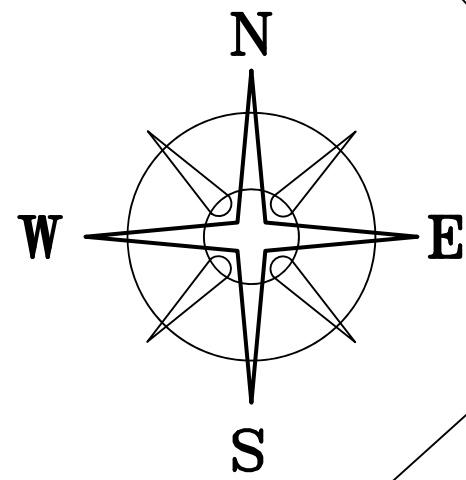


BEARINGS ARE BASED ON THE  
SOUTH LINE OF OHIO AG SOLUTIONS, LLC  
1.0817 AC TRACT & NORTH LINE OF RAILROAD  
(S 80°44'52" W)  
AS DESCRIBED IN OR 324 PG 2327



SCHOOL STREET (50')

LOT #38

**DEED REFERENCE**

JANE L BEATHARD  
DB 291 PG 780  
PARCEL No. 31-00177.000  
Ⓐ LOT 40  
OF  
TOLAND JONES 1ST ADDITION  
AS RECORDED IN  
PB #1 PG 135

**NOTE**

0.0352 ACRE TRACT IS TO  
BECOME PART OF AND CONTINGENT  
TO LOT #39

LOT #39

JANE L BEATHARD  
DB 291 PG 780

BLOCK/FRAME  
GARAGE

Ⓐ

0.129± ACRES  
REMAINING IN LOT 40

Ⓐ

LOT #40

0.0352± ACRES

Ⓐ

POB  
N=688364.655'  
E=1703761.978'

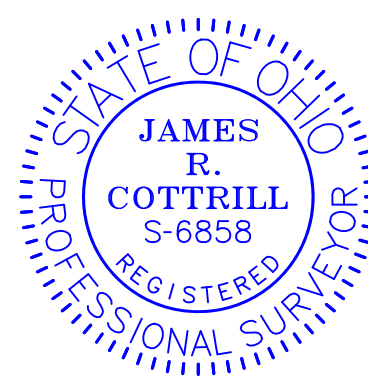
LOGAN AVENUE (60' WIDE)

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT (02-013)
  - MAG NAIL (SET)
  - ⊙ 5/8" ⌀ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

S 85°48'22" W 1745.25'

LOT #41



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/02/19

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

**0.0352± ACRES,  
VMS 9471, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR JANE BEATHARD.**

SCALE : 1" = 10'  
10' 5' 0' 10'

JOB No. S191102	CREW:	MW
SURVEYED 11/2019	DWN BY:	NC
DRAWN 11/2019	CHECK:	RC

# COTTRILL SURVEYING, INC

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

## **0.0352 Acre Tract** *Surveyed for Jane Beathard*

The following described 0.0352 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being part of Lot 40 (Parcel 31-00177.000) of Toland Jones 1<sup>st</sup> Addition as recorded in plat Book 1 page 135 and conveyed to Jane L Beathard by Deed Book 291 page 780, and being more particularly described as follows:

Beginning at a mag nail set in the northwest line of Logan Avenue (60 feet wide) at the south corner of Lot 39 of said subdivision and also conveyed to Jane L Beathard by Deed Book 291 page 780 and the east corner of said Lot 40, said mag nail bears South 48° 02' 26" West a distance of 119.75 feet from the intersection of the northwest line of Logan Avenue with the southwest line of School Street (50 feet wide);

Thence, with the northwest line of Logan Avenue, **South 48° 02' 26" West** a distance of **12.91 feet** to an iron pin and cap set;

Thence, across said Lot 40 with the following four new courses:

- 1) **North 41° 56' 07" West** a distance of **61.14 feet** to an iron pin and cap set;
- 2) **South 48° 02' 26" West** a distance of **6.19 feet** to an iron pin and cap set;
- 3) **North 41° 56' 07" West** a distance of **38.93 feet** to an iron pin and cap set;
- 4) **North 47° 59' 35" East** a distance of **19.10 feet** to an iron pin and cap set in the Southwest line of Lot 39;

Thence, with the Southwest line of Lot 39, **South 41° 56' 07" East** a distance of **100.08 feet** returning to the **Point of Beginning**, containing **0.0352 Acres** more or less line and.

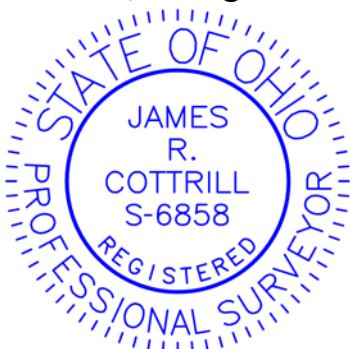
The hereinabove described 0.0352 acre tract is to become part of and contingent to Lot 39 of said subdivision.

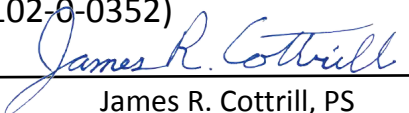
Bearings are based on the south line of Ohio Ag Solutions LLC 1.0817 acre tract and the north line of Railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327.

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 Surveying"

This description is based on a field survey performed November 26, 2019 by James R. Cottrill, PS registration #6858. (Job #S191102-0-0352)



  
James R. Cottrill, PS