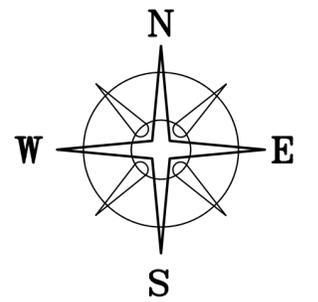
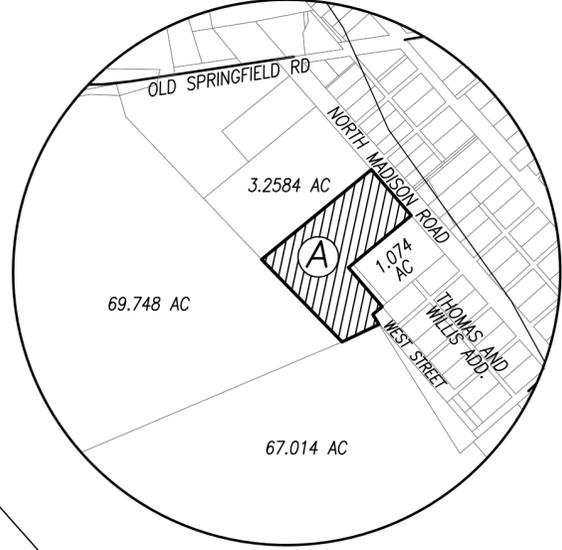


OLD SPRINGFIELD ROAD (50' R/W)

**LOCATION MAP**

NOT TO SCALE



BEARINGS ARE BASED ON A GPS OBSERVATION ON 03/02/17 WGS 1984 GEODETIC NORTH.

**LEGEND**

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

- Ⓣ 3/4" T-BAR (FOUND)
- Ⓜ 3 1/2" ⌀ METAL FENCE POST (FOUND)
- Ⓢ 3/4" ⌀ IRON PIPE (FOUND)
- Ⓦ DAMAGED 8" ⌀ WOODEN FENCE POST (FOUND)
- Ⓟ 5/8" ⌀ IRON PIN (FOUND)
- Ⓡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAPS STAMPED "THOMAS ENGR. & SURVEYING" (FOUND)
- Ⓢ 3/4" ⌀ PIPE & YELLOW PLASTIC CAP STAMPED "P.S. 5969" (FOUND)
- Ⓡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

**DEED REFERENCE**

BANK OF AMERICA  
OR 296 PG 324  
Ⓐ 3.1041 ACRES  
PARCEL No. 31-03076.000  
REMAINDER OF 11.72 ORIGINAL ACRES

**ADJOINER DEED REFERENCE**

- ① H & H LONDON HOLDING COMPANY LLC  
0.083 ACRES - OR 273 PG 1167
- ② SCOTT LAMPERT  
0.076 ACRES - OR 320 PG 2175

MADISON VILLA, LLC  
OR 286 PG 2133  
3.2584 ACRES

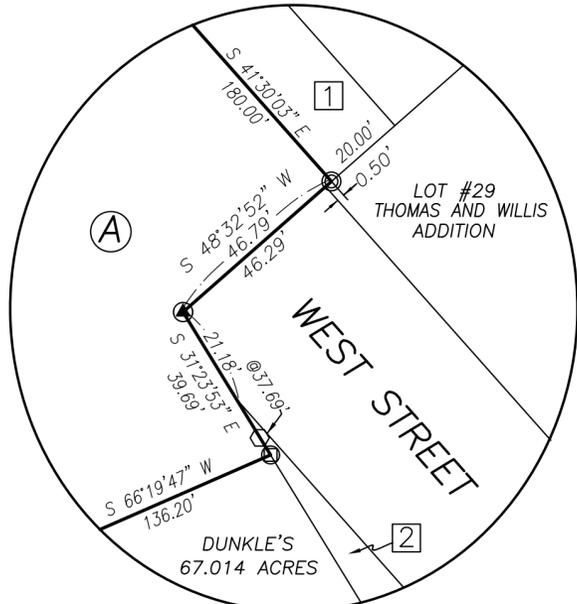
N=689707.69'  
E=1700230.49'

**3.1531± ACRES**

Ⓐ

**DETAIL "A"**

NOT TO SCALE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 3/7/17

**COTTRILL SURVEYING, INC**

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

**3.1531± ACRES**  
**VMS 8742, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MELINDA HOLLINGHEAD**

SCALE : 1" = 60'	DATES	JOB No. S170301
60' 30' 0' 60'	SURVEYED 03/2017	CREW: MW
	DRAWN 03/2017	DWN BY: NC

## **COTTRILL SURVEYING, INC**

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

### **3.1531 Acre Tract** *Surveyed for Melinda Hollinghead*

The following described 3.1531 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, and being all of a 3.1041 acre tract (Parcel 31-03076.00) (being all that remains of an original 11.72 acre tract) conveyed to Bank of America by Official Record 296 page 324, and being more particularly described as follows:

Commencing at a 3/4-inch T-bar found at the intersection of the Southwest line of North Madison Road (66 feet wide) and the centerline of Old Springfield Road (50 feet right-of-way);

Thence, with the Southwest line of North Madison Road, South 41° 30' 03" East a distance of 502.69 feet to a 3/4-inch diameter pipe and yellow plastic cap stamped "P.S. 5969" found at the east corner of a 3.2584 acre tract conveyed to Madison Villa, LLC by Official Record 286 page 2133 and the Northern most corner of hereon described 3.1531 acre tract and being the **True Point of Beginning**;

Thence, continuing with the Southwest line of North Madison Road, **South 41° 30' 03" East** a distance of **203.60 feet** to an iron pin and cap set at the North corner of a 1.074 acre tract conveyed to H & H London Holding Company, LLC by Official Record 273 page 1167;

Thence, with the Northwest line of said 1.074 acre tract, **South 48° 32' 52" West**, passing the Northwest corner of a 0.083 acre tract also conveyed H & H London Holding Company, LLC by Official Record 273 page 1167 at 260.00 feet, a total distance of **280.00 feet** to an iron pin and cap set;

Thence, with the Southwest line of said 0.083 acre tract, **South 41° 30' 03" East** a distance of **180.00 feet** to a 3/4-inch diameter pipe found in the Northwest line of Lot #29 of Thomas and Willis Addition as recorded in Plat Cabinet 1 slide 61;

Thence, with the Northwest line of said Thomas and Willis Addition, **South 48° 32' 52" West**, passing the terminus of the Northeast line of West Street (50 feet wide) at 0.50 feet, a total distance of **46.79 feet** to a 3 1/2-inch metal fence post found at the terminus of West Street;

Thence, with the Southwest line of West Street; **South 31° 23' 53" East**, passing the Northwest corner of a 0.076 acre tract conveyed to Scott Lampert by Official Record 320 page 2175 at 21.18 feet, also passing an iron pin and cap set at 37.69 feet, a total distance of **39.69 feet** to a damaged 8-inch diameter wooden fence post found at the Northwest corner of a 67.014 acre tract conveyed to John R Dunkle by Deed Book 234 page 160;

Thence, with the Northwest line of said 67.014 acre tract, **South 66° 19' 47" West**, passing an iron pin and cap set at 108.00 feet, a total distance of **136.20 feet** to a 5/8-inch rebar and yellow plastic cap stamped "THOMAS ENGR. & SURVEYING" in Oak Run at the east corner of a 69.748 acre tract conveyed to Sally A Hand and Raymond H Lytle by Official Record 267 page 2036;

Thence, with the Northeast line of said 69.748 acre tract, **North 44° 48' 25" West** a distance of **395.31 feet** to the South corner of said Madison Villa, LLC's 3.2584 acre tract;

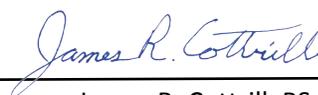
Thence, with the Southeast line of said 3.2584 acre tract, **North 50° 08' 34" East**, passing a 3/4-inch diameter pipe and yellow plastic cap stamped "P.S. 5969" found at 30.10 feet, a total distance of **486.40 feet** returning to the **True Point of Beginning**, containing **3.1531 Acres** more or less.

Bearings are based on a GPS observation on March 2, 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 March 2, 2017 by James R. Cottrill, PS registration #6858. (Job #S170301-3-1531AC)



James R. Cottrill, PS