRES

0.1370± ACRES
Ⓐ

ROBIN D & MICHAEL R MORRIS
DB 282 PG 630
0.14 ACRES

DAVID SPEGAL
OR 309 PG 1378
0.1561 ACRES

RAYMOND L VINCENT
OR 256 PG 2106
0.16 ACRES

SCHOOL STREET (25' WIDE)

LOTSPEICH AVE. (40' WIDE)

WASHINGTON AVE. (50' WIDE)

S 45°00'00" W BASES OF BEARINGS

POB

BENT
CHAINLINK FENCE
N 60°27'06" E 102.78'
S 37°06'25" E 58.30'
N 60°14'16" E 1.09'

N 32°33'55" W 58.73'
S 60°14'16" W 101.28'

N 72°33'27" W 60.43'

@23.19'

Ⓣ

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Ⓣ

COTTRILL SURVEYING, INC

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

0.1370 Acre Tract *Surveyed for the Potter Estate*

The following described 0.1370 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, and being all of a 0.13 acre tract (Parcel 31-02224.000) conveyed to MARILYN FRANCES BUSSEY (1/7 Interest), CONNIE ANN TOOPS (1/7 Interest), JOHN K POTTER (1/7 Interest), SHARON LEE POTTER (1/7 Interest), DAVID EUGENE POTTER (1/7 Interest), LINDA SUE PRICE (1/7 Interest) by Official Record 235 page 2699 and PATRICIA A POTTER (1/7 Interest) by Official Record 325 page 1829, and being more particularly described as follows;

Beginning at an iron pin and cap previously set at the southeast corner of said 0.13 acre tract and the northeast corner of a 0.1561 acre tract conveyed to David Spegal by Official Record 309 page 1378, said iron pin and cap is also in the southwest line of Lotspeich Avenue (40 feet wide), from said iron pin and cap a 3/4 inch T-bar and cap bears North 60° 14' 16" East a distance of 1.09 feet;

Thence, with the northwest line of said 0.1561 acre tract, **South 60° 14' 16" West** a distance of **101.28 feet** to an iron pin and cap set at the southeast corner of a 0.14 acre tract conveyed to Robin D and Michael R Morris by Deed Book 282 page 630;

Thence, with the northeast line of said 0.14 acre tract, **North 32° 33' 55" West** a distance of **58.73 feet** to an iron pin and cap set in the southeast line of a 0.187 acre tract conveyed to the City of London Ohio by Official Record 250 page 2579;

Thence, with the southeast line of said 0.187 acre tract, **North 60° 27' 06" East**, passing a bit 3/4 inch T-bar and cap found at the southwest corner of a 0.11 acre tract conveyed to David M and Alice A Kennedy by Official Record 296 page 337 at 23.19 feet, a total distance of **102.78 feet** to an iron pin and caps set in the southwest line of said Lotspeich Avenue;

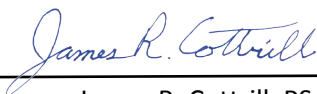
Thence, with the southwest line of said Lotspeich Avenue, **South 31° 06' 25" East** a distance of **58.30 feet** returning to the point of beginning containing **0.1370 Acres** more or less.

Bearings are based on the northwest line of First Street (South 45° West) as described in Deed Book 31 page 201.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed January 25, 2017 by James R. Cottrill, PS registration #6858. (Job # S170106-0-1370AC)



James R. Cottrill, PS