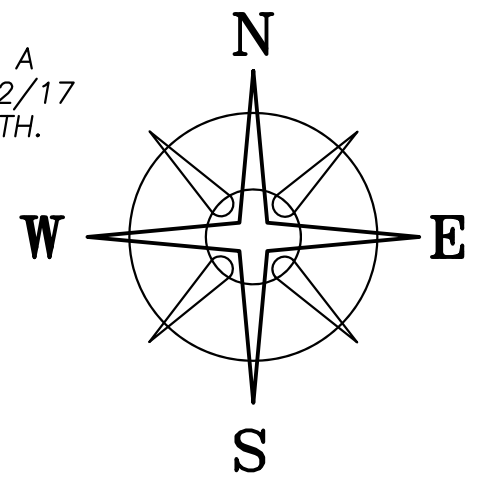


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/02/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
CHARLES M OILER
OR 300 PG 926
① PARCEL No. 31-02118.000
0.256 ACRES

MAPLE STREET

EAST CENTER STREET (S.R. 665) (50' R/W)

N=1707215.84'
E=687858.36'

POINT OF COMMENCEMENT

N 88°13'28" E 736.22'

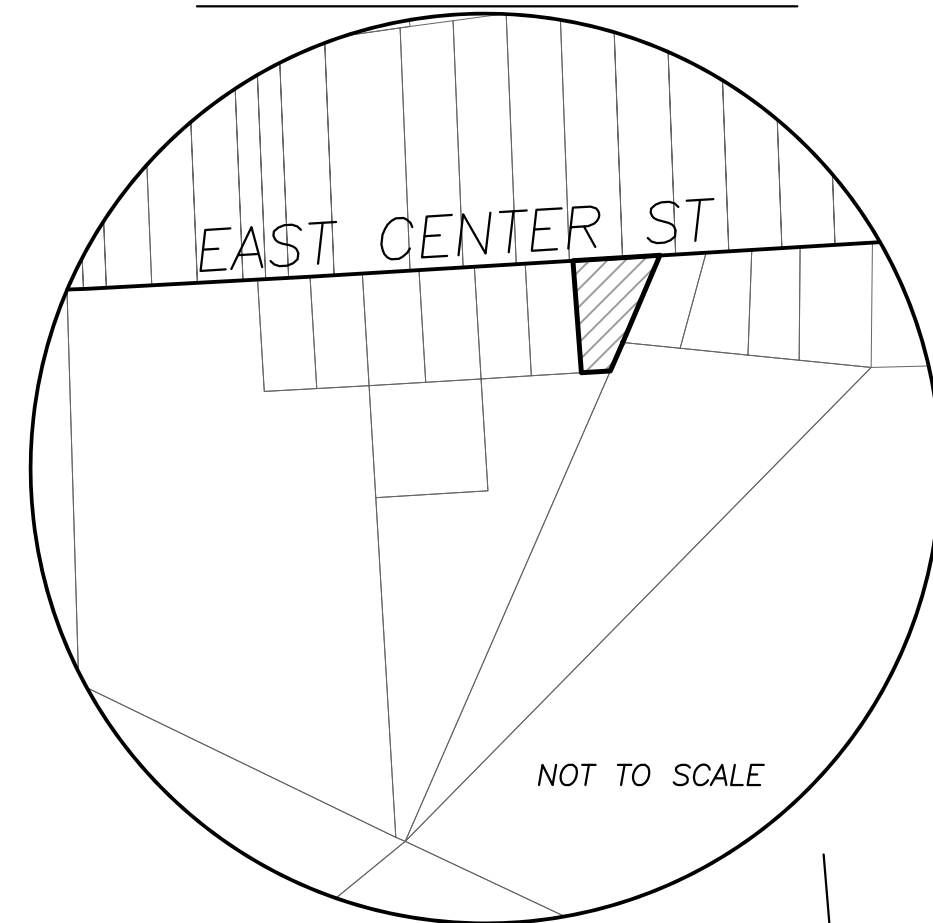
N 86°29'41" W 5099.59'

N 85°15'00" E 699.25'

N 85°15'00" E 113.59'

TPOB

LOCATION MAP



EAST CENTER ST

NOT TO SCALE

0.2573± ACRES

THOMAS E JR & CASEY
CAMPBELL, JT LIVES
OR 342 PG 474
0.224 ACRES

ERIC J PARSONS
OR 206 PG 251
0.1819 ACRES

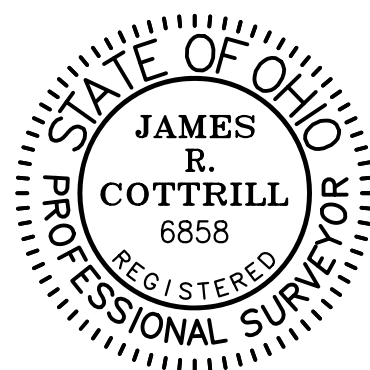
REMAJ LLC
OR 348 PG 1564
3.059 ACRES

THOMAS E JR & CASEY
CAMPBELL, JT LIVES
OR 342 PG 474
1.776 ACRES

ON EAST SIDE
OF WOOD FENCE POST

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 12-013 (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 1" ∅ IRON PIPE (FOUND)
 - IRON PIN (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - ⊠ MAG NAIL SET OVER IRON PIN (FOUND)
 - ⊕ 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: 06/19/2019

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

0.2573± ACRES,
VMS 5648, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HINES

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

JOB No. S190605	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

0.2573 Acre Tract Surveyed for Hines

The following described 0.2573 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5648, being all of a 0.256 acre tract (Parcel 31-02118.000) conveyed to Charles M Oiler by Official Record 300 page 926, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of East Center Street (State Route 665, 50 feet right-of-way) and Maple Street;

Thence, with the centerline of East Center Street with the following two courses:

- 1) North 88° 13' 28" East a distance of 736.22 feet to a point;
- 2) North 85° 15' 00" East a distance of 699.25 feet to a mag nail set over an iron pin found at the Northeast corner of a 0.224 acre tract conveyed to Thomas E Jr and Casey Campbell, Joint Lives by Official Record 342 page 474, the Northwest corner of said 0.256 acre tract and being the **True Point of Beginning**;

Thence, continuing with the centerline of East Center Street, **North 85° 15' 00" East** a distance of **113.59 feet** to a mag nail set over an iron pin found at the Northwest corner of a 0.1819 acre tract conveyed to Eric J Parsons by Official Record 206 page 251;

Thence, with the Northwest line of said 0.1819 acre tract, **South 22° 16' 35" West**, passing an iron pin found 0.24 feet left of line at 27.66 feet, passing the Northwest corner of a 3.059 acre tract conveyed to Remaj, LLC by Official Record 348 page 1564 at 124.71 feet, a total distance of **165.67 feet** to a 5/8 inch diameter iron pin found at the Northeast corner of a 1.776 acre tract conveyed to Thomas E Jr and Casey Campbell, Joint Lives by Official Record 342 page 474;

Thence, with the North line of said 1.776 acre tract, **South 85° 14' 56" West** a distance of **38.31 feet** to an iron pin and cap set at the Southeast corner of said Campbell's 0.224 acre tract;

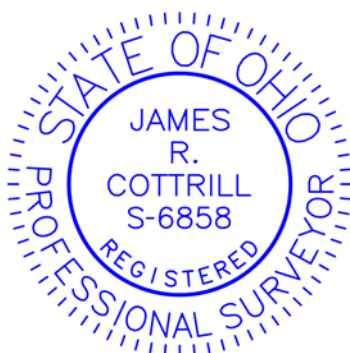
Thence, with the East line of said 0.224 acre tract, **North 04° 44' 59" West**, passing an iron pin and cap set at 122.58 feet, a total distance of **147.58 feet** returning to the **True Point of Beginning**, containing **0.2573 Acres** more or less.

Bearings are based on a GPS observation on October 2, 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 June of 2019 by James R. Cottrill, PS registration #6858. (Job #S190605-0-2573)



James R. Cottrill

James R. Cottrill, PS