

DEED REFERENCE

JOHNNY OILER
OR 410 PG 353

PARCEL No. 31-01869.000

(A) LOT #15

AND PART OF

(B) VACATED ALLEY (588 SQFT)

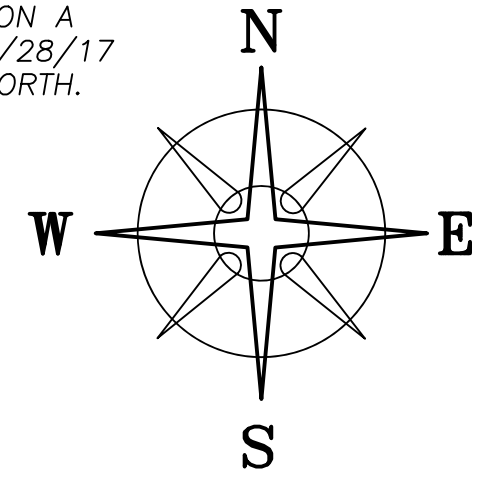
OF

BANK ADDITION

AS RECORDED ON

PB 1 PG 99

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



JACQUELINE SCHOOK
DB 267 PG 154
LOT 14 & VAC. ALLEY
31-01279.000

MARY RUTH KNOPP
OR 246 PG 2459
LOT 13 & VAC. ALLEY
31-02978.000

MICHAEL W & KATHERINE
ZIMMERMAN, JT LIVES
OR 375 PG 309
LOT 7 & VAC ALLEY
31-00675.000

GINA M & SAMUEL A
JOHNSON, JT LIVES
OR 344 PG 2377
LOT 16 & VAC. ALLEY
31-01075.000

FINBAR FOREVER LLC
OR 390 PG 458
LOT 6 & VAC ALLEY
31-01607.000

0.2019± ACRES

LOT 15

16.5' ALLEY

NORTHEAST LINCOLN AVE. (70' WIDE)

UNION STREET (60' WIDE)

POB
N: 686680.93'
E: 1704601.78'

LINE	BEARING	DISTANCE
L1	S 24°19'53" W	8.41'
L2	N 54°34'52" W	8.41'

LEGEND

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

- ⊙ 1/2" ∅ IRON PIPE (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)
- ⬢ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "SA ENGLAND" (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
NATHAN L. COTTRILL, P.S. #8821

DATE: 06/28/23

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

**0.2019± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR OILER**

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

JOB No. S230612 CREW: AM,NC,MG
SURVEYED 06/26/23 DWN BY: NC
DRAWN 06/26/23 CHECK: RC

COTTRILL SURVEYING, INC

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

0.2019 Acre Tract Surveyed for Oiler

The following described 0.2019 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of Lot 15 (Parcel 31-01869.000) and part of a vacated alley (Parcel 31-01869.000, 588 square feet) as dedicated by Bank Addition as recorded in Plat Book 1 page 99, and conveyed to Johnny Oiler by Official Record 410 page 535, 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 (60 feet wide) with the Northwest line of a 16.5 feet wide alley, and being the southernmost corner of said Lot 15, said iron pin and cap bears South 59° 04' 27" East a distance of 3029.16 feet from Madison County Monument 02-013;

Thence, with the Northeast line of Union Street, **North 54° 13' 54" West** a distance of **63.74 feet** to an iron pin and cap set at the southernmost corner of Lot 16 as conveyed to Gina M and Samuel A Johnson, Joint Lives by Official Record 344 page 2377;

Thence, with the Southeast line of said Lot 16, **North 24° 30' 06" East**, passing the Southwest line of a now vacated alley at 131.41 feet, a total distance of **139.81 feet** to an iron pin and cap set in the centerline of said vacated alley, being the southernmost corner of part of said vacated alley as conveyed to Jacqueline Schook by Deed Book 267 page 154 and the West most corner of part of said vacated alley as conveyed to Mary Ruth Knopp by Official Record 246 page 2459;

Thence, with the centerline of said vacated alley, **South 54° 34' 52" East** a distance of **71.65 feet** to an iron pin and cap set at the westernmost corner of part of said vacated alley as conveyed to Michael W and Katherine Zimmerman, Joint Lives by Official Record 375 page 309 and the northernmost corner of part of said vacated alley as conveyed to Finbar Forever LLC by Official Record 390 page 458;

Thence, with the Northwest line of part of said vacated alley conveyed to Finbar Forever LLC, **South 24° 19' 53" West** a distance of **8.41 feet** to an iron pin and cap set at the termination of a 16.5 feet wide alley;

Thence, around said alley with the following two courses:

- 1) **North 54° 34' 52" West** a distance of **8.41 feet** to an iron pin and cap set at the Northeast corner of said Lot 15;
- 2) **South 24° 19' 53" West** a distance of **131.88 feet** returning to the **Point of Beginning**, containing **0.2019 Acres** more or less, of which 0.1883 acres more or less is all of said Lot 15 and 0.0136 acres more or less is all of said part of the vacated alley.

Bearings are based on a GPS observation on September 28, 2017, WGS 1984 Geodetic North.

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 an actual field survey performed by Nathan L. Cottrill, PS registration #8821 on June 26, 2023.



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

Nathan L. Cottrill, PS #8821
(Job #S230612-0.2019)