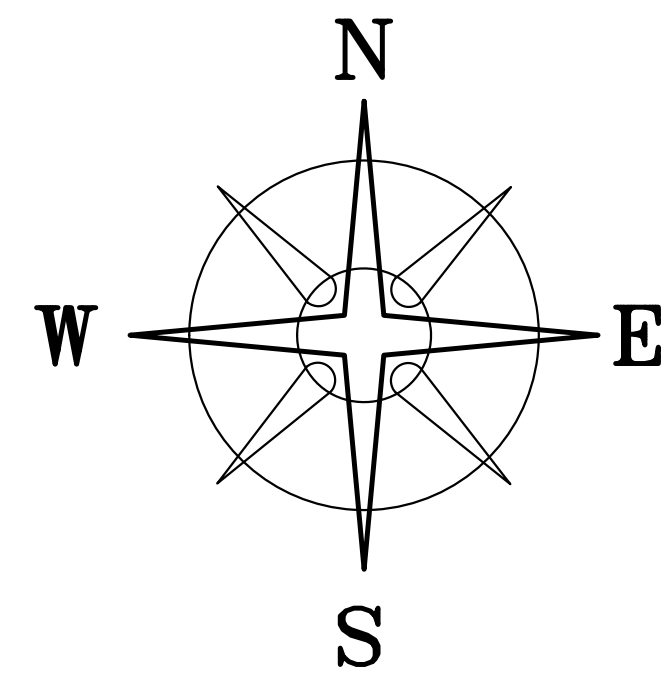


BEARINGS ARE BASED ON A GPS OBSERVATION ON 1/22/15  
WGS 1984 GEODETIC NORTH.



CENTER STREET (60')

NORMAN E & JANET J WOLVERTON  
OR 60 P 316  
3.095 ACRES

LONDON FLORIST GREENHOUSE & GARDEN CENTER LLC  
OR 115 P 1784  
5.81 ACRES  
112-00

OLIVE STREET ADDITION  
PB 2 P 139  
LO-40B

1.1863± ACRES

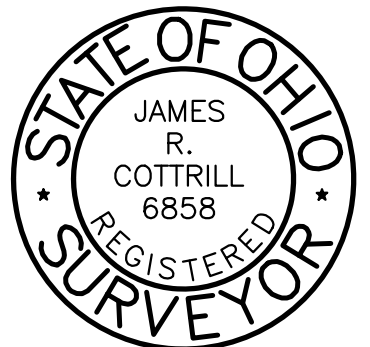
DEED REFERENCE

CHLOE ANNA VITALIS  
ESTER DILLION  
JAMES R. DILLION  
DONALD L. DILLION  
OR 300 P 331  
1.19 ACRES  
31-00774.000

LEGEND

- ⊙ ANGLE IRON FENCE POST (FOUND)
- OLD FENCE POST HOLE (FOUND)
- 1/2" IRON PIN (FOUND)
- DOUBLE ANGLE IRON FENCE POST (FOUND)  
(FOUND BROKEN OFF AT GROUND)
- △ 5/8" ϕ REBAR & YELLOW PLASTIC  
CAP STAMPED "HANKISON PLS 7409" (FOUND)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
DATE: 06/25/15

N=685005.81'  
E=1701437.32'

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

1.1863± ACRES, VMS 8742,  
CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR SHARON DILLION

DATE DRAWN: 06/25/15	SCALE : 1" = 50'	CREW: MW
JOB # S150601	50' 25' 0 50'	DWN. BY: RC
F. B. #		CK. BY:

# **Cottrill Surveying, LLC**

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

## **1.1863 Acre Tract Surveyed for Sharon Dillion**

The following described 1.1863 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 1.19 acre tract (3100774.000) conveyed to Chloe Anna Vitalis, Esther Dillion, James R Dillion, and Donald L Dillion by Official Record 300 page 331, and being more particularly described as follows:

Beginning at a double angle iron fence post found (broken off background) in the northeast line of Olive Street (50 feet wide) at the southernmost corner of lot 7 Of Olive Street Addition as recorded in Plat Book 2 page 139, said point of beginning bears North 55° 11' 31" East a distance of 25.00 feet and South 34° 48' 29" East a distance of 540.29 feet from the centerline intersection of said Olive Street with Center Street (60 feet wide);

Thence, with the centerline of said lot 7, **North 50° 21' 00" East**, passing the eastern most corner of said lot 7 and southernmost corner of a 3.095 acre tract conveyed to Norman E and Janet J Woolverton by Official Record 60 page 316 at 142.02 feet, also passing an angle iron fence post found at 400.05 feet, a total distance of **401.00 feet** to a point in the west line of a 5.81 acre tract conveyed to London Florist Green House and Garden Center, LLC by Official Record 115 page 1784;

Thence, with the West line of said 5.81 acre tract, **South 41° 24' 42" East** a distance of **110.67 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankinson PLS 7409" found at the northernmost corner of a 0.903 acre tract conveyed to Keith H and Rhonda J Miller by Official Record 257 page 1053;

Thence, with said 0.903 acre tract the following three courses:

- 1) **South 47° 59' 01" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankinson PLS 7409" found at 170.88 feet, a total distance of **175.88 feet** to an old fence post hole found
- 2) **South 31° 37' 31" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankinson PLS 7409" found at 6.51 feet, a total distance of **12.97 feet** to an old fence post hole found
- 3) **South 47° 58' 04" West**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankinson PLS 7409" found at 5.00 feet, a total distance of **238.98 feet** to a point in the northeast line of said Olive Street, from said point a 5/8 inch diameter rebar and yellow plastic cap stamped "Hankinson PLS 7409" found bears South 47° 58' 04" West a distance of 0.20 feet;

Thence, with the northeast line of Said Olive St., **North 34° 48' 29" West** a distance of **141.17 feet** returning to the point of beginning containing **1.1863 Acres** more or less.

Bearings are based on a GPS observation on June 10, 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 caps stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed June 15, 2015 by James R. Cottrill registration #6858. (Job #S150601-1-1863AC)

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James R. Cottrill, PS