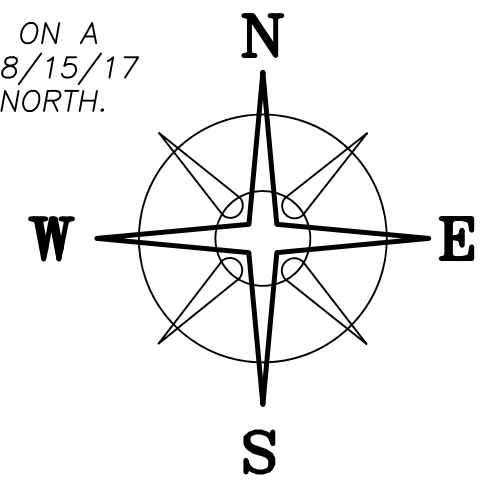


PATTY J WALLACE
OR 189 P 2005
0.294 AC.

BEARINGS ARE BASED ON A
GPS OBSERVATION ON 08/15/17
WGS 1984 GEODETIC NORTH.



TRACI ARNOLD-TATE
OR 236 P 406
7.996 ACRES
LO-49C
PLAT 3-08

DEED REFERENCE
MARY L ROBERTS
OR 308 P 2550
0.294 AC.
31-00140.000

NOTE

0.0146± ACRE TRACT IS TO BECOME PART OF
AND CONTINGENT TO RICHMOND'S 0.294 ACRE TRACT.

LOCATION MAP

NOT TO SCALE



**0.0146±
ACRES**
A

CAMM H RICHMOND
OR 331 P 405
0.294 ACRES
31-02572.000

MICHAEL S TURNER
OR 288 P 1510
0.6668 ACRES
31-02313.000
PLAT 15-91

AARON PENWELL
OR 306 P 1976
0.294 ACRES
0.087 ACRES

POB
N=689986.33'
E=1704419.08'

N 31°15'37" W
4.00'

RICHMOND AVENUE (60' R/W)

N 31°15'37" W
295.12'

NEW R/W
OLD R/W

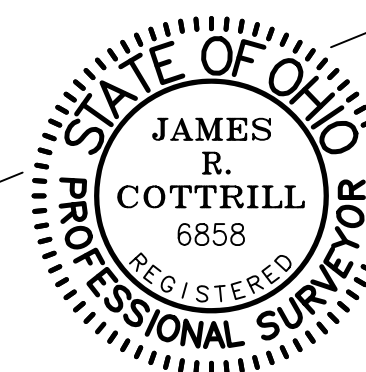
EAST HIGH STREET (WIDTH VARIES) (STATE ROUTE 142)

35.00'

LEGEND

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

- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- MAG NAIL (FOUND)
- ⊛ 5/8" ∅ REBAR & RED PLASTIC CAP STAMPED "LANDMARK" (FOUND)
- ⊜ 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: 08/17/17

COTTRILL SURVEYING, INC

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

**0.0146± ACRES,
VMS 6324, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RICHMOND**

SCALE : 1" = 20'
20' 10' 0' 20'

DATES	JOB No. S170713
SURVEYED 08/2017	CREW: MW
DRAWN 08/2017	DWN BY: RC

COTTRILL SURVEYING, INC

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

0.0146 Acre Tract Surveyed for Richmond

The following described 0.0146 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, and being part of a 0.294 acre tract (Parcel 31-00140.000) conveyed to Mary L Roberts by Official Record 308 page 2550, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Richmond Avenue (60 feet right-of-way) at the West corner of a 0.294 acre tract conveyed to Camm H Richmond by Official Record 331 page 405 and the South corner of said Roberts' 0.294 acre tract, said iron pin bears North 31° 15' 37" West a distance of 295.12 feet from the intersection of the Northeast line of Richmond Avenue and the new North line of East High Street (State Route 142, width varies);

Thence, with the Northeast line of Richmond Avenue in the Southwest line of said Roberts' 0.294 acre tract, **North 31° 15' 37" West** a distance of **4.00 feet** to an iron pin and cap set;

Thence, with a new line across said Roberts' 0.294 acre tract, **North 58° 44' 23" East** a distance of **158.87 feet** to an iron pin and cap set in the Southwest line of a 7.996 acre tract conveyed to Traci Arnold-Tate by Official Record 236 page 406;

Thence, with the Southwest line of said 7.996 acre tract, **South 31° 15' 37" East** a distance of **4.00 feet** to an iron pin and cap set at the North corner of said Richmond's 0.294 acre tract;

Thence, with the Northwest line of said Richmond's 0.294 acre, **South 58° 44' 23" West** a distance of **158.87 feet** returning to the **Point of Beginning**, containing **0.0146 acres** more or less.


Bearings are based on a GPS observation on August 15, 2017, WGS 1984 Geodetic North.

The hereinabove described 0.0146 acre tract is to become part of and contingent to said Richmond's 0.294 acre tract.

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 August 2017 by James R. Cottrill, PS registration #6858. (Job #S170713-0-0146AC)


James R. Cottrill, PS