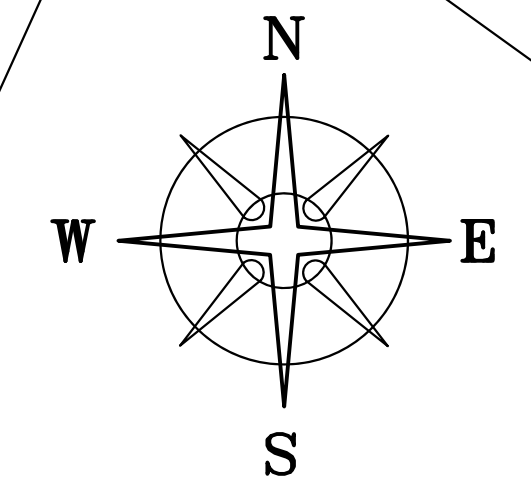


**DEED REFERENCE**

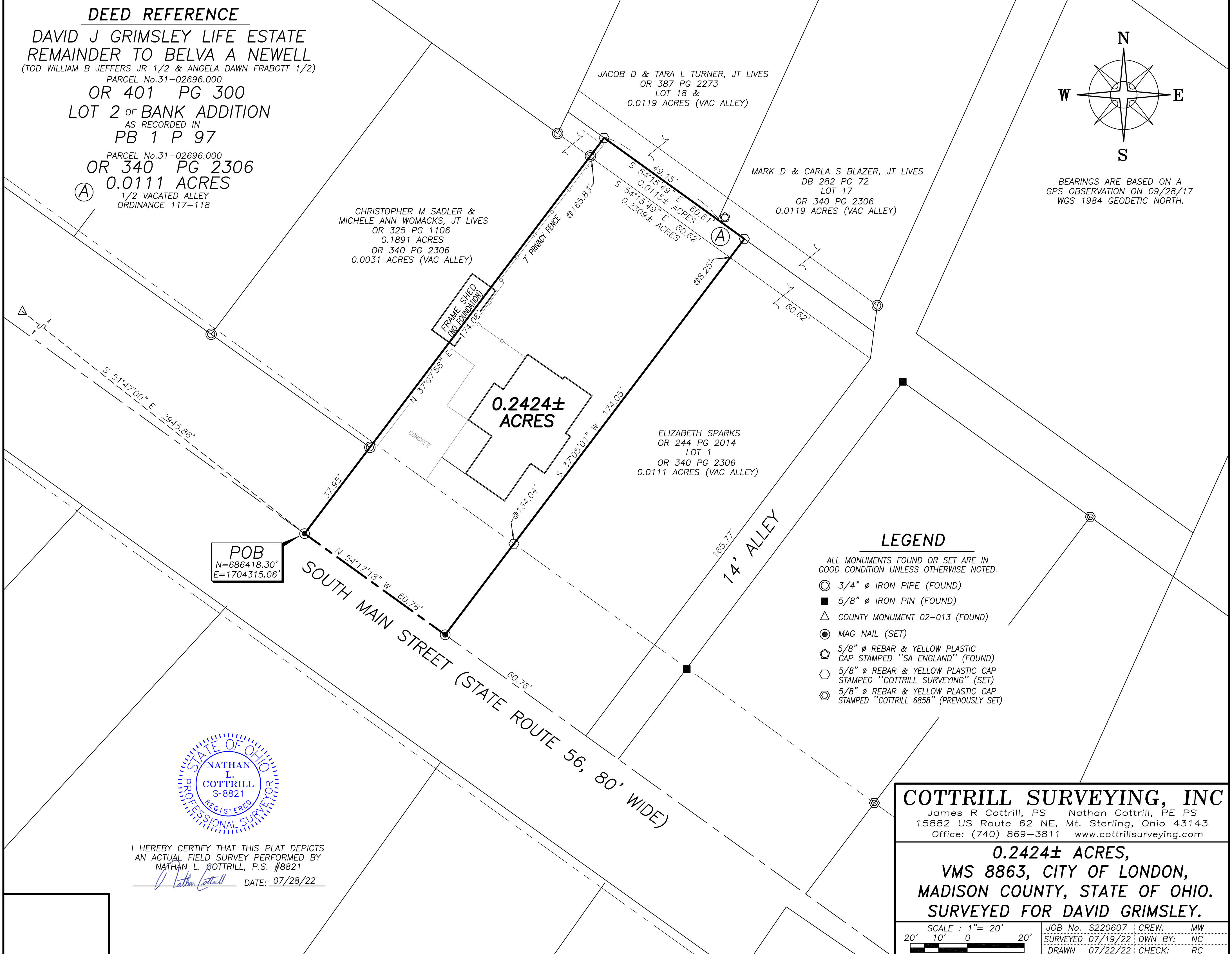
DAVID J GRIMSLEY LIFE ESTATE  
 REMAINDER TO BELVA A NEWELL  
 (TOD WILLIAM B JEFFERS JR 1/2 & ANGELA DAWN FRABOTT 1/2)

PARCEL No.31-02696.000  
 OR 401 PG 300  
 LOT 2 OF BANK ADDITION  
 AS RECORDED IN  
 PB 1 P 97

PARCEL No.31-02696.000  
 OR 340 PG 2306  
 0.0111 ACRES  
 1/2 VACATED ALLEY  
 ORDINANCE 117-118



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



**POB**  
 N=686418.30'  
 E=1704315.06'

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - △ COUNTY MONUMENT 02-013 (FOUND)
  - MAG NAIL (SET)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "SA ENGLAND" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
  - ⊕ 5/8" Ø 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  
 DATE: 07/28/22

**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

**0.2424± ACRES,**  
**VMS 8863, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DAVID GRIMSLEY.**

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

JOB No. S220607	CREW: MW
SURVEYED 07/19/22	DWN BY: NC
DRAWN 07/22/22	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.2424 Acre Tract Surveyed for Grimsley

The following described 0.2424 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 2 (Parcel 31-02696.000) of Bank Addition as recorded in Plat Book 1 page 97 and conveyed to David J Grimsley Life Estate by Official Record 401 page 300 and part of an alley (Parcel 31-02696.000, 0.0111 acres) vacated by Ordinance 117-118 and conveyed to David J Grimsley Life Estate by Official Record 340 page 2306, and being more particularly described as follows:

Beginning at a mag nail set in the centerline of South Main Street (State Route 56, 80 feet wide) at the West corner of said Lot 2, said mag nail bears South 51° 47' 00" East a distance of 2945.86 feet from Madison County Monument 02-013;

Thence, with the Northwest line of said Lot 2, **North 37° 07' 58" East**, passing a 3/4 inch diameter iron pipe found at the South corner of a 0.1891 acre tract conveyed to Christopher M Sadler and Michele Ann Womacks, Joint Lives by Official Record 325 page 1106 at 37.95 feet, continuing with the Southeast line of said 0.1891 acre tract, passing a 3/4 inch diameter iron pipe found in the Southwest line of said vacated alley and being the South corner of a 0.0031 acre portion of said alley conveyed to Christopher M Sadler and Michele Ann Womacks, Joint Lives by Official Record 340 page 2306 and the West corner of said 0.0111 acre portion at 165.83 feet, a total distance of **174.08 feet** to an iron pin and cap set in the centerline of said vacated alley and being in the Southwest line of a 0.0119 acre portion of said alley conveyed to Jacob D and Tara L Turner, Joint Lives by Official Record 387 page 2273;

Thence, with the centerline of said vacated alley in Southwest line of said 0.0119 acre portion, **South 54° 15' 49" East**, passing the Southwest corner of a 0.0119 acre portion of said alley as conveyed to Mark D and Carla S Blazer, Joint Lives by Official Record 340 page 2306 at 49.15 feet, a total distance of **60.61 feet** to an iron pin and cap set at the North corner of a 0.0111 acre portion of said alley as conveyed to Elizabeth Sparks by Official Record 340 page 2306;

Thence, with the line between said 0.0111 acre tracts, **South 37° 05' 01" West**, passing the North corner of Lot 1 of said subdivision as conveyed to Elizabeth Sparks by Official Record 244 page 2014 and the East corner of said Lot 2 at 8.25 feet, passing an iron pin and cap set at 134.04 feet, a total distance of **174.05 feet** to a mag nail set in the centerline of South Main Street;

Thence, with the centerline of South Main Street, **North 54° 17' 18" West** a distance of **60.76 feet** returning to the **Point of Beginning**, containing **0.2424 Acres** more or less, of which 0.2309 acres more or less is all of said Lot to and 0.0115 acres more or less is all of said portion of vacated alley.

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 19, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220607-0.2424)



  
Nathan L. Cottrill, PS #8821