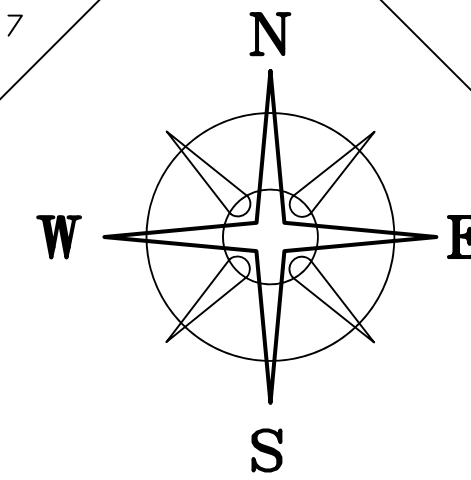


BEARINGS ARE BASED ON THE  
NORTHEAST LINE OF OAK STREET  
AS DESCRIBED IN OR 255 PG 817  
(N 45° 00' W)



WILLIS STREET (33' WIDE)

S 45°00'00" E 152.00'  
BASIS OF BEARINGS

PHILIP RUSSELL & SARA E  
NEWELL, JT LIVES  
OR 337 PG 775  
0.046 ACRES

DENISE I LEYSHON  
OR 62 PG 1032  
0.37 AC

KEVEN M BREWER  
OR 169 PG 546  
0.15 AC.

DEED REFERENCE

CITIZENS BANK  
OR 336 PG 611

PARCEL 31-00524.000  
A 0.117 ACRES

A  
0.1139±  
ACRES

5"Ø MAPLE  
TREE

NORTH OAK STREET (66' WIDE)

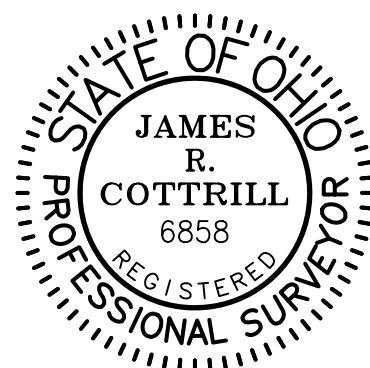
POB

LONDON OAK STREET PROPERTIES 2 LLC  
OR 303 PG 528  
0.09 ACRES

**LEGEND**

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

- 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- ▣ MADISON COUNTY MONUMENT (FOUND)



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

*James R. Cottrill* DATE: 05/11/18

**COTTRILL SURVEYING, INC**

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

**0.1139± ACRES,  
VMS 8863, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR CITIZENS BANK**

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

JOB No. S180502	CREW: MW, NC
SURVEYED 05/2018	DWN BY: NC
DRAWN 05/2018	CHECK: MW, RC

02-013

# COTTRILL SURVEYING, INC

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

## **0.1139 Acre Tract** *Surveyed for Citizens Bank*

The following described 0.1139 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.117 acre tract (Parcel 31-00524.000) conveyed to Citizens Bank by Official Record 336 page 611, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of North Oak Street (66 feet wide) at the southernmost corner of a 0.15 acre tract conveyed to Kevin M Brewer by Official Record 169 page 546 and the westernmost corner of said 0.117 acre tract, said iron pin and cap bears South 45° 00' 00" East a distance of 152.00 feet from the intersection of the Northeast line of North Oak Street with the Southeast line of Willis Street (33 feet wide);

Thence, with the Southeast line of said 0.15 acre tract, **North 45° 00' 01" East** a distance of **109.00 feet** to an iron pin and cap set at the westernmost corner of a 0.37 acre tract conveyed to Dennis I Leyshon by Official Record 62 page 1032;

Thence, with the Southwest line of said 0.37 acre tract, **South 45° 12' 24" East** a distance of **45.95 feet** to a 5 inch diameter maple tree found at the northernmost corner of a 0.09 acre tract conveyed to London Oak Street Properties 2, LLC by Official Record 303 page 528;

Thence, with the Northwest line of said 0.09 acre tract, **South 45° 29' 54" West**, passing an iron pin and cap set at 2.00 feet, a total distance of **109.17 feet** to an iron pin and cap set in the Northeast line of North Oak Street;

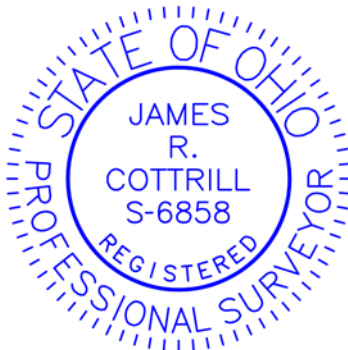
Thence, with the Northeast line of North Oak Street, **North 45° 00' 00" West** a distance of **45.00 feet** returning to the **Point of Beginning**, containing **0.1139 Acres** more or less.

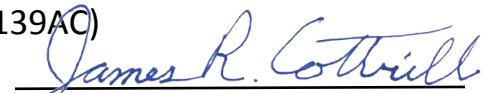
Bearings are based on the Northeast line of Oak Street (North 45° 00' West) as described in Official Record 255 page 817.

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 May 10, 2018 by James R. Cottrill, PS registration #6858. (Job #S180502-0-1139AC)



  
James R. Cottrill, PS