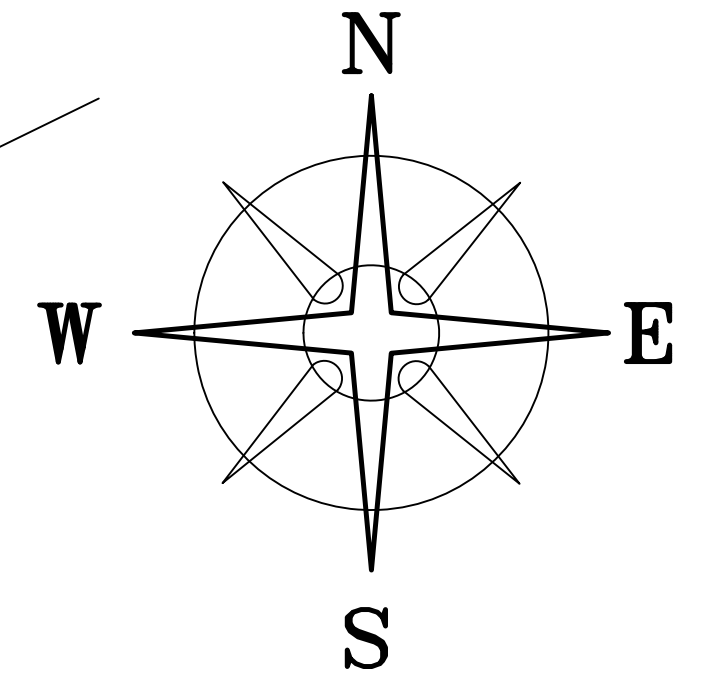


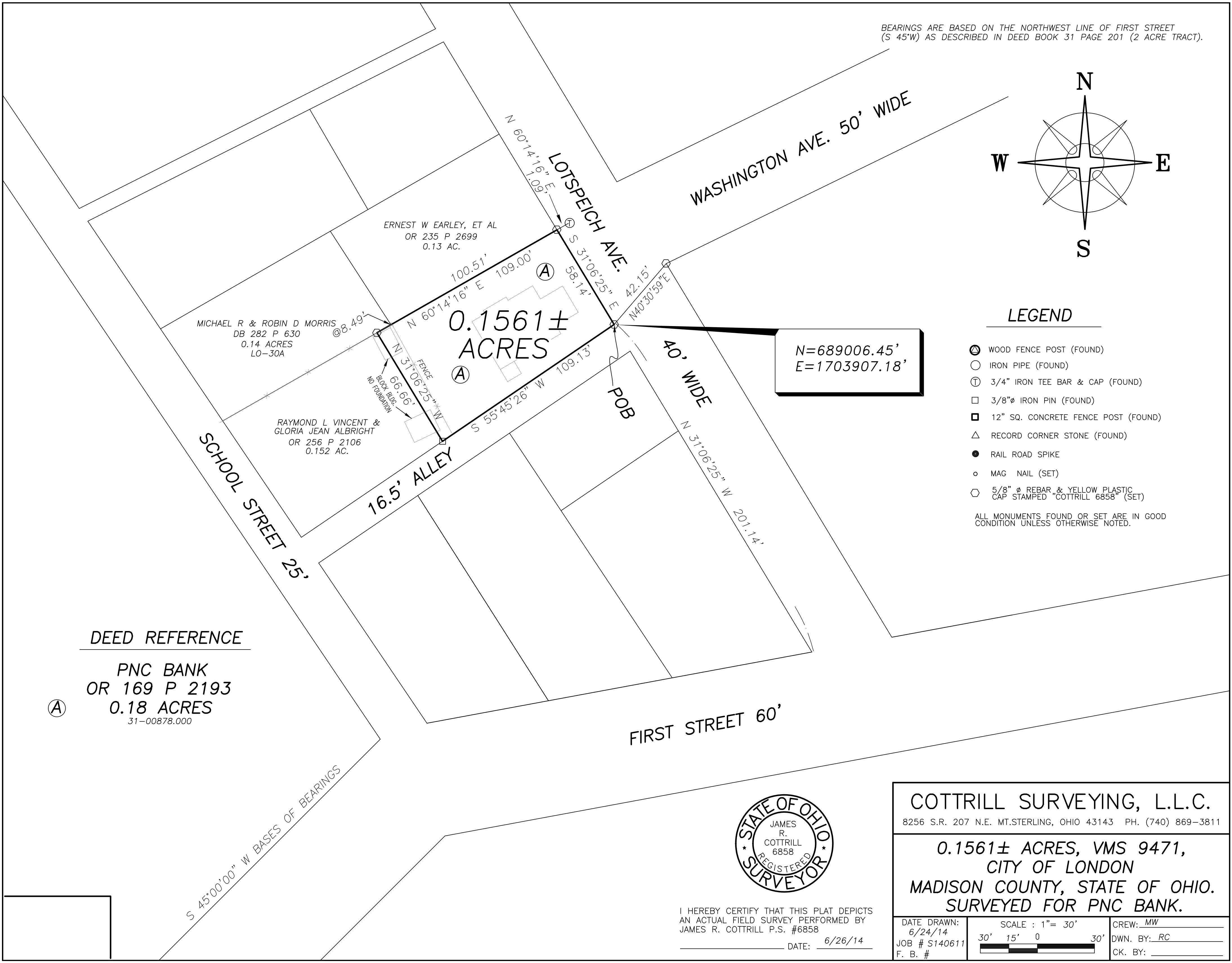
BEARINGS ARE BASED ON THE NORTHWEST LINE OF FIRST STREET  
(S 45°W) AS DESCRIBED IN DEED BOOK 31 PAGE 201 (2 ACRE TRACT).



**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 3/8" ∅ IRON PIN (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- MAG NAIL (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



N=689006.45'  
E=1703907.18'

0.1561±  
ACRES

**DEED REFERENCE**

Ⓐ PNC BANK  
OR 169 P 2193  
0.18 ACRES  
31-00878.000



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 6/26/14

**COTTRILL SURVEYING, L.L.C.**  
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**0.1561± ACRES, VMS 9471,  
CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR PNC BANK.**

DATE DRAWN: 6/24/14	SCALE : 1" = 30'	CREW: MW
JOB # S140611	30' 15' 0 30'	DWN. BY: RC
F. B. #		CK. BY:

## **Cottrill Surveying, LLC**

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

### **0.1561 Acre Tract Surveyed for PNC Bank**

The following describe 0.1561 acre tract is situated in the state of Ohio, Madison County, City of London, VMS 9471, being all of a 0.18 acre tract (3100878.000) conveyed to PNC Bank by Official Record 169 page 2193, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Lotspeich Avenue (40 feet wide) with the Northwest line of a 16.5 feet alley, said iron pin and cap is at the Southeast corner of said 0.18 acre tract, from said iron pin and cap an iron pin and cap found at the intersection of the south line of Washington Avenue and the east line of Lotspeich bears North 40° 30' 59" East a distance of 42.15 feet, also the intersection of the west line of Lotspeich with the north line of First Street bears North 31° 06' 25" West a distance of 201.14 feet ;

Thence, with the Northwest line of said 16.5 feet alley, **South 55° 45' 26" West** a distance of **109.13 feet** to a 3/8 inch diameter solid iron pin found at the Southeast corner of a 0.152 acre tract conveyed to Raymond L Vincent and Gloria Jean Albright by Official Record 256 page 2106;

Thence, with the Northeast line of said 0.152 acre tract, **North 31° 06' 25" West** a distance of **66.66 feet** to an iron pin and cap set in the Southeast line of a 0.14 acre tract conveyed to Michael R and Robin D Morris by Deed Book 282 page 630;

Thence, with the Southeast line of said 0.14 acre tract, **North 60° 14' 16" East**, passing the Southwest corner of a 0.13 acre tract conveyed to Ernest W Earley, et al. by Official Record 235 page 2699 at 8.49 feet and continuing along the Southeast line of said 0.13 acre tract a total distance of **109.00 feet** to an iron pin and cap set in the Southwest line of said Lotspeich Avenue, from said iron pin and cap a 3/4 inch T-bar and cap found bears North 60° 14' 16" East a distance of 1.09 feet;

Thence, with the Southwest line of said Lotspeich Avenue, **South 31° 06' 25" East** a distance of **58.14 feet** returning to the point of beginning containing **0.1561 Acres** more or less.

Bearings are based on the Northwest line of First Street (South 45° West) as described in Deed Book 31 page 201.

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 June 26, 2014 by James R. Cottrill registration #6858. (Job #S140611-0-1561AC)

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James R. Cottrill, PS