

DEED REFERENCE

CITY OF LONDON
CITY OFFICES & HEADSTART
DB 219 PG 462

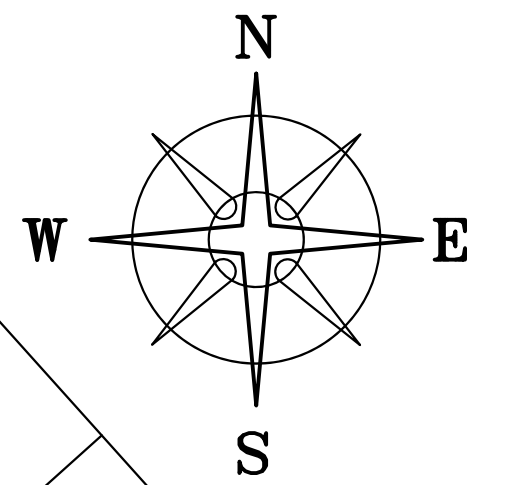
Ⓐ PARCEL No. 31-03275.000
0.137 ACRES

CITY OF LONDON
DB 282 PG 190

Ⓑ PARCEL No. 31-00485.001
0.1111 ACRES

PART OF OUTLOT 4 OF THE
ORIGINAL TOWN OF LONDON

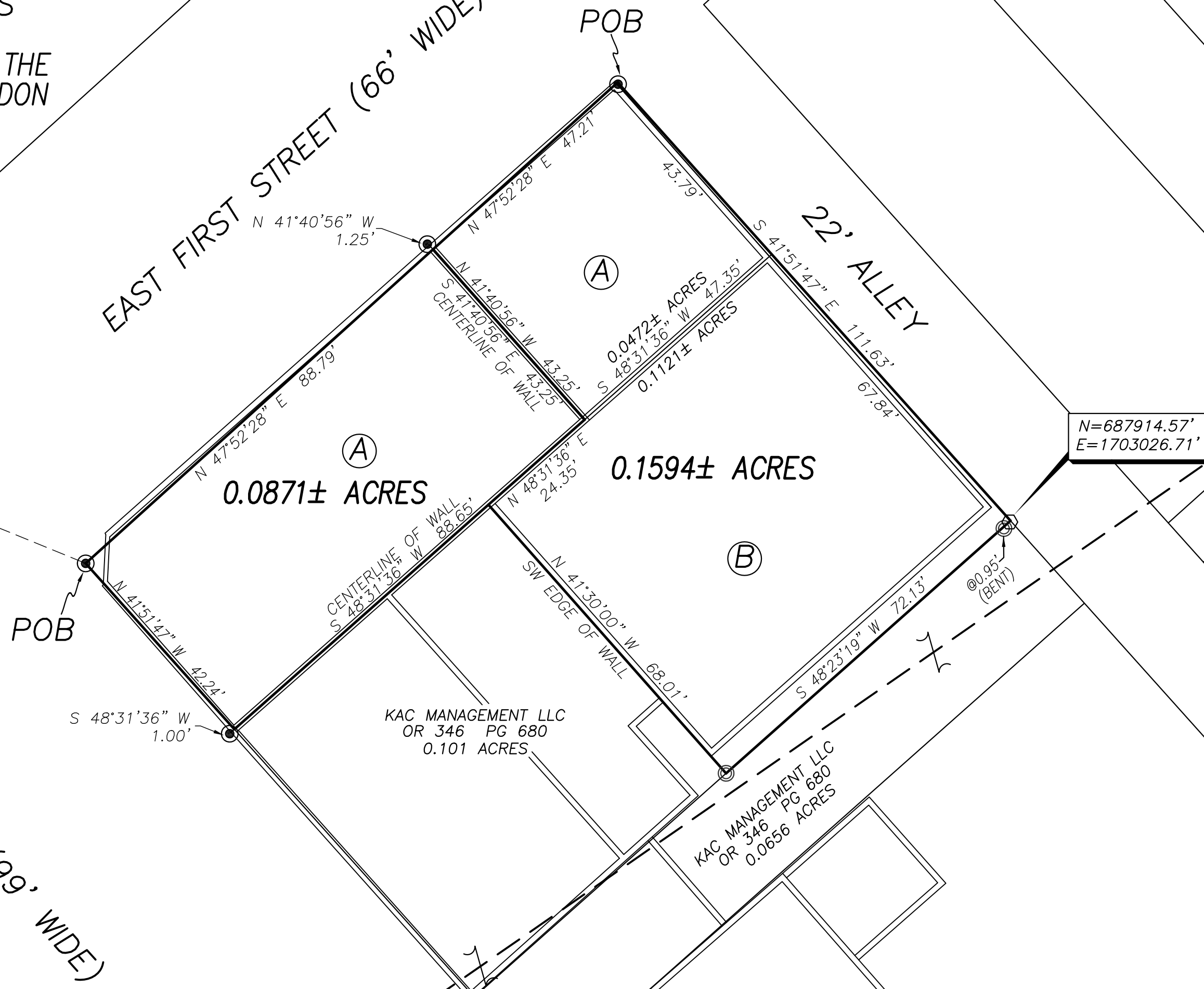
BEARINGS ARE BASED ON THE
NORTHEAST LINE OF 22' ALLEY
AS SHOWN ON PLAT 102-18
(N 41°51'47" W)



EAST FIRST STREET (66' WIDE)

22' ALLEY

MAIN STREET (99' WIDE)



LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ COUNTY MONUMENT (02-013)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

Ⓐ 0.0871± ACRES

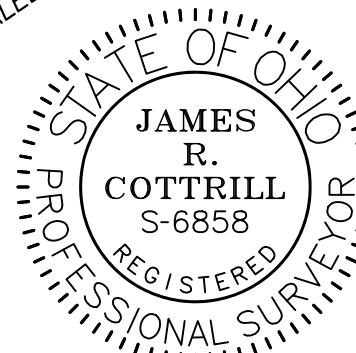
0.1594± ACRES

Ⓑ

KAC MANAGEMENT LLC
OR 346 PG 680
0.101 ACRES

KAC MANAGEMENT LLC
OR 346 PG 680
0.0656 ACRES

VMS 9471
VMS 8863
SCALED FROM GIS



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

James R. Cottrill DATE: 5/13/19

PLAT 102-18

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

**0.0871± & 0.1594± ACRES,
VMS 9471, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CITY OF LONDON**

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

JOB No. S190414	CREW: MW
SURVEYED 05/2019	DWN BY: NC
DRAWN 05/2019	CHECK: RC

COTTRILL SURVEYING, INC

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

0.0871 Acre Tract *Surveyed for City of London*

The following described 0.0871 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, part of Outlot 4 of the Original Town of London, being part of a 0.137 acre tract (Parcel 31-03275.000) conveyed to City of London City Offices and Headstart by Deed Book 219 page 462, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the southeast line of East First Street (66 feet wide) and the northeast line of Main Street (99 feet wide), being the west corner of said 0.137 acre tract and Outlot 4;

Thence, with the southeast line of East First Street, **North 47° 52' 28" East** a distance of **88.79 feet** to a point in the centerline of a wall running northwest-southeast, from said point a mag nail set bears North 41° 40' 56" West a distance of 1.25 feet;

Thence, with a new line across said 0.137 acre tract with the centerline of said wall, **South 41° 40' 56" East** a distance of **43.25 feet** to the northwest line of a 0.1111 acre tract conveyed to City of London by Deed Book 282 page 190;

Thence, with the northwest line of said 0.1111 acre tract, **South 48° 31' 36" West**, passing the north corner of a 0.101 acre tract conveyed to KAC Management LLC by Official Record 346 page 680 at 24.35 feet, a total distance of **88.65 feet** to the northeast line of Main Street, from said point a mag nail set bears South 48° 31' 36" West a distance of 1.00 feet;

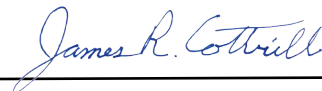
Thence, with the northeast line of Main Street, **North 41° 51' 47" West** a distance of **42.24 feet** returning to the **Point of Beginning**, containing **0.0871 Acres** more or less.

Bearings are based on the Northwest line of a 22 feet wide alley (North 41 ° 51' 47" West) as shown on Plat 102-18.

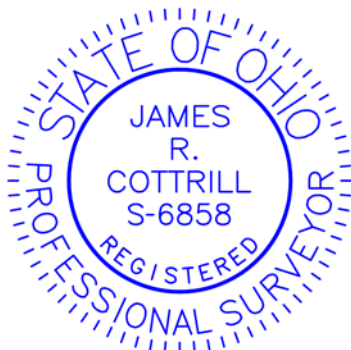
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

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 May of 2019 by James R. Cottrill, PS registration #6858. (Job #S190414-0-0871)



James R. Cottrill, PS



COTTRILL SURVEYING, INC

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

0.1594 Acre Tract *Surveyed for City of London*

The following described 0.1594 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, part of Outlot 4 of the Original Town of London, being part of a 0.137 acre tract (Parcel 31-03275.000) conveyed to City of London City Offices and Headstart by Deed Book 219 page 462 and part of a 0.1111 acre tract (Parcel 31-00485.001) conveyed to City of London by Deed Book 282 page 190, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the Southeast line of East First Street (66 feet wide) and the Southwest line of a 22 feet wide alley, being the north corner of said 0.137 acre tract and in the northwest line of Outlot 4;

Thence, with the southwest line of said alley, **South 41° 51' 47" East**, passing the northernmost corner of said 0.1111 acre tract at 43.79 feet, a total distance of **111.63 feet** to an iron pin and cap set at the north corner of a 0.0656 acre tract conveyed to KAC Management LLC by Official Record 346 page 680;

Thence, with the northwest line of said 0.0656 acre tract, **South 48° 23' 19" West**, passing a bent 3/4 inch diameter iron pipe found at 0.95 feet, a total distance of **72.13 feet** to a 3/4 inch diameter iron pipe found at the east corner of a 0.101 acre tract conveyed to KAC Management LLC by Official Record 346 page 680;

Thence, with the northeast line of said 0.101 acre tract, **North 41° 30' 00" West** a distance of **68.01 feet** to the southeast line of said 0.137 acre tract;

Thence, with the southeast line of said 0.137 acre tract, **North 48° 31' 36" East** a distance of **24.35 feet** to the centerline of a wall running northwest-southeast;

Thence, with a new line across said 0.137 acres in the centerline of said wall, **North 41° 40' 56" West** a distance of **43.25 feet** to the southeast line of East First Street and in the northwest line of Outlot 4, from said point a mag nail set bears North 41° 40' 56" West a distance of 1.25 feet;

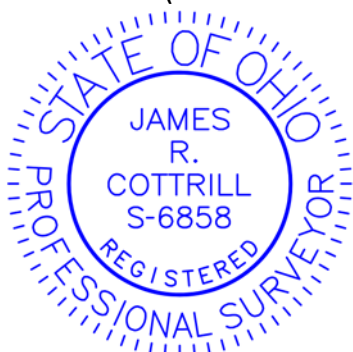
Thence, with the southeast line of East First Street and in the northwest line of Outlot 4, **North 47° 52' 28" East** a distance of **47.21 feet** returning to the **Point of Beginning**, containing **0.1594 Acres** more or less, of which 0.0472 acres more or less is part of said 0.137 acre tract and 0.1121 acres more or less is all of said 0.1111 acre tract.

Bearings are based on the Northwest line of a 22 feet wide alley (North 41 ° 51' 47" West) as shown on Plat 102-18.

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 May of 2019 by James R. Cottrill, PS registration #6858. (Job #S190414-0-1594)



James R. Cottrill

James R. Cottrill, PS