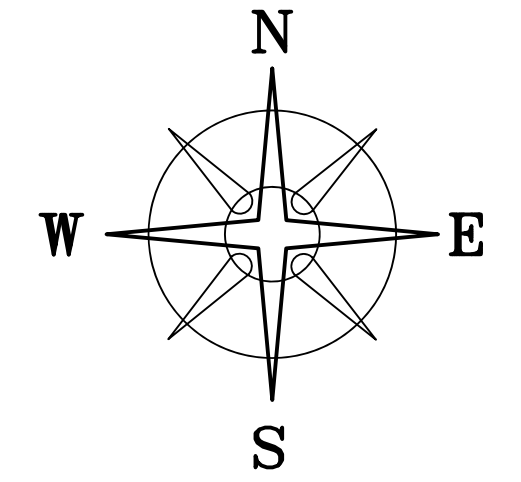
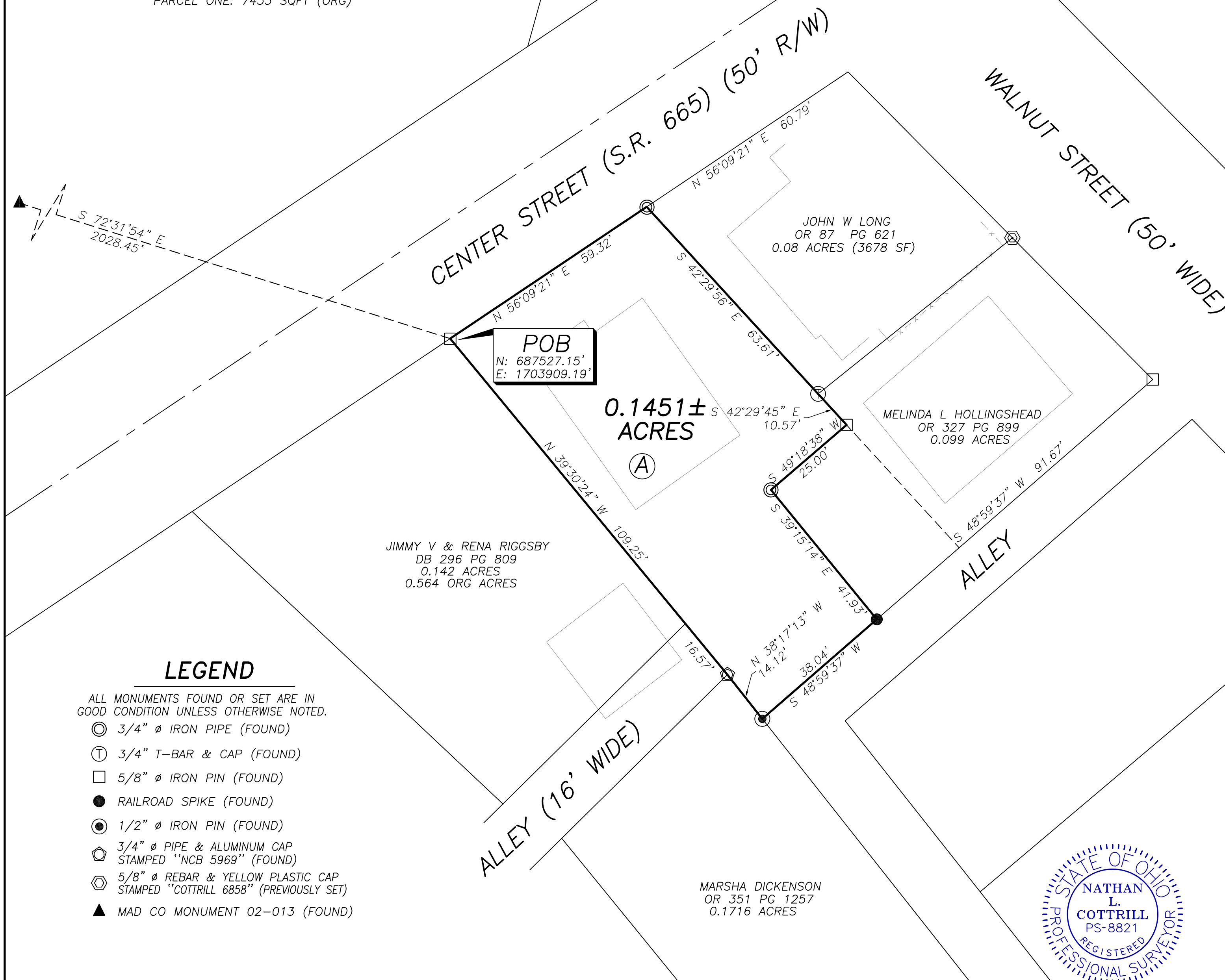


**DEED REFERENCE**  
**SAVANNAH POLLARD**  
 OR 305 PG 2074  
 PARCEL No. 31-00266.000  
 (A) 0.150 ACRES  
 PARCEL ONE: 7433 SQFT (ORG)



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



**POB**  
 N: 687527.15'  
 E: 1703909.19'

**0.1451±  
 ACRES**  
 (A)

JIMMY V & RENA RIGGSBY  
 DB 296 PG 809  
 0.142 ACRES  
 0.564 ORG ACRES

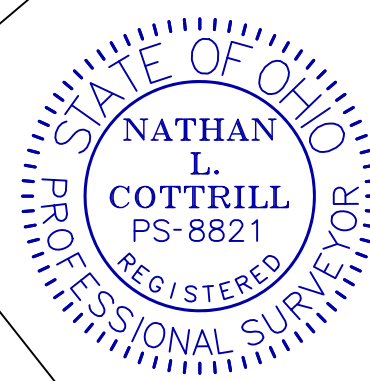
JOHN W LONG  
 OR 87 PG 621  
 0.08 ACRES (3678 SF)

MELINDA L HOLLINGSHEAD  
 OR 327 PG 899  
 0.099 ACRES

MARSHA DICKENSON  
 OR 351 PG 1257  
 0.1716 ACRES

**LEGEND**

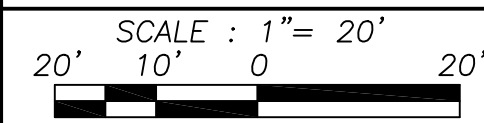
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" Ø IRON PIPE (FOUND)
  - ⊕ 3/4" T-BAR & CAP (FOUND)
  - 5/8" Ø IRON PIN (FOUND)
  - RAILROAD SPIKE (FOUND)
  - ⦿ 1/2" Ø IRON PIN (FOUND)
  - ⊗ 3/4" Ø PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
  - ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
  - ▲ MAD CO MONUMENT 02-013 (FOUND)



**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

**0.1451± ACRES,  
 VMS 8863, CITY OF LONDON,  
 MADISON COUNTY, STATE OF OHIO.  
 SURVEYED FOR POLLARD.**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
 Nathan Cottrill DATE: 04/26/22



JOB No. S220415	CREW: NC
SURVEYED 04/22/22	DWN BY: NC
DRAWN 04/22/22	CHECK: RC

# COTTRILL SURVEYING, INC

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

## 0.1451 Acre Tract Surveyed for Pollard

The following described 0.1451 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.150 acre tract (Parcel 31-00266.000, part of an original 7433 square feet tract) conveyed to Savanna Pollard by Official Record 305 page 2074, and being more particularly described as follows:

Beginning at a 5/8 inch diameter iron pin found in the Southeast line of Center Street (State Route 665, 50 feet right-of-way) at the North corner of a 0.142 acre tract conveyed to Jimmy V and Rena Riggsby by Deed Book 296 page 809 and the West corner of said 0.150 acre tract, said iron pin bears South 72° 31' 54" East a distance of 2028.45 feet from Madison County Monument 02-013; Thence, with the Southeast line of Center Street, **North 56° 09' 21" East** a distance of **59.32 feet** to a 3/4 inch diameter iron pipe found at the West corner of a 0.08 acre tract conveyed to John W Long by Official Record 87 page 621;

Thence, with the Southwest line of said 0.08 acre tract, **South 42° 29' 56" East** a distance of **63.61 feet** to a T-bar found at a corner to a 0.099 acre tract conveyed to Melinda L Hollingshead by Official Record 327 page 899;

Thence, around said 0.099 acre tract with the following three courses:

- 1) **South 42° 29' 45" East** a distance of **10.57 feet** to a 5/8 inch diameter iron pin found;
- 2) **South 49° 18' 38" West** a distance of **25.00 feet** to a 3/4 inch diameter iron pipe found;
- 3) **South 39° 15' 14" East** a distance of **41.93 feet** to a railroad spike found in the Northwest line of an alley;

Thence, with the Northwest line of said alley, **South 48° 59' 37" West** a distance of **38.04 feet** to a 1/2 inch diameter iron pin found in the Northeast line of a 0.1716 acre tract conveyed to Marsha Dickenson by Official Record 351 page 1257;

Thence, with the Northeast line of said 0.1716 acre tract, **North 38° 17' 13" West** a distance of **14.12 feet** to a 3/4 inch diameter pipe and aluminum cap stamped "NCB 5969" found at the Southeast corner of the termination of a 16.5 feet wide alley;

Thence, with the termination of said alley, **North 39° 30' 24" West**, passing the East corner of said Riggsby's 0.142 acre tract at 16.57 feet, a total distance of **109.25 feet** returning to the **Point of Beginning**, containing **0.1451 Acres** more or less.

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 April 22, 2022 by Nathan L. Cottrill, PS registration #8821. (Job #S220415-0.1451)



A handwritten signature in blue ink that reads "Nathan Cottrill".

Nathan L. Cottrill, PS #8821