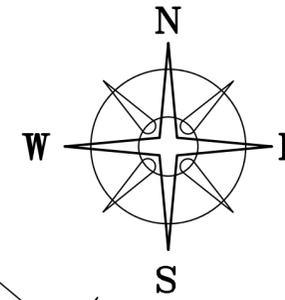


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 06/15/15
WGS 1984 GEODETIC NORTH.



RUSSELL BAKER
DB 271 P 70
1.956 ACRES

JONATHAN D & JENNIFER K
WEITZ, TRUSTEES
OR 355 P 2676
0.134 ACRES

DANIEL BAUSMITH
OR 108 P 177
0.806 ACRES
PLAT LO-3C

JONATHAN D & JENNIFER K
WEITZ, TRUSTEES
OR 355 P 2676
0.153 ACRES
PLAT LO-20E

0.5845± ACRES
0.4668± NET ACRES
0.1177± ACRES IN R/W

N=687161.528'
E=1704465.227'

WALNUT STREET (50' WIDE)

LINCOLN AVE. (70' R/W)

1 STORY VINYL
#204

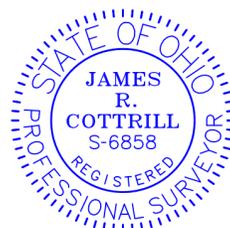
GARAGE
FRAME

SCOTT L GRIESHEIMER & MELINDA HOLLINGSHEAD, JT LIVES
OR 332 P 1951

DEED REFERENCE

NIKOLAUS ROE &
TABITHA KING, JT LIVES
OR 333 PG 1273

(A) 0.662 ACRES
PARCEL No. 31-01943.000
ORIGINAL 1 ACRE TRACT



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

James R. Cottrill DATE: 08/23/21

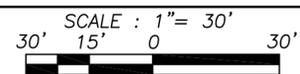
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊖ 1/2" ∅ IRON PIPE (FOUND)
- IRON PIN IN CONCRETE (FOUND)
- 1" ∅ IRON PIN (FOUND)
- △ MADISON COUNTY MONUMENT 02-013 (FOUND)
- MAG NAIL (SET)
- ⊕ 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

0.5845± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR ROE/KING



SCALE : 1" = 30'	JOB No. S210802	CREW: MW
	SURVEYED 08/2021	DWN BY: JRC
	DRAWN 08/2021	CHECK: NC

COTTRILL SURVEYING, INC

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

0.5845 Acre Tract *Surveyed for Roe/King*

The following described 0.5845 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.662 acre tract (Parcel 31-01943.000) conveyed to Nikolaus Roe and Tabitha King, Joint Lives by Official Record 333 page 1273, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of Walnut Street (50 feet wide) at the South corner of said 0.662 acre tract, said mag nail bears South 68° 39' 33" East a distance of 2886.01 feet from Madison County Monument 02-013, and said mag nail bears North 58° 11' 19" West a distance of 298.35 feet from the centerline intersection of Walnut Street with Lincoln Avenue (70 feet right-of-way);

Thence, with the centerline of Walnut Street, **North 56° 45' 39" West** a distance of **207.84 feet** to a mag nail set at the West corner of said 0.662 acre tract;

Thence, with the Northwest line of said 0.662 acre tract, **North 34° 15' 43" East**, passing the North East right-of-way line of Walnut Street and the South corner of a 0.153 acre tract conveyed to Jonathan D and Jennifer K Weitz, Trustees by Official Record 355 page 2676 at 25.00 feet, passing an iron pin found in concrete at 25.46 feet, a total distance of **115.19 feet** to an iron pin found in concrete at the South corner of a 0.134 acre tract conveyed to Jonathan D and Jennifer K Weitz, Trustees by Official Record 355 page 2676;

Thence, with the Southeast line of said 0.134 acre tract, **North 37° 00' 37" East** a distance of **113.16 feet** to a 1/2 inch diameter iron pipe found in the Southwest line of a 1.956 acre tract conveyed to Russell Baker by Deed Book 271 page 70 and in the line between VMS 8863 and 9471;

Thence, with the Southwest line of said 0.956 acre tract and said VMS line, **South 50° 28' 04" East** a distance of **64.84 feet** to a 1 inch diameter iron pin found at the West corner of a 0.806 acre tract conveyed to Daniel Bausmith by Official Record 108 page 177;

Thence, with the Southwest line of said 0.806 acre tract and continuing with said VMS line, **South 50° 02' 33" East** a distance of **38.45 feet** to an iron pin and cap set at the North corner of a 0.11 acre tract conveyed to Scott L Grieshimer and Melinda Hollingshead, Joint Lives by Official Record 332 page 1951;

Thence, with the Northwest line of said 0.11 acre tract, **South 22° 37' 46" West**, passing an iron pin and cap set at 80.14 feet, a total distance of **95.14 feet** to the Northeast line of a 0.114 acre tract conveyed to Scott L Grieshimer and Melinda Hollingshead, Joint Lives by Official Record 332 page 1951;

Thence, around said 0.114 acre tract with the following two courses:

- 1) **North 56° 45' 39" West**, passing an iron pin and cap set at 7.00 feet, a total distance of **47.00 feet** to an iron pin and cap set;
- 2) **South 21° 39' 56" West** a distance of **100.00 feet** to an iron pin and cap set in the Northeast right-of-way line of Walnut Street;

Thence, with the Southwest line of said 0.114 acre tract and the Northeast right-of-way line of Walnut Street, **South 56° 45' 39" East**, passing the West corner of a 0.114 acre tract conveyed to Scott L Grieshimer and Melinda Hollingshead, Joint Lives by Official Record 332 page 1951 at 50.00 feet, passing a 3/4 inch diameter iron pipe found 0.68 feet right at 92.06 feet, a total distance of **100.00 feet** to an iron pin and cap set in the Southeast line of said 0.662 acre tract;

Thence, with the Southeast line of said 0.662 acre tract, **South 21° 39' 56" West** a distance of **25.52 feet** returning to the **Point of Beginning**, containing **0.5845 Acres** more or less, of which 0.1177 acres more or less is in the right-of-way of Walnut Street.

Bearings are based on a GPS observation on June 15, 2015, 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 August 20, 2021 by James R. Cottrill, PS registration #6858. (Job #S210802-0.5845)


James R. Cottrill, PS #6858

