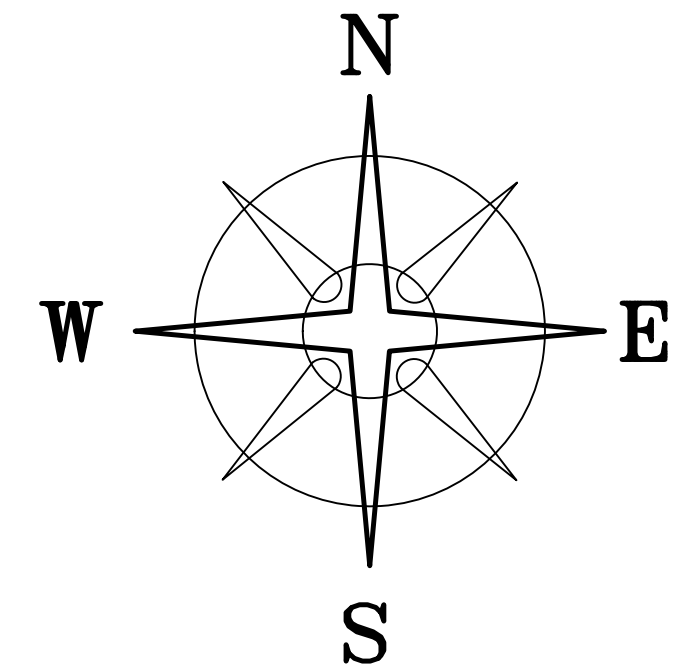


BEARINGS ARE BASED ON THE  $\bar{C}$  OF LAFAYETTE STREET (N 45°10' E)  
AS DESCRIBED IN OFFICIAL RECORD 139 PAGE 633.



DEED REFERENCE

WILLIAM D JR &  
MARY ALICE BLIZZARD  
OR 139 P 633

(A) 0.375 ACRES 31-02319.000

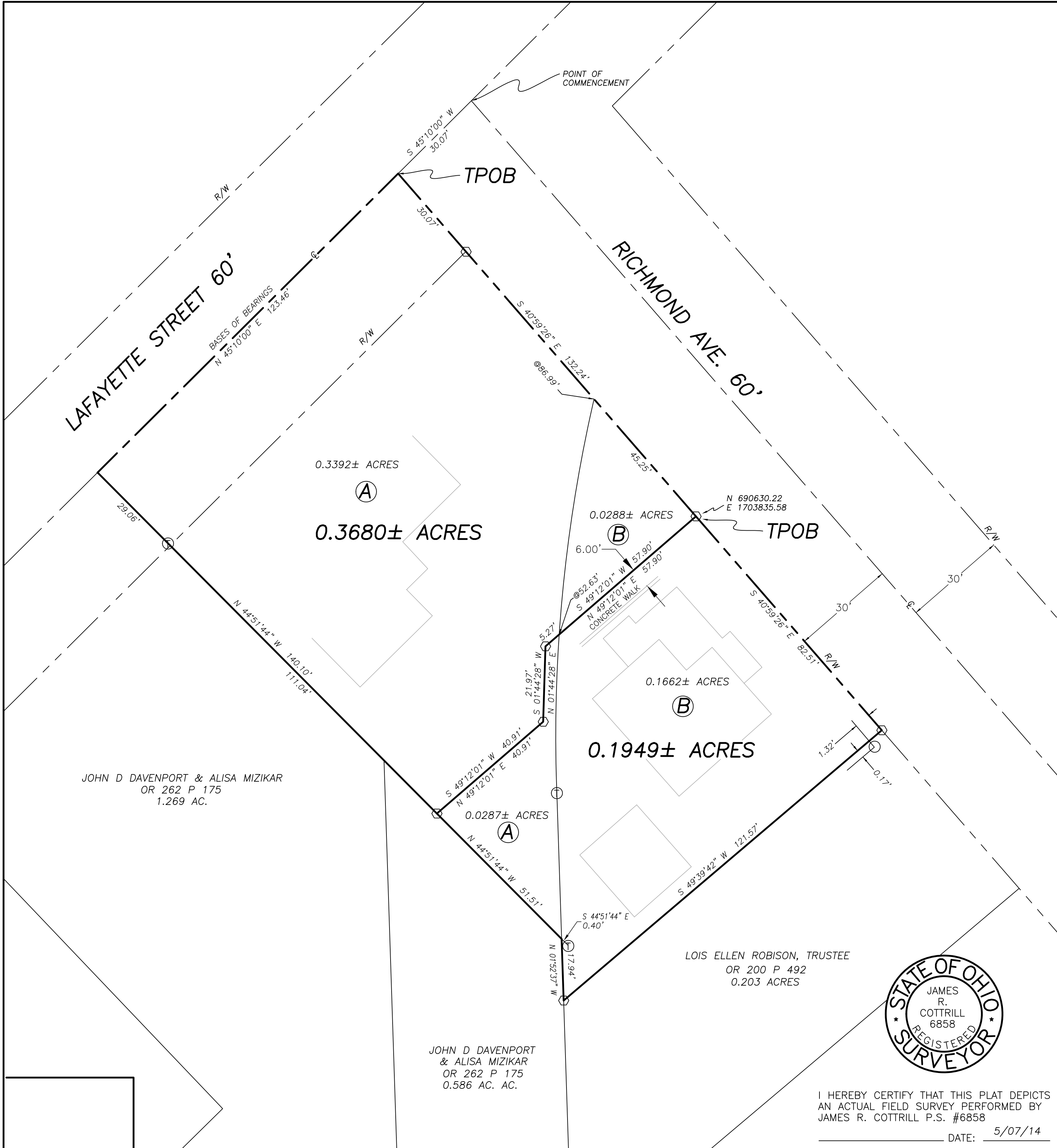
BRANDON & SARAH  
CANTERBURY  
OR 271 P 1984

(B) 0.19 ACRES 31-01525.000

LEGEND

- 1"  $\phi$  IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



JOHN D DAVENPORT & ALISA MIZIKAR  
OR 262 P 175  
1.269 AC.

JOHN D DAVENPORT  
& ALISA MIZIKAR  
OR 262 P 175  
0.586 AC. AC.

LOIS ELLEN ROBISON, TRUSTEE  
OR 200 P 492  
0.203 ACRES



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 5/07/14

**COTTRILL SURVEYING, L.L.C.**

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**0.3680± & 0.1949± ACRES, VMS 6324,  
CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR BLIZZARD & CANTERBURY**

DATE DRAWN: 5/05/14	SCALE: 1" = 20'	CREW: MW
JOB # S140411	20' 10' 0 20'	DWN. BY: RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.1949 Acre Tract Surveyed for William Blizzard**

The following describe 0.1949 acre tract is situated in the state of Ohio, Madison County, City of London, VMS 6324, and being part of a 0.375 acre tract (31-02319.000) conveyed to William D Junior and Mary Alice Blizzard by Official Record 139 page 633 and also part of a 0.19 acre tract (31-01525.000) conveyed to Brandon and Sarah Canterbury by Official Record 271 page 1984, and being more particularly described as follows:

Commencing at the centerline intersection of Lafayette Street (60 feet right-of-way) with Richmond Avenue (60 feet wide);

Thence, with the centerline of said Lafayette St., South 45° 10' 00" West a distance of 30.07 feet to the northernmost corner of said 0.375 acre tract;

Thence, with the northeast line of said 0.375 acre tract and the southwest line of said Richmond Avenue, **South 40° 59' 26" East**, passing an iron pin and cap set at the intersection of the southeast right-of-way line of said Lafayette Street with the southwest line of said Richmond Avenue at 30.07 feet, also passing the northernmost corner of said 0.19 acre tract at 86.99 feet, a total distance of **132.24 feet** to an iron pin and caps set at **The True Point of Beginning** ;

Thence, continuing with the Southwest line of Said Richmond Ave., **South 40° 59' 26" East** a distance of **82.51 feet** to an iron pin and cap set at the northernmost corner of a 0.203 acre tract conveyed to Lois Ellen Robison, Trustee by Official Record 200 page 492;

Thence, with the Northwest line of said 0.203 acre tract, **South 49° 39' 42" West**, passing a 1 inch diameter iron pipe found 0.17 feet left of line at 1.32 feet, a total distance of **121.57 feet** to an iron pin and cap set in the East line of a 0.586 acre tract conveyed to John D Davenport and Alisa Mizikar by Official Record 262 page 175;

Thence, with said 0.586 acre tract the following two courses:

- 1) **North 01° 52' 37" West** a distance of **17.94 feet** to a point from which a 3/4 inch T-bar and cap bears South 44° 51' 44" East a distance of 0.40 feet
- 2) **North 44° 51' 44" West** a distance of **51.51 feet** to an iron pin and cap set;

Thence, across said 0.375 acre tract the following two new courses:

- 1) **North 49° 12' 01" East** a distance of **40.91 feet** to an iron pin and caps set
- 2) **North 01° 44' 28" East** a distance of **21.97 feet** to an iron pin and cap set;

Thence, continuing across said 0.375 and said 0.19 acre tract, **North 49° 12' 01" East**, passing the line between said tracts at 5.27 feet, a total distance of **57.90 feet** returning to **The True Point of Beginning** containing **0.1949 Acres** more or less, of which 0.0287 acres more or less is part of said 0.375 acre tract and 0.1662 acres more or less is part of said 0.19 acre tract.

Bearings are bases on the centerline of Lafayette Street (North 45° 10' East) as described in Official Record 139 page 633.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 7, 2014 by James R. Cottrill registration #6858. (Job #S140411-0- 1949AC)

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James R. Cottrill, PS

## **Cottrill Surveying, LLC**

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. (740)869-3811

### **0.3680 Acre Tract** *Surveyed for William Blizzard*

The following describe 0.3680 acre tract is situated in the state of Ohio, Madison County, City of London, VMS 6324, and being part of a 0.375 acre tract (31-02319.000) conveyed to William D Junior and Mary Alice Blizzard by Official Record 139 page 633 and also part of a 0.19 acre tract (31-01525.000) conveyed to Brandon and Sarah Canterbury by Official Record 271 page 1984, and being more particularly described as follows:

Commencing at the centerline intersection of Lafayette Street (60 feet right-of-way) with Richmond Avenue (60 feet wide);

Thence, with the centerline of Said Lafayette St., South 45° 10' 00" West a distance of 30.07 feet to the northernmost corner of said 0.375 acre tract and **The True Point of Beginning**;

Thence, with the northeast line of said 0.375 acre tract and the southwest line of said Richmond Avenue, **South 40° 59' 26" East**, passing an iron pin and cap set at the intersection of the southeast right-of-way line of said Lafayette Street with the southwest line of said Richmond Avenue at 30.07 feet, also passing the northernmost corner of said 0.19 acre tract at 86.99 feet, a total distance of **132.24 feet** to an iron pin and caps set;

Thence, with a new line across said 0.19 acre tract, **South 49° 12' 01" West**, passing the line between said 0.375 and 0.19 acre tracts at 52.63 feet, a total distance of **57.90 feet** to an iron pin and cap set;

Thence, across said 0.375 acre tract the following two new courses:

- 1) **South 01° 44' 28" West** a distance of **21.97 feet** to an iron pin and caps set
- 2) **South 49° 12' 01" West** a distance of **40.91 feet** to an iron pin and cap set in the northeast line of a 0.586 acre tract conveyed to John D Davenport and Alisa Mizikar by Official Record 262 page 175
- 3) Thence, with the northeast line of said 0.586 acre tract and a 1.269 acre tract also conveyed to John D Davenport and Alisa Mizikar by Official Record 262 page 175, **North 44° 51' 44" West**, passing a 3/4 inch T-bar and cap found at 111.04 feet, a total distance of **140.10 feet** to a point in the centerline of said Lafayette Street;

Thence, with the centerline of Said Lafayette St., **North 45° 10' 00" East** a distance of **123.46 feet** returning to **The True Point of Beginning** containing **0.3680 Acres** more or less, of which 0.3392 acres more or less is part of said 0.375 acre tract and 0.0288 acres more or less is part of said 0.19 acre tract.

Bearings are bases on the centerline of Lafayette Street (North 45° 10' East) as described in Official Record 139 page 633.

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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed May 7, 2014 by James R. Cottrill registration #6858. (Job #S140411-0-3680AC)

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James R. Cottrill, PS