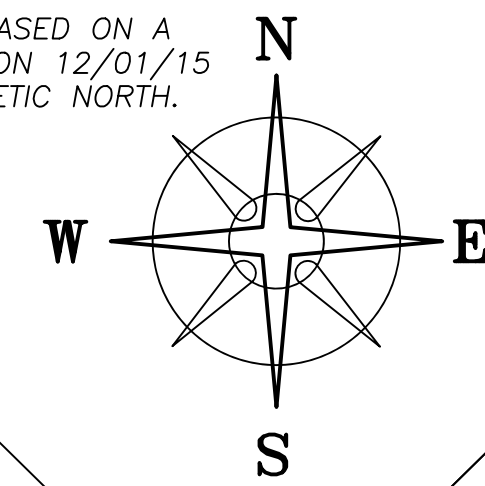


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.



79

80

113

16.5' ALLEY

16.5' ALLEY

JEFFREY C MATHEWSON
OR 133 PG 750
LOT 81 OF CITY OF LONDON

TAS PROPERTY GROUP LLC
OR 343 PG 40
3349 SQ. FT.
PLAT LO-10B

UNION STREET (74.25' WIDE)

FOURTH AVE (74.25' WIDE)

0.1470±
ACRES
A

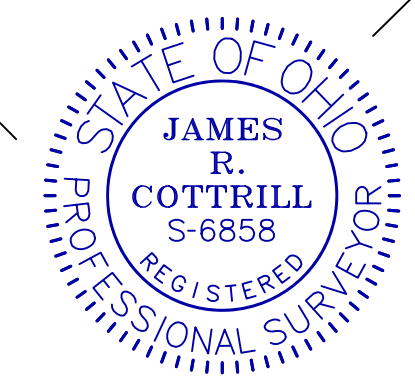
DEED REFERENCE
MARK E TROYER
OR 367 PG 1695
PARCEL No. 31-02959.000
A 6576 SQ FT
PLAT LO-10B
PART OF LOT 82 OF
ORIGINAL CITY OF LONDON
DEED BOOK 1 PG. 60 (LO)
PLAT BOOK 1 PG. 1

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN
GOOD CONDITION UNLESS OTHERWISE NOTED.
- Ⓢ 3/4" T-BAR & CAP (FOUND)
 - △ COUNTY MONUMENT 02-013 (FOUND)
 - RAILROAD SPIKE (PREVIOUSLY SET)
 - ⊙ MAG NAIL (SET)
 - ⬡ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
 - ⬢ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (PREVIOUSLY SET)

NOTE
DISTANCES ARE PRORATED
TO FIT BLOCK

POB
N=689024.962'
E=1702357.03'



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 10/01/2020

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

**0.1470± ACRES,
VMS 5670, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TROYER.**

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

JOB No. S200906	CREW: MW
SURVEYED 09/2020	DWN BY: NC
DRAWN 09/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

0.1470 Acre Tract Surveyed for Troyer

The following described 0.1470 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being part of Lot 82 of the Original City of London recorded in Deed Book 1 page 60 and Plat Book 1 page 1 and being all of a 6576 square feet tract (Parcel 31-02959.000) conveyed to Mark E Troyer by Official Record 367 page 1695, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Northeast line of Union Street (74.25 feet wide) and the Northwest line of Fourth Avenue (74.25 feet wide), said iron pin and cap being the South corner of said Lot 82;

Thence, with the Northeast line of Union Street, **North 44° 49' 00" West** a distance of **67.33 feet** to an iron pin and cap set at the South corner of Lot 81 of the original City of London conveyed to Jeffrey C Mathewson by Official Record 133 page 750;

Thence, with the line between said Lots 81 and 82, **North 45° 23' 22" East** a distance of **95.02 feet** to an iron pin and cap set at the West corner of a 3349 square feet tract conveyed to TAS Property Group LLC by Official Record 343 page 40;

Thence, with the Southwest line of said 3349 square feet tract with the following three courses:

- 1) **South 45° 17' 39" East** a distance of **60.22 feet** to a 3/4 inch T-bar and cap found;
- 2) **South 45° 30' 05" West** a distance of **2.94 feet** to a mag nail set;
- 3) **South 45° 17' 39" East** a distance of **7.30 feet** to a mag nail set in the Northwest line of said Fourth Avenue;

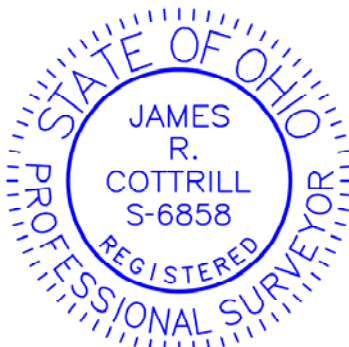
Thence, with the Northwest line of said Fourth Avenue, **South 45° 30' 05" West** a distance of **92.64 feet** returning to the **Point of Beginning**, containing **0.1470 Acres** more or less.

Bearings are based on a GPS observation on December 1, 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 September of 2020 by James R. Cottrill, PS registration #6858. (Job #S200906-0.1470)



James R. Cottrill

James R. Cottrill, PS #6858