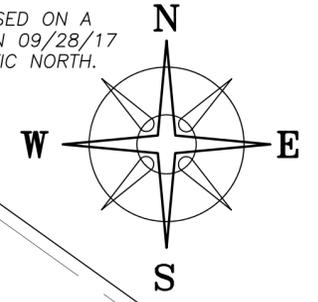


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 09/28/17
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
CYNTHIA A SWANEY
OR 255 PG 2112
PARCEL No. 31-00702.000
(A) 0.129 ACRES
PARCEL No. 31-00703.000
(B) 0.003 ACRES

DARYL K MURRY
OR 312 PG 2297
0.21 ACRES

PIPE BEARS
N 59°17'37" W
2.34'

PIPE BEARS
N 67°48'06" W
2.30'

JOHN L & TERRI R
ELLARS, JT LIVES
OR 310 PG 1281
0.147 ACRES

(A)
0.1279± ACRES
**0.1311±
ACRES**

PIPE BEARS
N 73°37'28" W
0.98'
N 83°45'41" E
6.65'

(B)
0.0032±
ACRES

DEBRA REINING
OR 220 PG 83
0.17 ACRES

VMS
8742
8863

POB
N=686438.883'
E=1703736.827'

SOUTH OAK STREET (50' WIDE)
CENTERLINE FROM CURB SPLITS

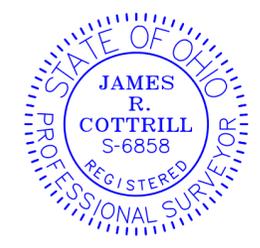
12' ALLEY

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013 (FOUND)
 - ⊕ 3/4" T-BAR & CAP (FOUND)
 - ⊙ 3/4" ∅ IRON PIPE (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - ☆ 3/4" ∅ IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
 - ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)

COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.1311± ACRES,
VMS 8863 & 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CHASE KILLIAN



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R Cottrill DATE: 06/12/20

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

JOB No. S200515 : CREW: MW
SURVEYED 06/2020 : DWN BY: NC
DRAWN 06/2020 : CHECK: NC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.1311 Acre Tract Surveyed for Chase Killian

The following described 0.1311 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and 8742, being all of a 0.129 acre tract (Parcel 31-00702.00) and all of a 0.003 acre tract (Parcel 31-00703.000) both conveyed to Cynthia A Swaney by Official Record 255 page 2112, and being more particularly described as follows:

Beginning at T-bar found in the Northeast line of South Oak Street (50 feet wide) at the South corner of a 0.147 acre tract conveyed to John L and Terri R Ellars, Joint Lives by Official Record 310 page 1281, the Southwest corner of said 0.003 acre tract and the West corner of said 0.129 acre tract, said T-bar bears South 43° 50' 23" East a distance of 2506.43 feet from Madison County Monument 02-013 found;

Thence, with the Southeast line of said 0.147 acre tract with the following three courses:

- 1) **North 38° 24' 50" East** a distance of **58.35 feet** to a 5/8 inch diameter iron pin found;
- 2) **North 83° 45' 41" East** a distance of **6.65 feet** to an iron pin and cap set in the Northwest line of said 0.129 acre tract, from said iron pin and cap a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found bears North 73° 37' 28" West distance of 0.98 feet;
- 3) **North 42° 42' 32" East** a distance of **93.84 feet** to an iron pin and cap set in the Southwest line of a 0.21 acre tract conveyed to Darryl K Murry by Official Record 312 page 2297, from said iron pin and cap a 3/4 inch diameter iron pipe and yellow plastic cap stamped "RET 6552" found bears North 59° 17' 37" West a distance of 2.34 feet;

Thence, with the Southwest line of said 0.21 acre tract, **South 55° 06' 32" East** a distance of **36.00 feet** to an iron pin and cap set at the North corner of a 0.17 acre tract conveyed to Debra Reining by Official Record 220 page 83, from said iron pin and cap a 3/4 inch diameter iron pipe bears North 67° 48' 06" West a distance of 2.30 feet;

Thence, with the Northwest line of said 0.17 acre tract, **South 42° 45' 14" West** a distance of **155.97 feet** a 3/4 inch T-bar and cap found in the Northeast line of South Oak Street;

Thence, with the Northeast line of South Oak Street, **North 56° 48' 55" West** a distance of **36.04 feet** to returning to the **Point of Beginning**, containing **0.1311 Acres** more or less, of which 0.1279 acres more or less is all of said 0.129 acre tract and 0.0032 acres more or less is all of said 0.003 acre tract.

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 June of 2020 by James R. Cottrill, PS registration #6858. (Job #S200515-0.1311)




James R. Cottrill, PS #6858