

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

DEED REFERENCE
MARY D DUNCAN, TOD
TERESA L HOFFMAN, PAMELA J REAY & CONNIE S CARIGAN
OR 361 PG 1034
PARCEL No. 31-00815.000
A 0.25 ACRES
FIRST TRACT: 40.56 POLES
B 0.08 ACRES
SECOND TRACT

POB
N: 686368.09'
E: 1704383.23'

MICKEY G & SONJA G HOLCOMB
OR 338 PG 1445
0.315 ACRES

NORA M HOLCOMB
OR 285 PG 1240
0.368 ACRES

OHIO STATE PROPERTY INVESTORS LLC
OR 367 PG 1972
0.178 ACRES

DONNA G MARTIN, TOD
DAVID L WOLF JR
OR 307 PG 1106
0.266 ACRES
0.72 ORG ACRES

0.3270± ACRES

A 0.2500± ACRES

0.0770± ACRES
B

LEGEND

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

- △ COUNTY MONUMENT 02-013 (FOUND)
- ▲ 5"Ø WOOD FENCE POST (FOUND)
- MAG NAIL (FOUND)
- MAG NAIL (SET)
- 3/4" Ø IRON PIPE (FOUND)
- 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "OHIO GEOMATICS" (FOUND)
- ◇ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



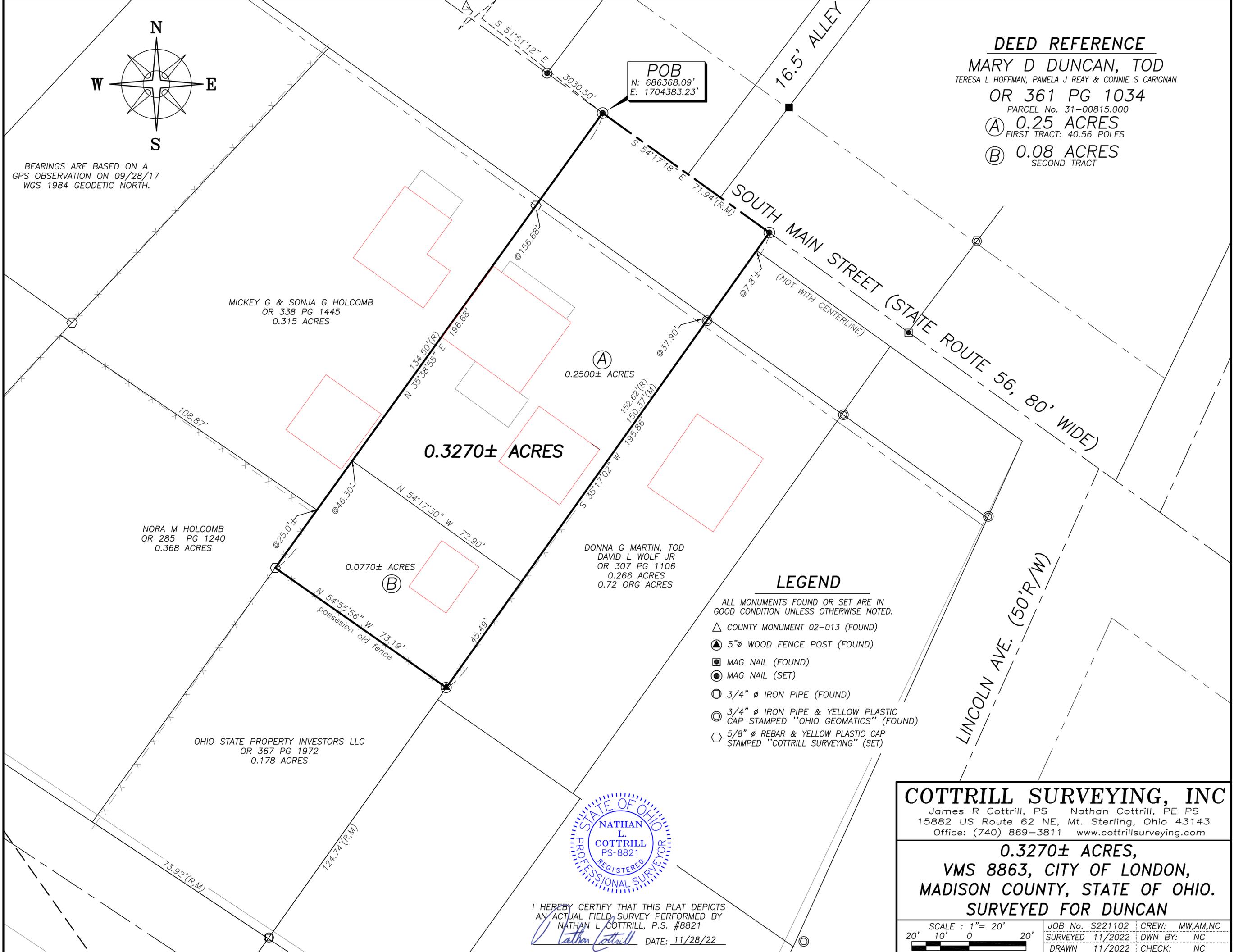
I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L COTTRILL, P.S. #8821
DATE: 11/28/22

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

0.3270± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR DUNCAN

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

JOB No. S221102 CREW: MW,AM,NC
SURVEYED 11/2022 DWN BY: NC
DRAWN 11/2022 CHECK: NC



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0.3270 Acre Tract *Surveyed for Duncan*

The following described 0.3270 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.25 acre tract (Parcel 31-00815.000, First Tract: 40.56 poles) and all of a 0.08 acre tract (Parcel 31-00815.000, Second Tract) both conveyed to Mary D Duncan, TOD by Official Record 361 page 1034, 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 North corner of said 0.25 acre tract, said mag nail bears South 51° 51' 12" East a distance of 3030.50 feet from Madison County Monument 02-013;

Thence, with the centerline of South Main Street, **South 54° 17' 18" East** a distance of **71.94 feet** to a mag nail set at the East corner of said 0.25 acre tract;

Thence, with the Southeast line of said 0.25 acre tract, **South 35° 17' 02" West**, passing the North corner of a 0.266 acre tract conveyed to Donna G Martin, TOD by Official Record 307 page 1 106 at 7.8± feet, passing a 3/4 inch diameter iron pipe and yellow plastic cap stamped "Ohio Geomatics" found at 37.90 feet, passing the East corner of said 0.08 acre tract at 150.37 feet, a total distance of **195.86 feet** to a 5 inch diameter wood fence post found at the East corner of a 0.178 acre tract conveyed to the Ohio State Property Investors LLC by Official Record 367 page 1972;

Thence, with the Northeast line of said 0.178 acre tract, **North 54° 55' 56" West** a distance of **73.19 feet** to an iron pin and cap set in the Southeast line of a 0.368 acre tract conveyed to Nora M Holcomb by Official Record 285 page 1240;

Thence, with the Southeast line of said 0.368 acre tract, **North 35° 38' 55" East**, passing the South corner of a 0.315 acre tract conveyed to Mickey G and Sonja G Holcomb by Official Record 338 page 1445 at 25.0± feet, passing the West corner of said 0.25 acre tract at 46.30 feet, passing an iron pin and cap set at 156.68 feet, passing the East corner of said 0.315 acre tract at 159.5± feet a total distance of **196.68 feet** returning to the **Point of Beginning**, containing **0.3270 Acres** more or less, of which 0.2500 acres more or less is all of said 0.25 acre tract and 0.0770 acres more or less is all of said 0.08 acre tract.

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 November of 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S221102-0.3270)