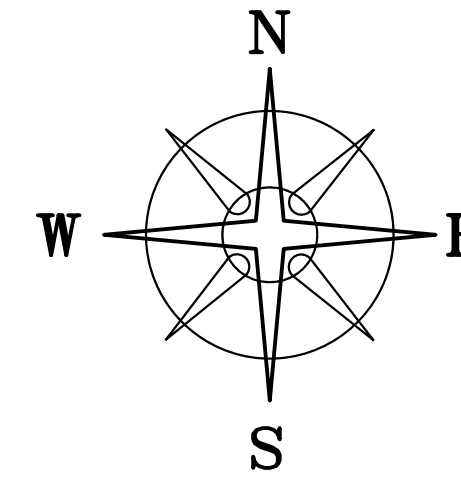


BEARINGS ARE BASED ON THE
SOUTHWEST LINE OF LOTSPEICH AVE
(S 31°06'25" E) AS DESCRIBED IN
OR 326 PG 1147 (PLAT 18-17)



HIGH STREET (60' WIDE)

LOTSPEICH AVE.
(40' WIDE)

SCHOOL STREET (25' WIDE)

POB S 64°38'50" W 25.31'

N 64°38'50" E 46.01'

@184.63'

(A)

2 STORY RESIDENCE
148 E. HIGH

0.1648±
ACRES
(A)

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

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

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

TYRONE J & STEPHANIE R
LEACH, JT LIVES
OR 378 P 2420
0.1121 ACRES
31-00818.000

N 63°04'50" E 0.08'

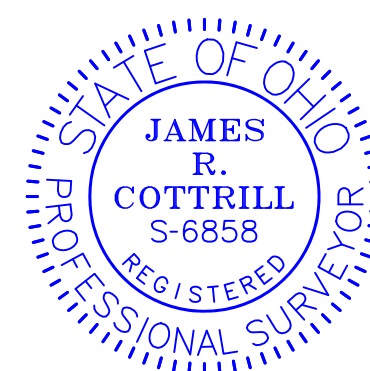
0.18' S 26°22'17" E

S 63°04'50" W 45.37'

S 31°06'25" E 57.04'

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- RAILROAD SPIKE (SET)
 - ⊙ 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)
 - ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - △ COUNTY MONUMENT 02-013 (FOUND)



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

James R. Cottrill DATE: 07/26/2021

COTTRILL SURVEYING, INC

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

**0.1648± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WHITESOCK.**

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

JOB No. S210706	CREW: MW
SURVEYED 07/2021	DWN BY: JRC
DRAWN 07/2021	CHECK: NC

COTTRILL SURVEYING, INC

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

0.1648 Acre Tract *Surveyed for the Whitesock*

The following described 0.1648 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.165 acre tract (Parcel #31-02915.000) conveyed to Stanley Whitesock by Official Record 360 page 2678 and being more particularly described as follows:

Beginning in the centerline of High Street (60 feet right-of-way) at the northernmost corner of said 0.165 acre tract and the northwest corner of a 0.100 acre tract conveyed to Roger W and Connie R Bechtel, Sec. of HUD by Deed Book 289 page 695, and bears South 64° 38' 50" West a distance of 25.31 feet from the intersection of the centerline of said High Street with the southwest line extended of Lotspeich Avenue (40 feet wide);

Thence, with the southwest line of said 0.100 acre tract, **South 26° 22' 17" East**, passing an iron pin and cap set at 29.00 feet, a total distance of **156.50 feet** to the to a point in the North line of a 0.1121 acre tract conveyed to Tyrone J and Stephanie R Leach, joint lives by Official Record 378 page 2420, from said point a three-quarter inch diameter thin wall iron pipe bears South 26° 22' 17" East a distance of 0.18 feet;

Thence, with the North line of said 0.1121 acre tract, **South 63° 04' 50" West** a distance of **45.37 feet** to a 5/8 inch diameter solid iron pin found in the Northwest line of a 0.354 acre tract conveyed to Jared E Reinhardt and Britney K Wolverton, joint lives by Official Record 363 page 2105;

Thence, with the Northwest line of said 0.354 acre tract **North 26° 36' 15" West**, passing an iron pin and cap set at 184.63 feet, a total distance of **157.76 feet** to a point in the centerline of said High Street;

Thence, with the centerline of said High Street, **North 64° 38' 50" East** a distance of **46.01 feet** returning to the point of beginning containing **0.1648 Acres** more or less.

Bearings are based on the Southwest line of Lotspeich Avenue (South 31° 06' 25" East) as described in Official Record 326 1147 page plat 18-17.

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 Surveying"

This description is based on a field survey performed July 22, 2021 by James R. Cottrill, PS registration #6858. (Job #S210706-0-1648)




James R. Cottrill, PS #6858