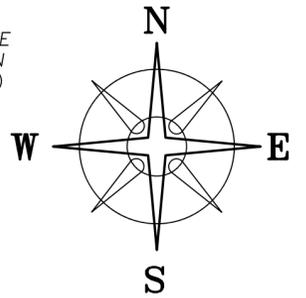


BEARINGS ARE BASED ON THE
SOUTHWEST LINE OF LOTSPEICH AVE
(S 31°06'25" E) AS DESCRIBED IN
OR 326 PG 1147 (PLAT 18-17)



DEED REFERENCE

**TIMOTHY LEACH
OR 332 P 2611**

- (A) 0.081 ACRES PARCEL 1 TRACT ONE
- (B) 0.033 ACRES PARCEL 1 TRACT TWO

LOTSPEICH AVE.
(40' WIDE)

ROGER W & CONNIE R
BECHTEL
SECRETARY OF HUD
DB 289 PG 695
0.100 AC
31-01929.000

STANLEY WHITESOCK, TOD
CHERYL HOMEIER 1/2
& GARY S WHITESIDE 1/2
OR 360 PG 2678
0.165 AC
31-02915.000

JAROD E RINEHART &
BRITTANY K WOLVERTON, JT LIVES
OR 363 PG 2105
0.354 AC
31-03008.000

BYARS MICHAEL R
DB 256 PG 457
0.270 AC
31-00352.000

0.1121± ACRES

POB
N: 689,171.96'
E: 1,703,821.87'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013 (FOUND)
 - ⊙ 3/4" Ø THIN WALL PIPE (FOUND)
 - 3/4" Ø SOLID IRON PIN (FOUND)
 - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - RAIL ROAD SPIKE (SET)

SCHOOL STREET (25' WIDE)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/02/21

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

**0.1121± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LEACH**

SCALE : 1" = 20'	JOB No. S210103	CREW: MW
20' 10' 0' 20'	SURVEYED 01/29/21	DWN BY: NC
	DRAWN 02/01/21	CHECK: RC

COTTRILL SURVEYING, INC

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

0.1121 Acre Tract Surveyed for Leach

The following described 0.1121 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.081 acre tract (Parcel 31-00818.000, Parcel 1: Tract One) and all of a 0.033 acre tract (Parcel 31-00817.000, Parcel 1: Tract Two) both conveyed to Timothy Leach by Official Record 332 page 2611, and being more particularly described as follows:

Beginning at a railroad spike set in the Southwest line of Lotspeich Avenue (40 feet wide) at the North corner of a 4 feet wide by 88.2 feet long strip (title unknown) and the East corner of said 0.081 acre tract, said railroad spike bears North 31° 06' 25" West a distance of 4.01 feet from the intersection of the Southwest line of Lotspeich Avenue with the Northwest line of an 8 feet wide alley, said iron pin and cap also bears North 59° 25' 19" East a distance of 2017.77 feet from Madison Monument 02-013;

Thence, with the Northwest line of said 4 feet by 88.2 feet strip, **South 63° 04' 57" West** a distance of **88.05 feet** to an iron pin and cap set in the Northeast line of a 0.354 acre tract conveyed to Jarod E Rinehart and Brittany K Wolverton, Joint Lives by Official Record 363 page 2105;

Thence, with the Northeast line of said 0.354 acre tract, **North 26° 36' 15" West**, passing the South corner of said 0.033 acre tract at 39.89 feet, a total distance of **56.88 feet** to a 3/4 inch diameter solid iron pin found at the South corner of a 0.165 acre tract conveyed to Stanley Whitesock, TOD by Official Record 360 page 2678;

Thence, with the Southeast line of said 0.165 acre tract, **North 63° 04' 50" East**, passing the South corner of a 0.100 acre tract conveyed to Roger W and Connie R Bechtel by Deed Book 289 page 695 at 45.44 feet, a total distance of **83.57 feet** to the Southwest line of Lotspeich Avenue, from said corner a 3/4 inch diameter solid iron pin found bears North 63° 04' 50" East a distance of 0.08 feet;

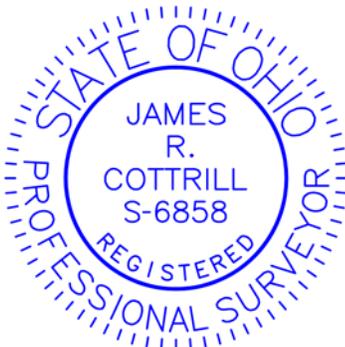
Thence, with the Southwest line of Lotspeich Avenue, **South 31° 06' 25" East**, passing the North corner of said 0.081 acre tract at 17.04 feet, a total distance of **57.04 feet** returning to the **Point of Beginning**, containing **0.1121 Acres** more or less, of which 0.0792 acres more or less is all of said 0.081 acre tract and 0.0329 acres more or less is all of said 0.033 acre tract.

Bearings are based on the southwest line of Lotspeich Avenue (South 31° 06' 25" East) as described in Official Record 326 page 1147.

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 January 29, 2021 by James R. Cottrill, PS registration #6858. (Job #S2100103-0.1121)




James R. Cottrill, PS #6858