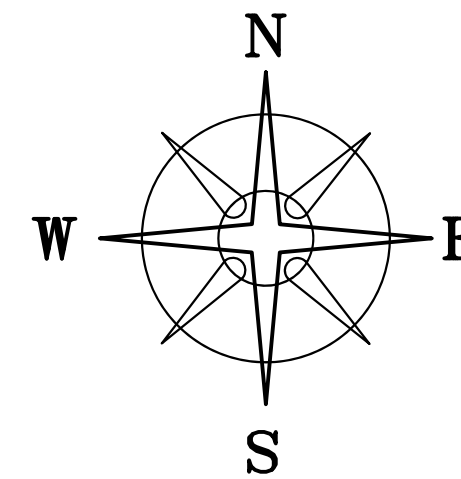


BASED ON A GPS OBSERVATION ON 12/01/15  
WGS 1984 GEODETIC NORTH.



N=689403.48'  
E=1702920.90'

FOURTH AVE (50' WIDE)

POB

**DEED REFERENCE**  
SIMMAT, LTD  
OR 305 PG 1092  
Ⓐ 0.25 ACRES  
PARCEL No. 31-01000.000

0.2581± ACRES

ELM STREET (60' WIDE)

TODD A ALEXANDER  
OR 296 P 1231  
0.22 ACRES  
31-01264.000

HIGH STREET (60' WIDE)

CELIA WILLIS SUB

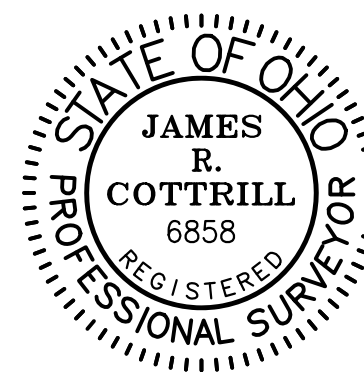
HIGH STREET (99' WIDE)

**LEGEND**

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

- ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- △ COUNTY MONUMENT 02-013

S151112 for CRD



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

**0.2581± ACRES, VMS 5670 & 9471,  
CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR HINES**

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

*James R. Cottrill* DATE: 06/24/2019

SCALE : 1" = 30'  
30' 15' 0 30'

JOB No. S190527	CREW: MW
SURVEYED 06/2019	DWN BY: NC
DRAWN 06/2019	CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.2581 Acre Tract Surveyed for Hines**

The following described 0.2581 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670 and 9471, being all of a 0.25 acre tract (Parcel 31-01000.000) conveyed to Simmat, LTD by Official Record 305 page 1092, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the West line of Elm Street (60 feet wide) with the South line of Fourth Avenue (50 feet wide) and being the Northeast corner of said 0.25 acre tract;

Thence, with the West line of Elm Street, **South 04° 35' 27" West** a distance of **60.13 feet** to an iron pin and cap set at the Northeast corner of a 0.22 acre tract conveyed to Todd A Alexander by Official Record 296 page 1231;

Thence, with the North line of said 0.22 acre tract **South 88° 30' 32" West** a distance of **127.10 feet** to an iron pin and cap set in the Northeast line of an 8.25 feet wide alley;

Thence, with the Northeast line of said alley, **North 43° 56' 59" West** a distance of **107.25 feet** to an iron pin and cap set in the South line of Fourth Avenue;

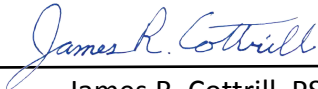
Thence, with the South line of Fourth Avenue, **South 86° 07' 34" East** a distance of **206.77 feet** returning to the **Point of Beginning**, containing **0.2581 Acres** more or less.

Bearings are based on a GPS observation on December 1, 2015, 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 June of 2019 by James R. Cottrill, PS registration #6858. (Job #S190527-0-2581)



James R. Cottrill, PS

