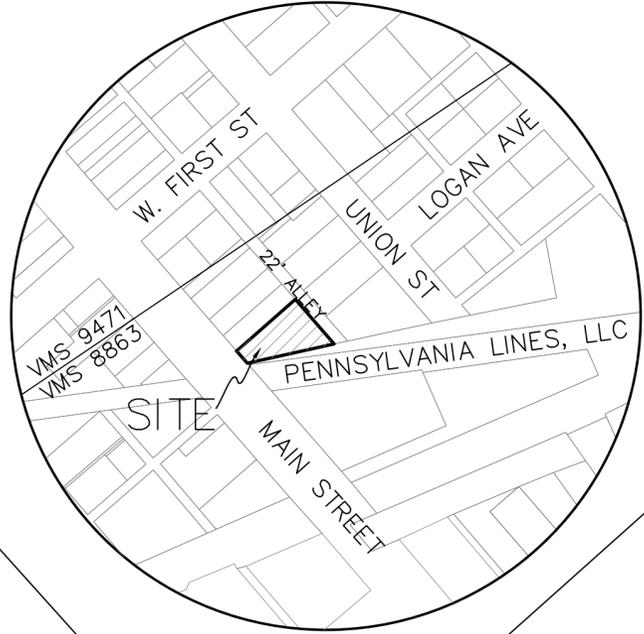


**LOCATION MAP**

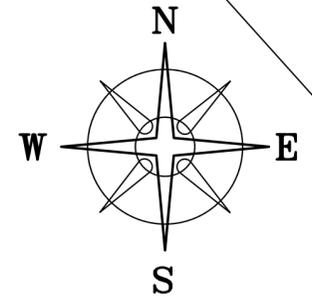
NOT TO SCALE



**DEED REFERENCE**

**NED J SPEASMAKER**  
**OR 132 PG 786**  
 PARCEL NUMBER 11  
**(A) 0.20 ACRES**  
 8758 SQ FT (DEED)  
 PARCEL No. 31-02644.000

BEARINGS ARE BASED ON THE  
 SOUTH LINE OF OHIO AG SOLUTIONS, LLC  
 1.0817 AC TRACT & NORTH LINE OF RAILROAD  
 (S 80°44'52" W)  
 AS DESCRIBED IN OR 324 PG 2327



**MAIN STREET (99' WIDE)**

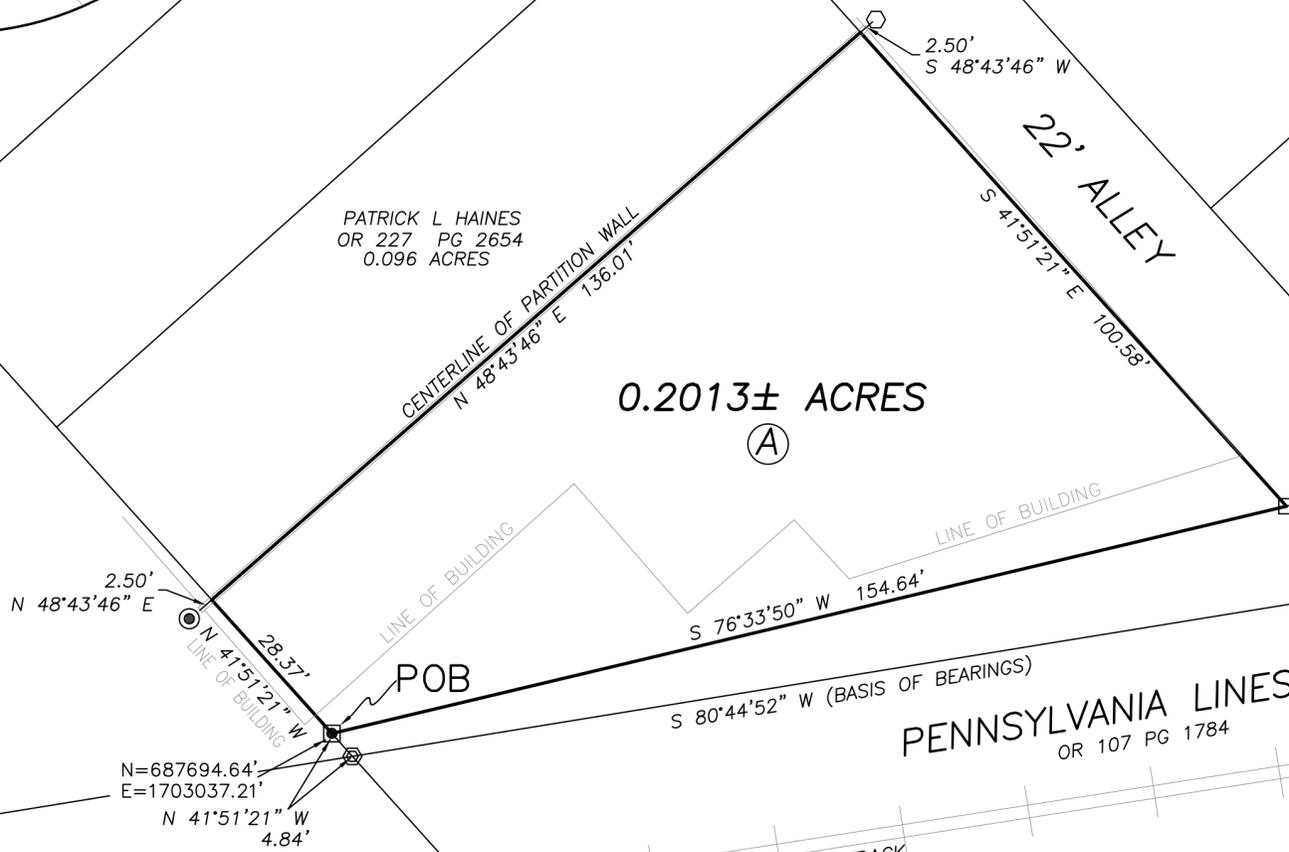
PATRICK L HAINES  
 OR 227 PG 2654  
 0.096 ACRES

**0.2013± ACRES**  
**(A)**

**TOLAND JONES 1st. ADDITION**  
**PB #1 PG 135**

OHIO AG SOLUTIONS, LLC  
 OR 324 PG 2327  
 1.0817 ACRES

**PENNSYLVANIA LINES, LLC**  
 OR 107 PG 1784



N=687694.64'  
 E=1703037.21'  
 N 41°51'21" W  
 4.84'

**LEGEND**

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

- 5/8" Ø REBAR (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- MAG NAIL (SET)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" Ø 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  
 DATE: 5/30/17

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

**0.2013± ACRES,**  
**VMS 8863, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR SPEASMAKER**

SCALE : 1" = 20'	DATES	JOB No. S170514
20' 10' 0 20'	SURVEYED 05/2017	CREW: MW
	DRAWN 05/2017	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)

### **0.2013 Acre Tract**

#### *Surveyed for the estate of Ned Speasmaker*

The following described 0.2013 acre tract is situated in the State of Ohio, Madison County, city of London, VMS 8863, being all of a 0.20 acre tract (Parcel 11)(parcel #31-02644.000) conveyed to Ned J Speasmaker by Official Record 132 page 786, and being more particularly described as follows:

Beginning at a mag nail previously set at the northwest corner of a 1.0817 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 324 page 2327, said mag nail is also at the southwest corner of said 0.20 acre tract and in the northeast line of Main Street (99 feet wide);

Thence, with the northeast line of said Main Street, **North 41° 51' 21" West** a distance of **28.37 feet** to the southernmost corner of a 0.096 acre tract conveyed to Patrick L Haynes by Official Record 227 page 2654 and in the center of a partition wall between buildings, said corner bears North 48° 43' 46" East a distance of 2.50 feet from a mag nail set;

Thence, with the southeast line of said 0.096 acre tract and the centerline of said partition wall, **North 48° 43' 46" East** a distance of **136.01 feet** to the easternmost corner of said 0.096 acre tract, the northernmost corner of said 0.20 acre tract and in the southwest line of a 22 feet alley, said corner bears South 48° 43' 46" West a distance of 2.50 feet from a mag nail set;

Thence, with the southwest line of said 22 feet alley, **South 41° 51' 21" East** a distance of **100.58 feet** to a 5/8 inch diameter rebar found in the north line of said 1.0817 acre tract;

Thence, with the north line of said 1.0817 acre tract, **South 76° 33' 50" West** a distance of **154.64 feet** returning to the point of beginning containing **0.2013 Acres** more or less.

Bearings are based on the South line of Ohio ag solutions, LLC 1.0817 acre tract and the North line of railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327.

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 DATE by James R. Cottrill, PS registration #6858. (Job #S170514-0-2012AC)



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James R. Cottrill, PS