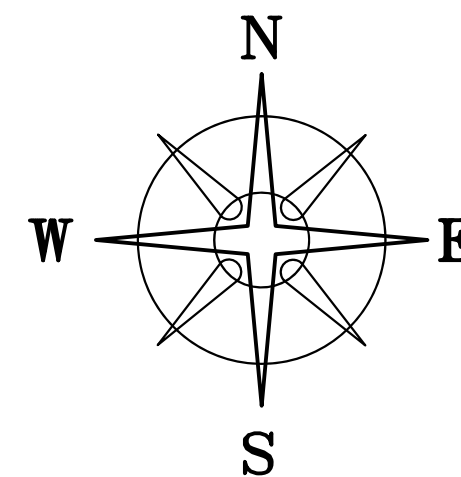


DEED REFERENCE
ROGER W & COLUMBIA R COX
DB 235 PG 176
 PARCEL No. 31-00570.000
 0.5202 ACRES (AUDITOR)

PARCEL 1
(A) 0.38 ACRES (CALC)
 0.42 ORG ACRES

PARCEL 2
(B) 0.14 ACRES (CALC)
 0.37 ORG ACRES



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

MADISON COUNTY COMMISSIONERS
 FAIRGROUNDS

MADISON COUNTY COMMISSIONERS
 FAIRGROUNDS
 DB 82 PG 274
 0.12 ACRES

MADISON COUNTY COMMISSIONERS
 FAIRGROUNDS
 DB 90 PG 342
 1.273 ACRES

KAITLYN J FLOWERS
 OR 367 PG 378
 0.307 ACRES

CYNTHIA A JOHNSON
 OR 276 PG 1052
 LOT 1
 GEORGE E WICKLINE SUB'D
 PB 1 PG 299

POB
 N: 691631.65'
 E: 1702569.34'

0.5157± ACRES (A)

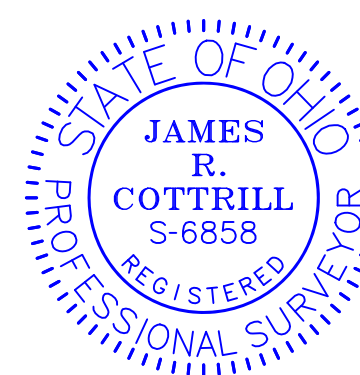
CHANDLER AVE. (50' WIDE)

RUSTED OFF
 AT GRADE
 ON SOUTH SIDE
 OF 6" WFP

LEGEND

ALL MONUMENTS FOUND OR SET ARE IN
 GOOD CONDITION UNLESS OTHERWISE NOTED.

- RAILROAD SPIKE (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ▲ 3" Ø METAL FENCE POST (FOUND)
- 5/8" Ø REBAR (FOUND)
- ⊕ 3/4" T-BAR (FOUND)
- ⊗ PINCHED IRON PIPE (FOUND)
- ⊙ 1/2" Ø CONDUIT (FOUND)



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

James R. Cottrill DATE: 04/01/2022

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

0.5157± ACRES,
VMS 5670, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR COX

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

JOB No. S220215 CREW: NC
 SURVEYED 03/30/22 DWN BY: NC
 DRAWN 03/30/22 CHECK: RC

COTTRILL SURVEYING, INC

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

0.5157 Acre Tract Surveyed for Cox

The following described 0.5157 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of a 0.38 acre tract (Parcel 31-00570.000, Parcel 1: 0.42 original acres) and all of 0.14 acre tract (Parcel 31-00570.000, Parcel 2: 0.37 original acres) both conveyed to Roger W and Columbia R Cox by Deed Book 235 page 176, and being more particularly described as follows:

Beginning at a T-bar found in the Northeast line of Chandler Avenue (50 feet wide) at the Northwest corner of Lot 1 of George E Wickline Subdivision as recorded in Plat Book 1 page 299, the West corner of a 0.018 acre tract conveyed to Cynthia A Johnson by Official Record 276 page 1052 and the Southwest corner of said 0.14 acre tract, said T-bar bears North 05° 24' 58" East a distance of 3411.86 feet from Madison County Monument 02-013;

Thence, with the Northeast line of Chandler Avenue, **North 25° 40' 49" West** a distance of **132.58 feet** to a T-bar found at the Southwest corner of a 0.12 acre tract conveyed to Madison County Commissioners Fairgrounds by Deed Book 82 page 274;

Thence, with the South line of said 0.12 acre tract, **South 79° 51' 32" East** a distance of **73.72 feet** to a 3 inch diameter metal fence post found at the Southwest corner of a 1.273 acre tract conveyed to Madison County Commissioners Fairgrounds by Deed Book 90 page 342 in the Northwest corner of said 0.38 acre tract;

Thence, with the South line of said 1.273 acre tract with the following two courses:

- 1) **South 80° 13' 23" East** a distance of **121.26 feet** to a 3 inch diameter metal fence post found;
- 2) **North 88° 56' 05" East** a distance of **92.21 feet** to a 3 inch diameter metal fence post found at the Northwest corner of a 0.307 acre tract conveyed to Kaitlyn J Flowers by Official Record 367 page 378;

Thence, with the West line of said 0.307 acre tract, **South 05° 05' 52" East** a distance of **85.92 feet** to a 1/2 inch diameter conduit found in the North line of said Lot 1 and at the East corner of a 0.0248 acre tract conveyed to Cynthia A Johnson by Official Record 276 page 1052;

Thence, with the North line of said 0.0248 acre tract, **North 83° 56' 26" West** a distance of **141.90 feet** to a 5/8 inch diameter rebar found at the Northeast corner of said 0.018 acre tract;

Thence, with the North line of said 0.018 acre tract, **South 79° 39' 37" West**, passing the Southeast corner of said 0.14 acre tract at 51.92 feet, a total distance of **94.87 feet** returning to the **Point of Beginning**, containing **0.5157 Acres** more or less, of which 0.3744 acres more or less is all of said 0.38 acre tract and 0.1413 acres more or less is all of said 0.14 acre tract.

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 March 30, 2022 by James R. Cottrill, PS registration #6858. (Job #S220215-0.5157)



James R. Cottrill
James R. Cottrill, PS #6858