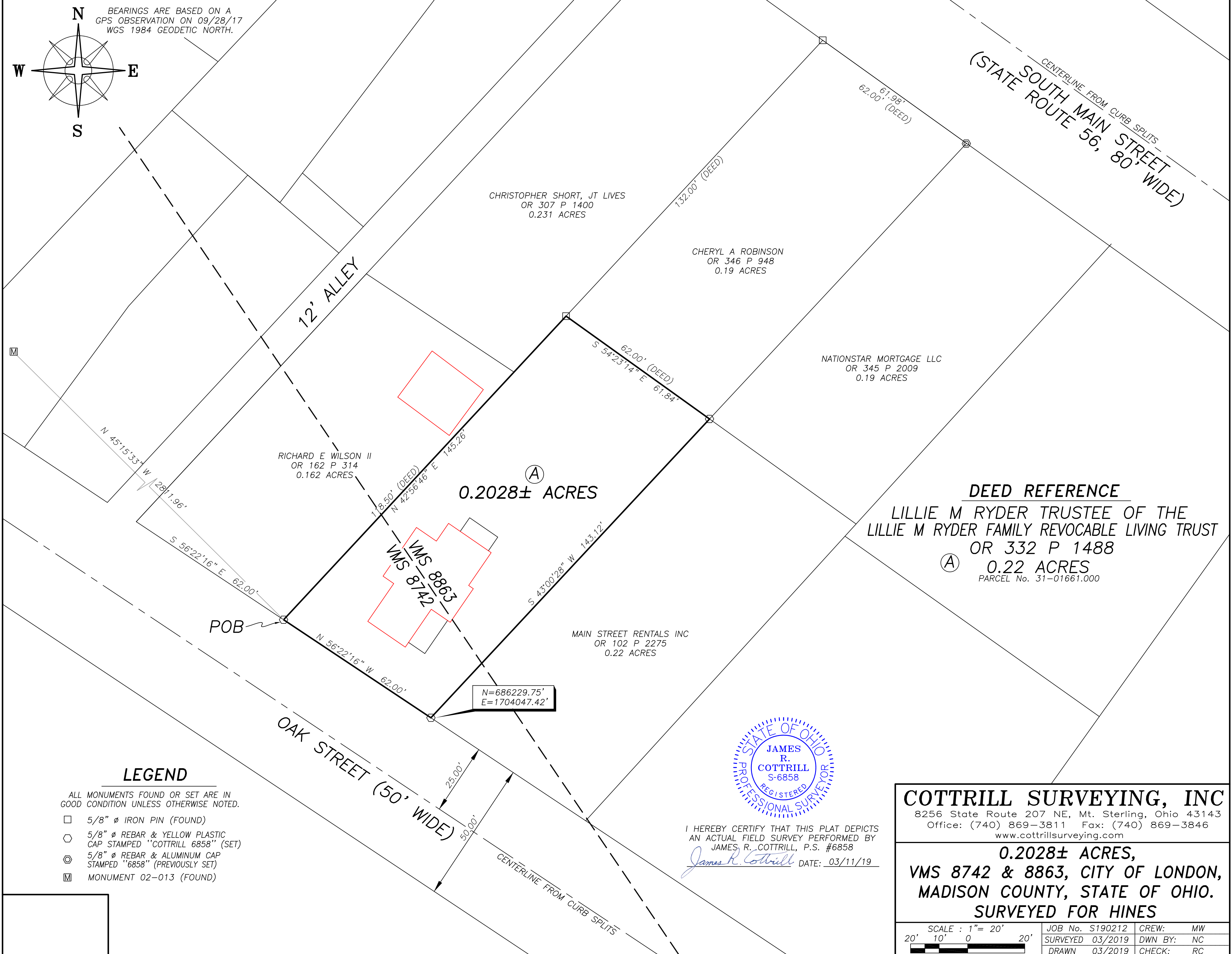


BEARINGS ARE BASED ON A GPS OBSERVATION ON 09/28/17 WGS 1984 GEODETIC NORTH.



CHRISTOPHER SHORT, JT LIVES
OR 307 P 1400
0.231 ACRES

CHERYL A ROBINSON
OR 346 P 948
0.19 ACRES

NATIONSTAR MORTGAGE LLC
OR 345 P 2009
0.19 ACRES

RICHARD E WILSON II
OR 162 P 314
0.162 ACRES

0.2028± ACRES

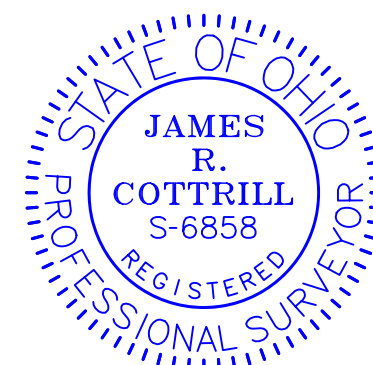
MAIN STREET RENTALS INC
OR 102 P 2275
0.22 ACRES

DEED REFERENCE
LILLIE M RYDER TRUSTEE OF THE
LILLIE M RYDER FAMILY REVOCABLE LIVING TRUST
OR 332 P 1488
Ⓐ 0.22 ACRES
PARCEL No. 31-01661.000

LEGEND

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

- 5/8" Ø IRON PIN (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" Ø REBAR & ALUMINUM CAP STAMPED "6858" (PREVIOUSLY SET)
- Ⓜ MONUMENT 02-013 (FOUND)



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

James R. Cottrill DATE: 03/11/19

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

**0.2028± ACRES,
VMS 8742 & 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HINES**

| | | |
|------------------|------------------|------------|
| SCALE : 1" = 20' | JOB No. S190212 | CREW: MW |
| 20' 10' 0' 20' | SURVEYED 03/2019 | DWN BY: NC |
| | DRAWN 03/2019 | CHECK: RC |

COTTRILL SURVEYING, INC

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

0.2028 Acre Tract Surveyed for Hines

The following described 0.2028 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and 8742, being all of a 0.22 acre tract (Parcel 31-01661.000) conveyed to Lillie M Ryder, Trustee of the Lillie M Ryder Family Revocable Living Trust by Official Record 332 page 1488, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Oak Street (50 feet wide) at the South corner of a 0.162 acre tract conveyed to Richard E Wilson II by Official Record 162 page 314 and the West corner of said 0.22 acre tract, said iron pin bears South 56° 22' 16" East a distance of 62.00 feet from the intersection of the Northeast line of Oak Street with the Southeast line of a 12 feet wide alley;

Thence, with the Southeast line of said 0.162 acre tract, **North 42° 56' 46" East**, passing the South corner of a 0.231 acre tract conveyed to Christopher Short, Joint Lives by Official Record 307 page 1400 at 118.50 feet (deed distance), a total distance of **145.26 feet** to a 5/8 inch diameter iron pin found at the West corner of a 0.19 acre tract conveyed to Cheryl A Robinson by Official Record 346 page 948;

Thence, with the Southwest line of said 0.19 acre tract, **South 54° 23' 14" East** a distance of **61.84 feet** to an iron pin and cap set at the West corner of a 0.19 acre tract conveyed to Nationstar Mortgage LLC by Official Record 345 page 2009 and the North corner of a 0.22 acre tract conveyed to Main Street Rentals Inc by Official Record 102 page 2275;

Thence, with the Northwest line of said 0.22 acre tract, **South 43° 00' 28" West** a distance of **143.12 feet** to an iron pin and cap set in the Northeast line of Oak Street;

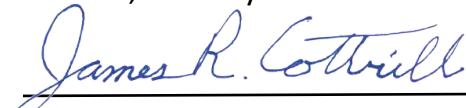
Thence, with the Northeast line of Oak Street, **North 56° 22' 16" West** a distance of **62.00 feet** returning to the Point of Beginning, containing **0.2028 Acres** more or less.

Bearings are based on a GPS observation on September 28, 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 March 4, 2019 by James R. Cottrill, PS registration #6858. (Job #S190212-0-2028)


James R. Cottrill, PS

