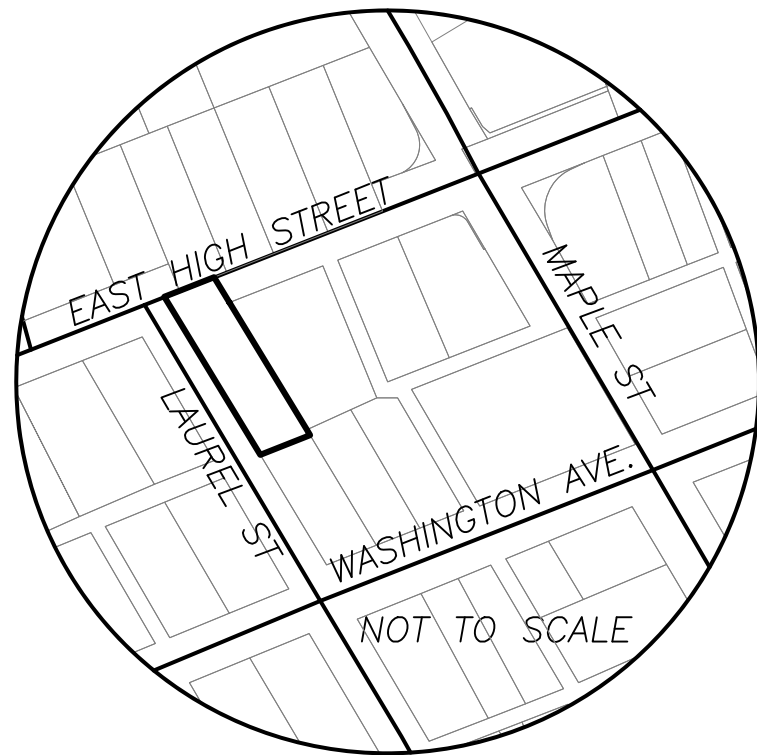
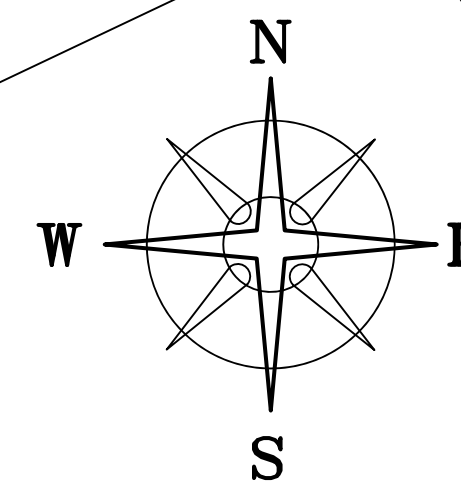


LOCATION MAP



BEARINGS ARE BASED ON A
GPS OBSERVATION ON MAY 2017
WGS 1984 GEODETIC NORTH.



POB
N=689564.24'
E=1704238.61'

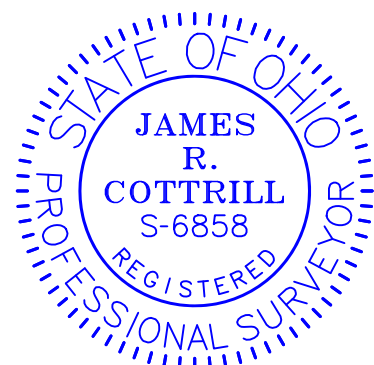
DEED REFERENCE
PHILIP L DOWLER
DB 274 PG 304
PARCEL No. 31-01417.000
Ⓐ 0.23 ACRES
0.4 ORG ACRES

RONALD J BLACK 1/2 (TOD TO NELL R BLACK) &
NELL R BLACK 1/2 (TOD TO RONALD J BLACK)
OR 282 PG 320
0.318 ACRES

**0.2281±
ACRES**
Ⓐ

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓜ MADISON CO. MONUMENT 02-013 (FOUND)
 - ⊙ 1/2" ∅ IRON PIPE (FOUND)
 - 3" METAL FENCE POST IN CONCRETE BROKEN OFF AT GRADE (FOUND)
 - ⦿ MAG NAIL (SET)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



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

James R. Cottrill DATE: 08/14/19

WM B & LINDA L MARK
DB 226 PG 496
0.152 ACRES
FIRST TRACT: 0.152 ACRES

DONALD & MARY JO DUST, JT LIVES
OR 231 PG 1899
0.17 ACRES
PARCEL TWO: 6324 SQFT

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

**0.2281± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DOWLER**

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

JOB No. S190710 : CREW: MW
SURVEYED 08/12/19 : DWN BY: NC
DRAWN 08/13/19 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.2281 Acre Tract *Surveyed for Dowler*

The following described 0.2281 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.23 acre tract (Parcel 31-01417.000, 0.4 original acres) conveyed to Philip L Dowler by Deed Book 274 page 304, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the centerline of East High Street (State Route 142, 60 feet right-of-way) with the northeast line of Laurel Street (50 feet wide) at the west corner of said 0.23 acre tract;

Thence, with the centerline of East High Street, **North 64° 38' 42" East** a distance of **52.79 feet** to a mag nail set;

Thence, **South 34° 25' 10" East**, passing the southeast right-of-way of East High Street and the west corner of a 0.318 acre tract conveyed to Ronald J Black 1/2 (TOD to Neil R Black) and Nell R Black 1/2 (TOD to Ronald J Black) by Official Record 282 page 320 at 30.38 feet, passing a 1/2 inch diameter iron pipe found at 59.69 feet, passing a 3 inch diameter metal fence post in concrete broken off at grade found at the west corner of a 0.152 acre tract conveyed to WM B and Linda L Mark by Deed Book 226 page 496 at 181.85 feet, a total distance of **190.31 feet** to an iron pin and cap set at the north corner of a 0.17 acre tract conveyed to Donald and Mary Jo Dust, Joint Lives by Official Record 231 page 1899;

Thence, with the northwest line of said 0.17 acre tract, **South 63° 59' 22" West** a distance of **52.69 feet** to an iron pin and cap set in the northeast line of Laurel Street;

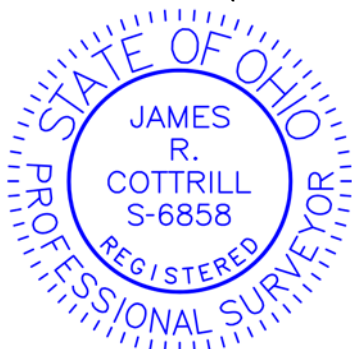
Thence, with the northeast line of Laurel Street, **North 34° 25' 10" West**, passing an iron pin and cap set at the southeast right-of-way line of East High Street at 160.55 feet, a total distance of **190.93 feet** returning to the **Point of Beginning**, containing **0.2281 Acres** more or less.

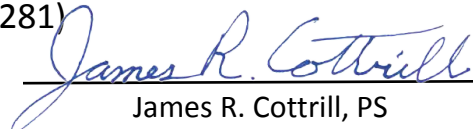
Bearings are based on a GPS observation on May 2017, WGS 1984 Geodetic North.

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 August 12 2019 by James R. Cottrill, PS registration #6858. (Job #S190710-0-2281)




James R. Cottrill, PS