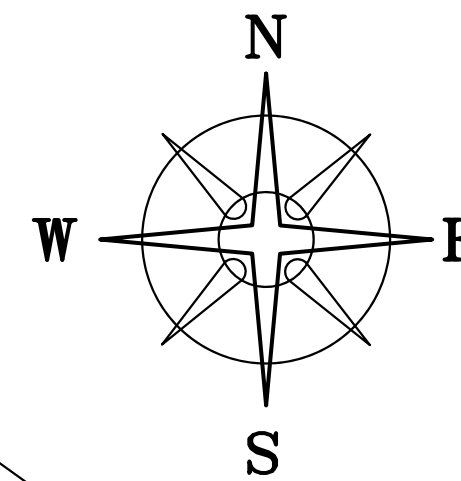
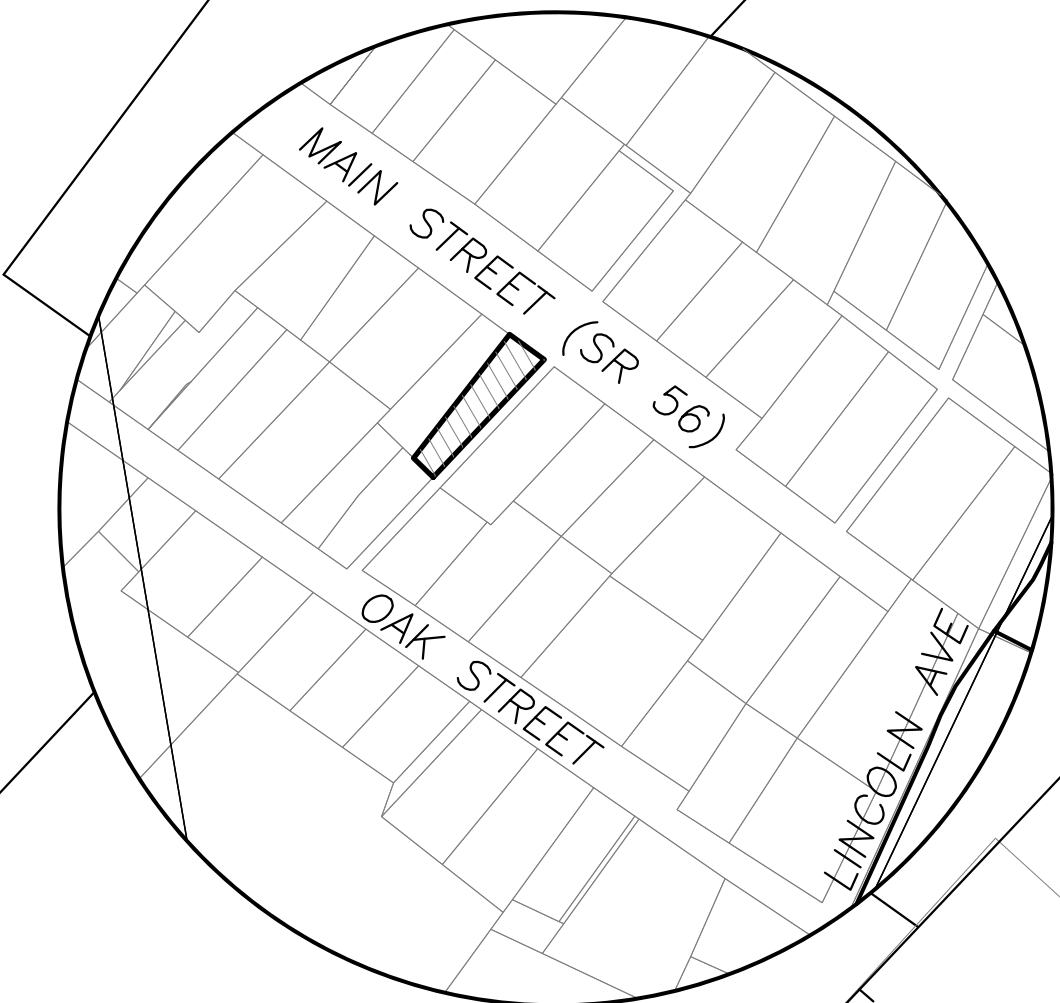


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/28/17  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
R & R SPECIALTIES LLC  
OR 315 PG 315  
① PARCEL No. 31-00275.000  
0.117 ACRES  
PART OF TRACT 4  
OF  
CHARLES KILLEEN LAND  
AS RECORDED IN  
PB 1 PG 304



**LOCATION MAP**

NOT TO SCALE

SOUTH MAIN STREET (STATE ROUTE 56, 80' WIDE)

NICOLE A MCCOY  
OR 317 PG 11  
0.144 ACRES  
(TRACT 3 OF CHARLES KILLEEN LAND)  
(PB 1 PG 304)

① 0.1189± ACRES

12' ALLEY

RESIDUAL OF TRACT 4  
CHARLES & ELEANORA KILLEEN, ETAL  
DB 143 PG 380

WESLEY W & ANN E LEVINGS, JT LIVES  
TOD KARI KRUGER  
OR 322 PG 2567  
0.120 ACRES  
(TRACT 2 OF CHARLES KILLEEN LAND)  
(PB 1 PG 304)

OAK STREET (50' WIDE)

POB  
N=1704127.45  
E=686509.42

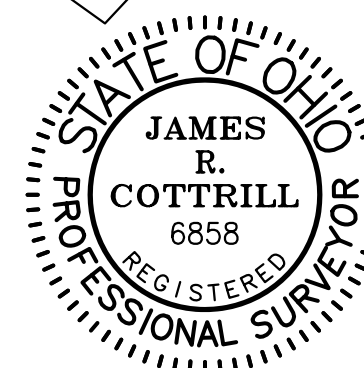
**EASEMENTS**

- ① INGRESS/EGRESS EASEMENT OVER  
RESIDUAL OF 0.129 AC. TRACT  
OR 315 PG 315
- ② 15'X42' EASEMENT  
DB 146 PG 28
- ③ 15'X77' EASEMENT  
DB 145 PG 677
- ④ 15'X42' EASEMENT  
DB 146 PG 28

**LEGEND**

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

- ⊙ 3/4" SQ. IRON PIN (FOUND)
- 3/4" ∅ IRON PIN (FOUND)
- 1/2" ∅ IRON PIN (FOUND)
- RAIL ROAD SPIKE (FOUND)
- ◇ PK NAIL (FOUND)
- ⊕ 1" ∅ PIPE & ALUMINUM CAP  
STAMPED "NCB 5969" (FOUND)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" ∅ 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

*James R. Cottrill* DATE: 10/04/17

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

**0.1189± ACRES,**  
**VMS 8863, CITY OF LONDON**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR PM TITLE.**

SCALE : 1" = 20'	DATES	JOB No. S170911
20' 10' 0 20'	SURVEYED 10/2017	CREW: MW
	DRAWN 10/2017	DWN BY: RC

# **COTTRILL SURVEYING, INC**

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

## **0.1189 Acre Tract Surveyed for PM Title**

The following described 0.1189 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.117 acre tract (Parcel 31-00275.000, part of Tract 4 of Charles Killeen Land as recorded in Plat Book 1 page 304) conveyed to R & R Specialties, LLC by Official Record 315 page 315, and being more particularly described as follows:

Beginning at the intersection of the southwest line of South Main Street (State Route 56, 80 feet wide) and the northwest line of a 12 feet wide alley and being the Northeast corner of said Tract 4;

Thence, with the northwest line of said alley, **South 42° 53' 02" West**, passing a 3/4-inch diameter iron pin at 0.04 feet, a total distance of **148.00 feet** to an iron pin and cap set at the northeast corner of the residual of Tract 4 of said Charles Killeen Land last conveyed to Charles and Eleanora Killeen, et. al. by Deed Book 143 page 380, from said iron pin and cap a found railroad spike bears South 69° 45' 08" East a distance of 0.41 feet;

Thence, with the northeast line of said residual of Tract 4, **North 48° 36' 00" West** a distance of **28.45 feet** to an iron pin and cap set in the southeast line of a 0.144 acre tract (Tract 3 of said Charles Killeen Land) conveyed to Nicole A McCoy by Official Record 317 page 11;

Thence, with the southeast line of said 0.144 acre tract (Tract 3), **North 37° 19' 04" East** a distance of **144.00 feet** to the southwest line of South Main Street, from which a 3/4-inch diameter iron pin bears South 72° 45' 53" East a distance of 0.16 feet;

Thence, with the southwest line of South Main Street, **South 54° 23' 39" East** a distance of **42.75 feet** returning to the **Point of Beginning**, containing **0.1189 Acres** more or less.

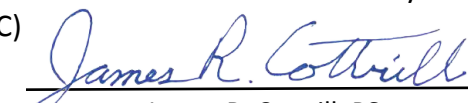
Bearings are based on a GPS observation on September 28, 2017, WGS 1984 Geodetic North.

Subject to a 15 feet by 42 feet easement as described in Deed Book 146 page 28 and a 15 feet by 77 feet easement as described in Deed Book 145 page 677.

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 and October of 2017 by James R. Cottrill, PS registration #6858. (Job #S170911-0-1189AC)

  
James R. Cottrill, PS

