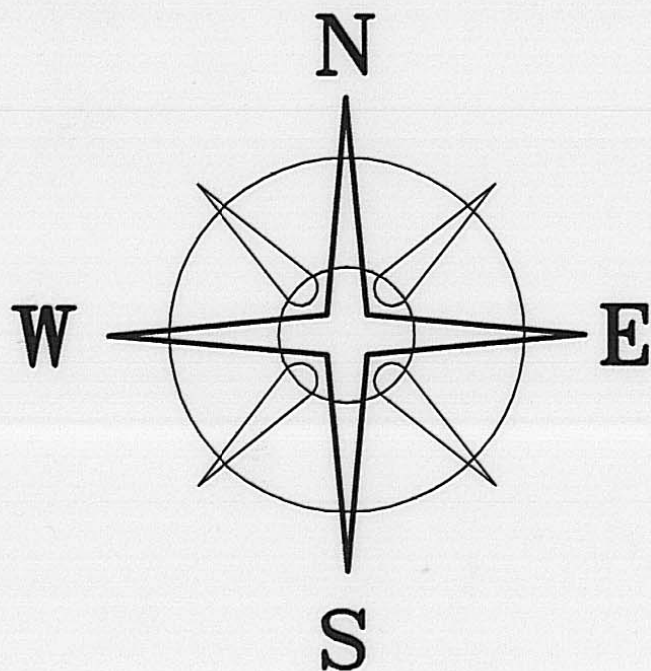


BEARINGS BASED ON THE \square OF EAST CENTER STREET
(N 88°00'23"W) AS DESCRIBED IN D.B. 268, P. 41.



DEED REFERENCE

KELLY MANNS
D.B. 268 P. 41

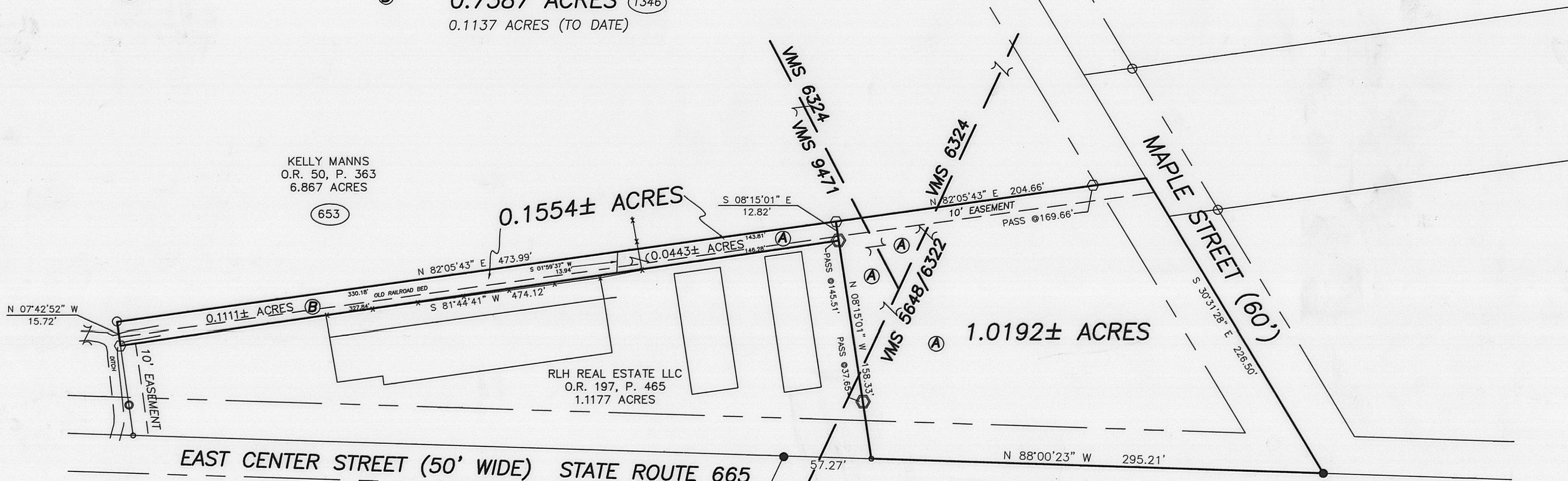
(A) 1.5386 ACRES (3467)
1.0659 ACRES (TO DATE)

KELLY & LOIS ELYTA
MANNS

(B) D.B. 287 P. 32
0.7587 ACRES (1346)
0.1137 ACRES (TO DATE)

KELLY MANNS
O.R. 50, P. 363
6.867 ACRES

(653)



LEGEND

- 3/4" ϕ IRON PIPE (FOUND)
 - 1/2" ϕ IRON PIPE (FOUND)
 - RAIL ROAD SPIKE (FOUND)
 - MAG NAIL (PREVIOUSLY SET)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
 - ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

**0.1554± & 1.0192± ACRES,
VMS 9471, 6324, & 5648/6322,
CITY OF LONDON, MADISON CO., OH.
SURVEYED FOR KELLY MANNS**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858

James R. Cottrill DATE: 4/27/05

DATE DRAWN: 4/25/05	SCALE : 1" = 50'	CREW: MW, TB
JOB #S050408	50' 25' 0' 50'	DWN. BY: RC
F. B. # 37		CK. BY:

1.0192 Acre Tract
Surveyed for Kelly Manns

The following described 1.0192 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, 6324, and 5648/6322, and being part of a 1.5386 acre tract (1.0659 acres to date) conveyed to Kelly Manns by deed book 268 page 41, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Maple Street (60 ft. wide) with the centerline of E. Center St. (50 ft. wide)(State Route 665), said spike is also at the southeast corner of said 1.5386 acre tract;

Thence, with the centerline of said E. Center St., North 88° 00 minutes 23 seconds West a distance of 295.21 ft. to a mag nail previously set at the southeast corner of a 1.1177 acre tract conveyed to R. L. H. Real Estate LLC;

Thence, with the east line of said 1.1177 acre tract, North 08° 15 minutes 01 seconds West, passing an iron pin and cap previously set at 37.65 ft., also passing an iron pin and cap previously set at the northeast corner of said 1.1177 acre tract at 145.51 ft., a total distance of 158.33 ft. to an iron pin and cap set in the south line of a 6.867 acre tract conveyed to Kelly Manns and by official record 50 page 363;

Thence, with the south line of said 6.867 acre tract, North 82° 05 minutes 43 seconds East, passing an iron pin and cap set at 169.66 ft., a total distance of 204.66 ft. to a point in the centerline of said Maple Street;

Thence, with the centerline of said Maple Street, South 30° 31 minutes 28 seconds East a distance of 226.50 ft. returning to the point beginning containing 1.0192 acres more or less.

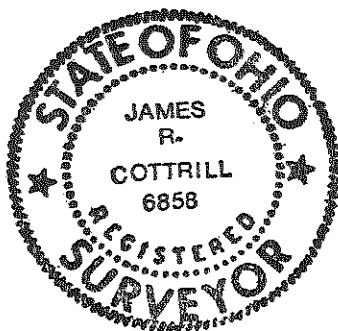
Subject to and with the benefit of a 10 ft. easement, said easement is tangent to and 10 ft. south of the north line of said 1.5386 acre tract and being more particularly shown on plat accompanying this legal description.

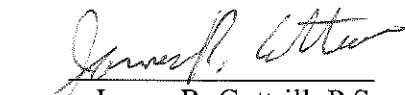
Bearings are based on the centerline of E. Center St. (North 88° 00 minutes 23 seconds West) as described in deed book 268 page 41.

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 6858."

This description is based on a field survey performed April 25 , 2005 by James R. Cottrill registration #6858. (Job #S050408A)




James R. Cottrill, P.S.

0.1554 Acre Tract
Surveyed for Kelly Manns

The following described 0.1554 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, and being part of a 1.5386 acre tract (1.0659 acres to date) conveyed to Kelly Manns by deed book 268 page 41, also being part of a 0.7587 acre tract (0.1137 acres to date) and conveyed to Kelly and Lois Elyta Manns by deed book 287 page 32, and being more particularly described as follows:

Beginning at a railroad spike found at the centerline intersection of Maple Street (60 ft. wide) with the centerline of E. Center St. (50 ft. wide)(State Route 665), said spike is also at the southeast corner of said 1.5386 acre tract;

Thence, with the centerline of said E. Center St., North 88° 00 minutes 23 seconds West a distance of 295.21 ft. to a mag nail previously set at the southeast corner of a 1.1177 acre tract conveyed to R. L. H. Real Estate LLC;

Thence, with the east line of said 1.1177 acre tract, North 08° 15 minutes 01 seconds West, passing an iron pin and cap previously set at 37.65 ft., a total distance of 145.51 ft. to an iron pin and cap previously set at the northeast corner of said 1.1177 acre tract also being **the true point beginning**;

Thence, with the north line of said 1.1177 acre tract, South 81° 44 minutes 41 seconds West, passing the line between said 1.5386 and said 0.7587 acre tracts at 146.28 ft., a total distance of 474.12 ft. to an iron pin and cap previously set at the northwest corner of said 1.1177 acre tract also being in the line of a 6.867 acre tract conveyed to Kelly Manns by official record 50 page 363;

Thence, with said 6.867 acre tract the following 2 courses:

- 1) North 07° 42 minutes 52 seconds West a distance of 15.72 ft. to a ¾" diameter iron pipe found
- 2) North 82° 05 minutes 43 seconds East, passing the northern corner common to said 1.5386 and said 0.7587 acre tracts at 330.18 ft., a total distance of 473.99 ft. to an iron pin and cap set;

Thence, with a new line across said 1.5386 acre tract, South 08° 15 minutes 01 seconds East a distance of 12.82 ft. returning to **the true point beginning** containing 0.1554 acres more or less of which 0.1111 acres more or less is all the remains of said 0.7587 acre tract and 0.0443 acres more or less is part of said 1.5386 acre tract.

With the benefit of a 10 ft. easement, said 10 ft. easement is tangent to and 10 ft. east of the west line of said 1.1177 acre tract and extends from the center line of E. Center St. to the north line of said 1.1177 acre tract, and is more clearly shown on plat accompanying this legal description.

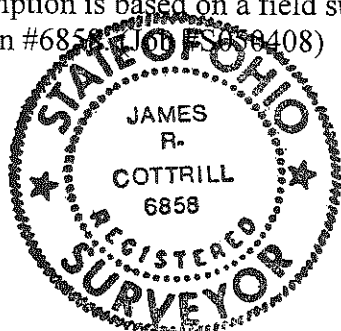
Subject to and with the benefit of a 10 ft. easement, said easement is tangent to and 10 ft. south of the north line of said 1.5386 and said 0.7587 acre tract and being more particularly shown on plat accompanying this legal description.

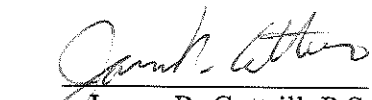
Bearings are based on the centerline of E. Center St. (North 88° 00 minutes 23 seconds West) as described in deed book 268 page 41.

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 6858."

This description is based on a field survey performed April 25 , 2005 by James R. Cottrill registration #6858 (J.R. Cottrill 6858)




James R. Cottrill, P.S.