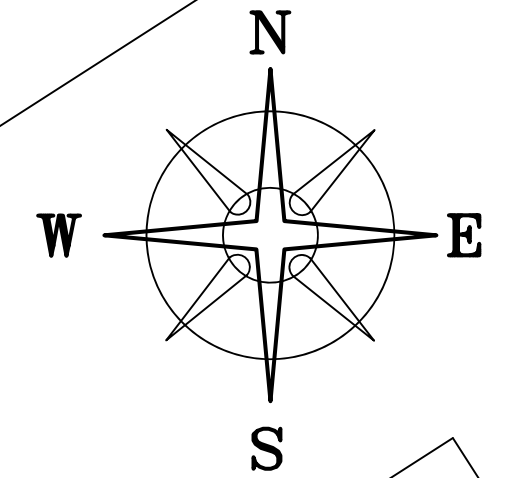
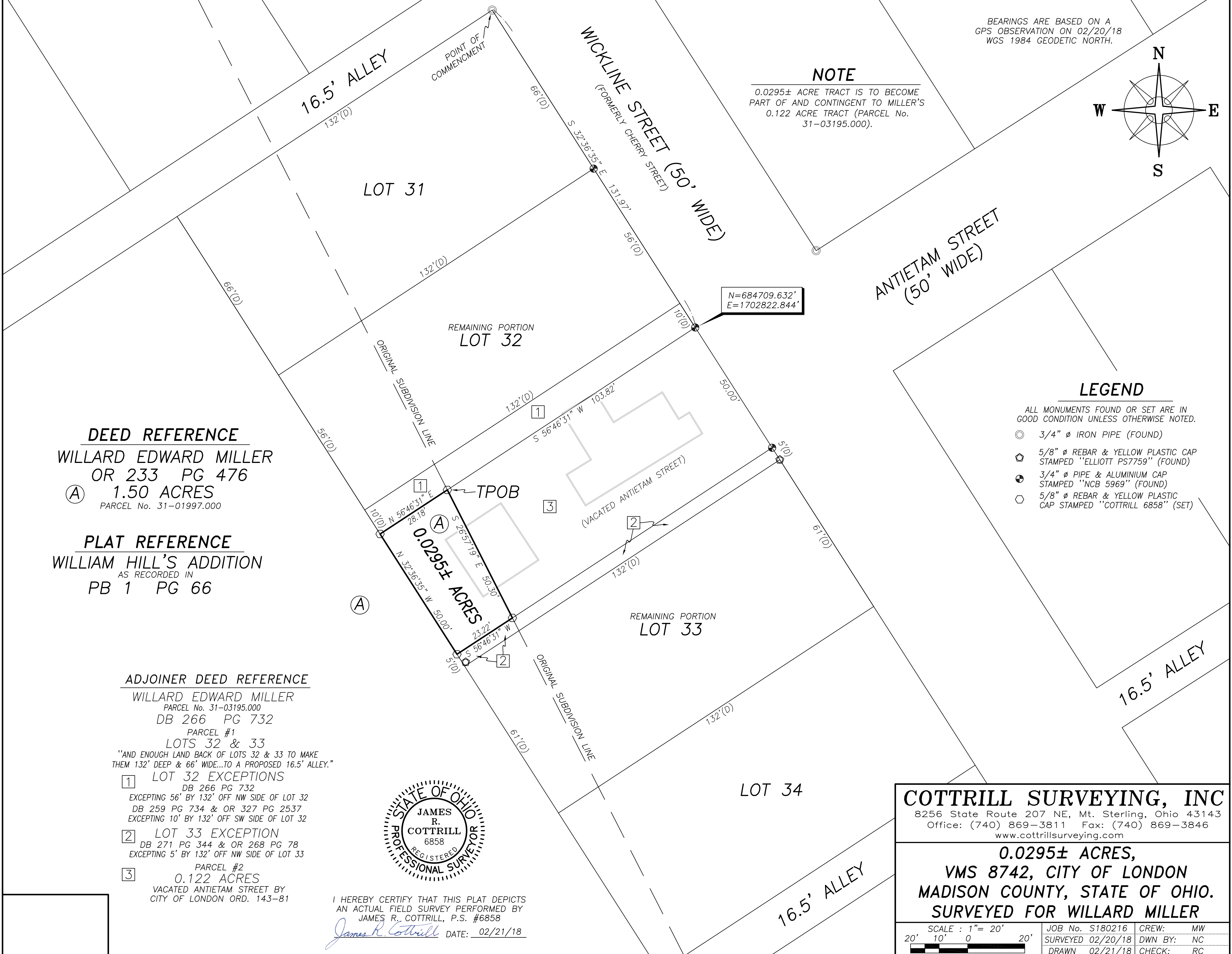


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 02/20/18
WGS 1984 GEODETIC NORTH.



NOTE

0.0295± ACRE TRACT IS TO BECOME
PART OF AND CONTINGENT TO MILLER'S
0.122 ACRE TRACT (PARCEL No.
31-03195.000).



DEED REFERENCE
WILLARD EDWARD MILLER
OR 233 PG 476
① 1.50 ACRES
PARCEL No. 31-01997.000

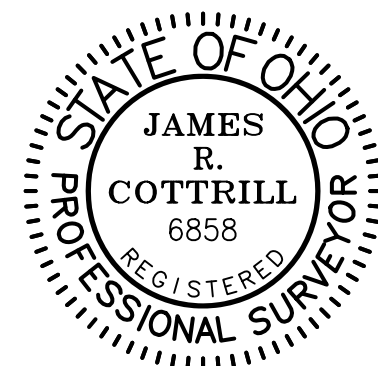
PLAT REFERENCE
WILLIAM HILL'S ADDITION
AS RECORDED IN
PB 1 PG 66

ADJOINER DEED REFERENCE
WILLARD EDWARD MILLER
PARCEL No. 31-03195.000
DB 266 PG 732
PARCEL #1
LOTS 32 & 33
"AND ENOUGH LAND BACK OF LOTS 32 & 33 TO MAKE
THEM 132' DEEP & 66' WIDE...TO A PROPOSED 16.5' ALLEY."

① LOT 32 EXCEPTIONS
DB 266 PG 732
EXCEPTING 56' BY 132' OFF NW SIDE OF LOT 32
DB 259 PG 734 & OR 327 PG 2537
EXCEPTING 10' BY 132' OFF SW SIDE OF LOT 32

② LOT 33 EXCEPTION
DB 271 PG 344 & OR 268 PG 78
EXCEPTING 5' BY 132' OFF NW SIDE OF LOT 33

③ PARCEL #2
0.122 ACRES
VACATED ANTIETAM STREET BY
CITY OF LONDON ORD. 143-81



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

James R. Cottrill DATE: 02/21/18

LEGEND

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

- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP
STAMPED "ELLIOTT PS7759" (FOUND)
- ⊗ 3/4" Ø PIPE & ALUMINIUM CAP
STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858" (SET)

COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**0.0295± ACRES,
VMS 8742, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR WILLARD MILLER**

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

JOB No. S180216	CREW: MW
SURVEYED 02/20/18	DWN BY: NC
DRAWN 02/21/18	CHECK: RC

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.0295 Acre Tract Surveyed for Willard Miller

The following described 0.0295 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 1.50 acre tract (Parcel 31-01997.000) conveyed to Willard Edward Miller by Official Record 233 page 476, and being more particularly described as follows:

Commencing at a 3/4 inch diameter iron pipe found at the intersection of the southwest line of Wickline Street (formerly Cherry Street, 50 feet wide) and the southeast line of a 16.5 feet alley, said pipe being the north corner of Lot 31 of William Hill's Addition as recorded in Plat Book 1 page 66;

Thence, with the southwest line of Wickline Street, South 32° 36' 35" East a distance of 131.97 feet to a 3/4 inch diameter pipe and aluminum cap stamped "NCB 5969" found at the east corner of Lot 32, also being the east corner of a 10 feet by 132 feet exception off the southwest side of the extended Lot 32 as originally recorded in Deed Book 259 page 734 and now conveyed to Willard Edward Miller by Deed Book 266 page 732, and the north corner of a 0.122 acre tract created by the vacated portion of Antietam Street between the southwest line of Wickline Street to its westerly terminus by the City of London Ordinance 143-81 and conveyed to Willard Edward Miller by Deed Book 266 page 732;

Thence, with the northwest line of said 0.122 acre tract and the southeast line of Lot 32, South 56° 46' 31" West a distance of 103.82 feet to an iron pin and cap set in the original southwest line of said William Hill's Addition, the west corner of said 0.122 acre tract and being the **True Point of Beginning**;

Thence, with the original southwest line of said William Hill's Addition and said 0.122 acre tract, **South 26° 57' 19" East** a distance of **50.30 feet** to an iron pin and cap set at the original west corner of Lot 33, also being the northwest line of a 5 feet by 132 feet exception off the Northwest side of the extended Lot 33 as originally recorded in Deed Book 271 page 344;

Thence, with the northwest line of the extension of Lot 33 and said 5 feet by 132 feet strip, **South 56° 46' 31" West** a distance of **23.22 feet** to an iron pin and cap set at the west corner of said 5 feet by 132 feet strip;

Thence, with a new line across said 1.50 acre tract, **North 32° 36' 35" West** a distance of **50.00 feet** to an iron pin and cap set at the south corner of said Miller's 10 feet by 132 feet strip;

Thence, with the southeast line of said 10 feet by 132 feet strip, **North 56° 46' 31" East** a distance of **28.18 feet** returning to the **True Point of Beginning**, containing **0.0295 Acres** more or less.

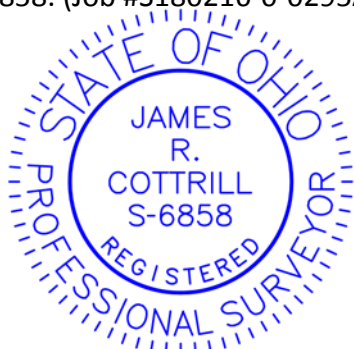
Bearings are based on a GPS observation on February 20, 2018, WGS 1984 Geodetic North.

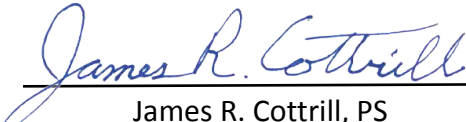
The hereinabove described 0.0295 acre tract is to become part of and contingent to Miller's 0.122 acre tract and said 10 feet and 5 feet exceptions.

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 cap stamped "Cottrill 6858."

This description is based on a field survey performed February 20, 2018 by James R. Cottrill, PS registration #6858. (Job #S180216-0-0295AC)




James R. Cottrill, PS