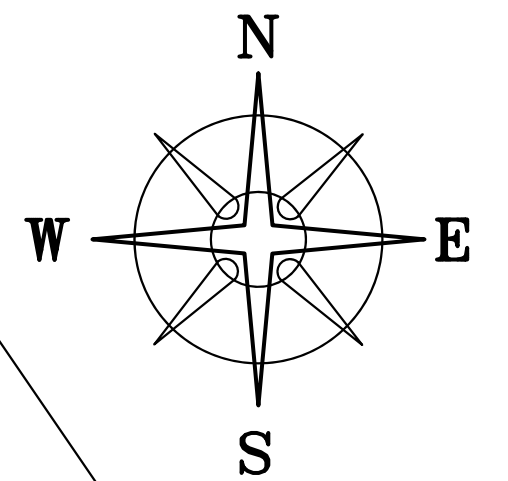


BEARINGS ARE BASED ON A  
GPS OBSERVATION MAY 2017  
WGS 1984 GEODETIC NORTH.

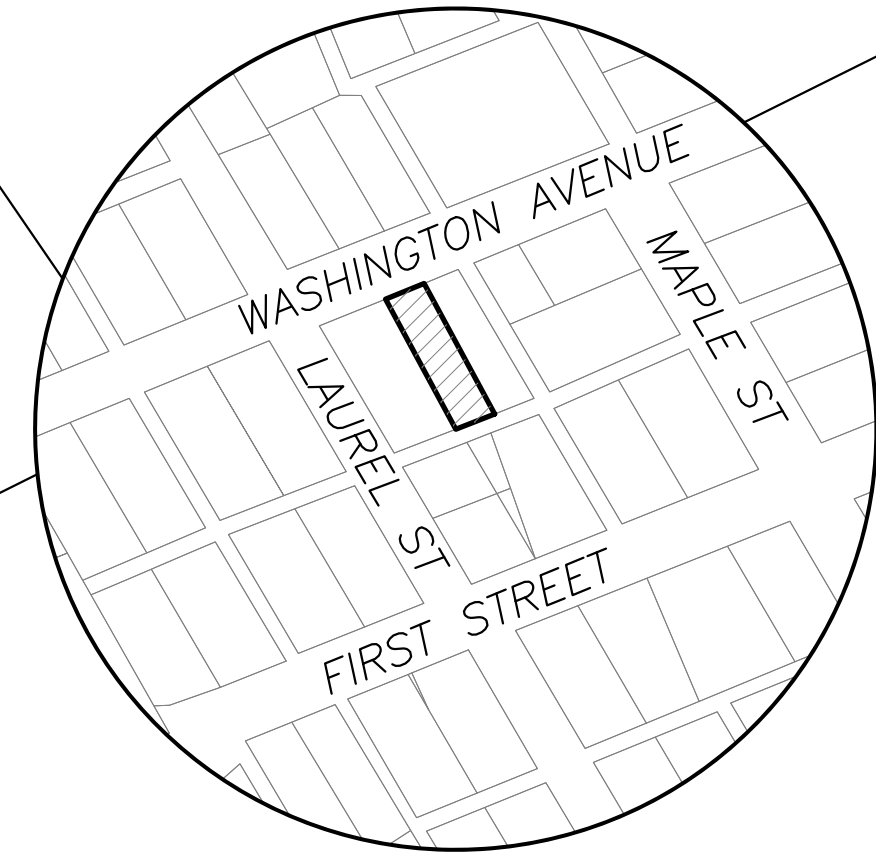


**DEED REFERENCE**

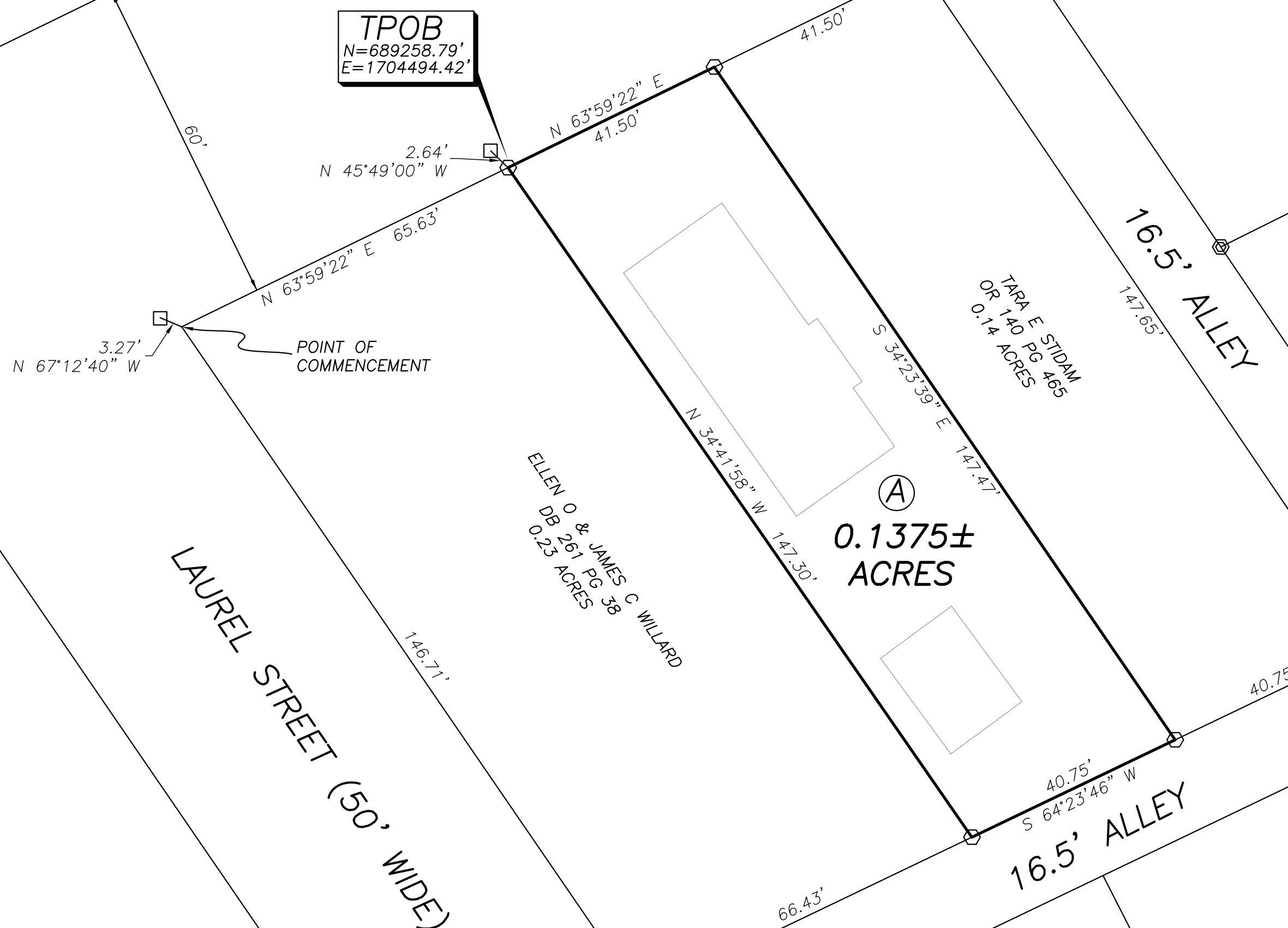
MERCHANTS NATIONAL BANK  
OR 310 PG 1989  
Ⓐ 0.14 ACRES  
PARCEL No. 31-00615.000

**LOCATION MAP**

NOT TO SCALE

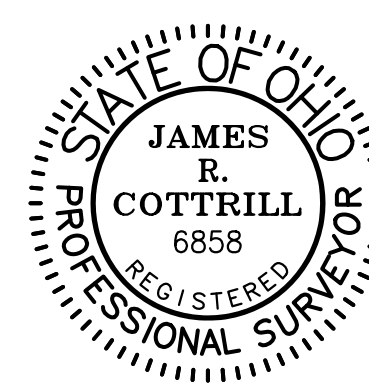


**TPOB**  
N=689258.79'  
E=1704494.42'



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - ⊙ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - 1"  $\phi$  SOLID IRON PIN (FOUND)



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

*James R. Cottrill* DATE: 09/13/17

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

**0.1375± ACRES,**  
**VMS 6324, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MERCHANTS NAT'L BANK**

SCALE : 1" = 20'	DATES	JOB No. S170816
20' 10' 0' 20'	SURVEYED 09/2017	CREW: MW
	DRAWN 09/2017	DWN BY: RC,NC

## **COTTRILL SURVEYING, INC**

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

### **0.1375 Acre Tract**

#### *Surveyed for Merchants National Bank*

The following described 0.1375 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.14 acre tract (Parcel 31-00615.000) conveyed to Merchants National Bank by Official Record 310 page 1989, and being more particularly described as follows:

Commencing at the intersection of the South line of Washington Avenue (60 feet wide) and the East line of Laurel Street (50 feet wide), from said intersection a 1 inch diameter solid iron pin found bears North 67° 12' 40" West a distance of 3.27 feet;

Thence, with the South line of Washington Avenue, North 63° 59' 22" East a distance of 65.63 feet to an iron pin and cap set at the Northeast corner of a 0.23 acre tract conveyed to Ellen O and James C Willard by Deed Book 261 page 38, the Northwest corner of said 0.14 acre tract and being the **True Point of Beginning**, from said iron pin and cap a 1 inch diameter solid iron pin found bears North 45°49' 00" West a distance of 2.64 feet;

Thence, with the South line of Washington Avenue, **North 63° 59' 22" East** a distance of **41.50 feet** to an iron pin and cap set at the Northwest corner of a 0.14 acre tract conveyed to Tara E Stidam by Official Record 140 page 465;

Thence, with the between said 0.14 acre tracts, **South 34° 23' 39" East** a distance of **147.47 feet** to an iron pin and cap set in the North line of a 16.5 feet alley;

Thence, with the North line of Said Alley, **South 64° 23' 46" West** a distance of **40.75 feet** to an iron pin and cap set at the Southeast corner of said Willard's 0.23 acre tract;

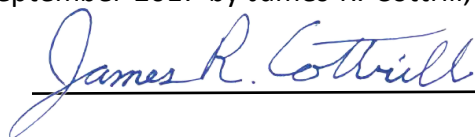
Thence, with the East line of said 0.23 acre tract **North 34° 41' 58" West** a distance of **147.30 feet** returning to the **Point of Beginning**, containing **0.1375 Acres** more or less.

Bearings are based on a GPS observation on May of 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 September 2017 by James R. Cottrill, PS registration #6858. (Job #S170816-0-1375AC)

  
James R. Cottrill

