

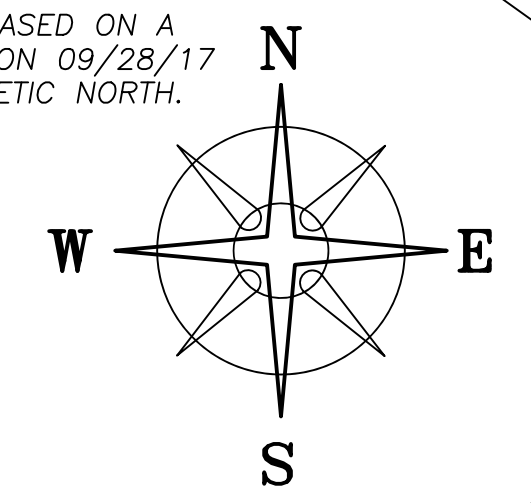
SOUTH MAIN ST (80' WIDE)

12' ALLEY

CHERYL A ROBINSON
OR 346 PG 948
0.19 ACRES

Michael Lee McKinley
OR 360 PG 1471
0.19 ACRES

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



MICKEY G & SONJA G
HOLCOMB
OR 338 PG 1445
0.315 ACRES

KEVIN W & JACQUELINE E MENCHACA
& BETSY J PARTYKA
OR 369 PG 2550
0.2028 ACRES

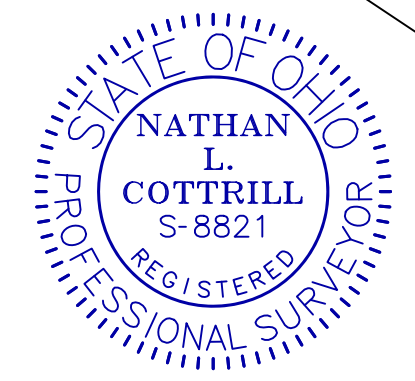
0.2027± ACRES

NORA M HOLCOMB
OR 285 PG 1240
0.368 ACRES

POB
N=686229.75'
E=1704047.42'

SCALED FROM GIS
VMS 8863
VMS 8742

- LEGEND**
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013 (FOUND)
 - 5/8" ∅ IRON PIN (FOUND)
 - 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊗ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
Nathan Cottrill DATE: 07/22/21

DEED REFERENCE
PHILIP MICHAEL CASELLA & TONI ANNA GARGAS, JT LIVES
OR 370 PG 1544
PARCEL No. 31-00159.000
Ⓐ 0.22 ACRES

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

0.2027± ACRES
VMS 8742 & 8863, CITY OF LONDON, MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CASELLA

SCALE : 1" = 20'
20' 10' 0 20'
JOB No. S210605 : CREW: NC, MG
SURVEYED 07/2021 : DWN BY: NC
DRAWN 07/2021 : CHECK: RC

SOUTH OAK STREET (50' WIDE)

S 56°22'16" E 62.00'
S 45°29'50" E 2872.82'

62.00'
S 56°22'16" E

N 56°22'16" W 63.07'

N 43°00'28" E 143.12'

S 54°23'14" E 62.62'

S 42°57'30" W 140.90'

COTTRILL SURVEYING, INC

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

0.2027 Acre Tract *Surveyed for Casella*

The following described 0.2027 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742 and 8863, being all of a 0.22 acre tract (Parcel 31-00159.000) conveyed to Philip Michael Casella and Toni Anna Gargas, Joint Lives by Official Record 370 page 1544, and being more particularly described as follows: Beginning at an iron pin and cap previously set in the Northeast line of Oak Street (50 feet wide) at the South corner of a 0.2028 acre tract conveyed to Kevin W and Jacqueline E Menchaca and Betsy J Partyka by Official Record 369 page 2550 and the West corner of said 0.22 acre tract, said iron pin and cap bears South 45° 29' 50" East a distance of 2872.82 feet from Madison County Monument 02-013;

Thence, with the Southeast line of said 0.2028 acre tract, **North 43° 00' 28" East** a distance of **143.12 feet** to an iron pin and cap previously set at the South corner of a 0.19 acre tract conveyed to Cheryl A Robinson by Official Record 346 page 948 and the West corner of a 0.19 acre tract conveyed to Michael Lee McKinley by Official Record 360 page 1471;

Thence, with the Southwest line of said Nationstar Mortgage's 0.19 acre tract, **South 54° 23' 14" East** a distance of **62.62 feet** to an iron pin and cap set in the Northwest line of a 0.315 acre tract conveyed to Mickey G and Sonja G Holcomb by Official Record 338 page 1445;

Thence, with the Northwest line of said 0.315 acre tract, **South 42° 57' 30" West**, passing the North corner of a 0.368 acre tract conveyed to Nora M Holcomb by Official Record 285 page 1240 at 6 feet, a total distance of **140.90 feet** to an iron pin and cap set in the Northeast line of Oak Street;

Thence, with the Northeast line of street, **North 56° 22' 16" West** a distance of **63.07 feet** returning to the **Point of Beginning**, containing **0.2027 Acres** more or less.

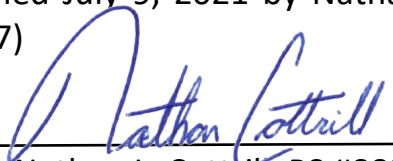
Bearings are based on a GPS observation on September 28, 2017, WGS 1984 Geodetic North.

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 Surveying"

This description is based on a field survey performed July 9, 2021 by Nathan L. Cottrill, PS registration #8821. (Job #S210605-0.2027)




Nathan L. Cottrill, PS #8821