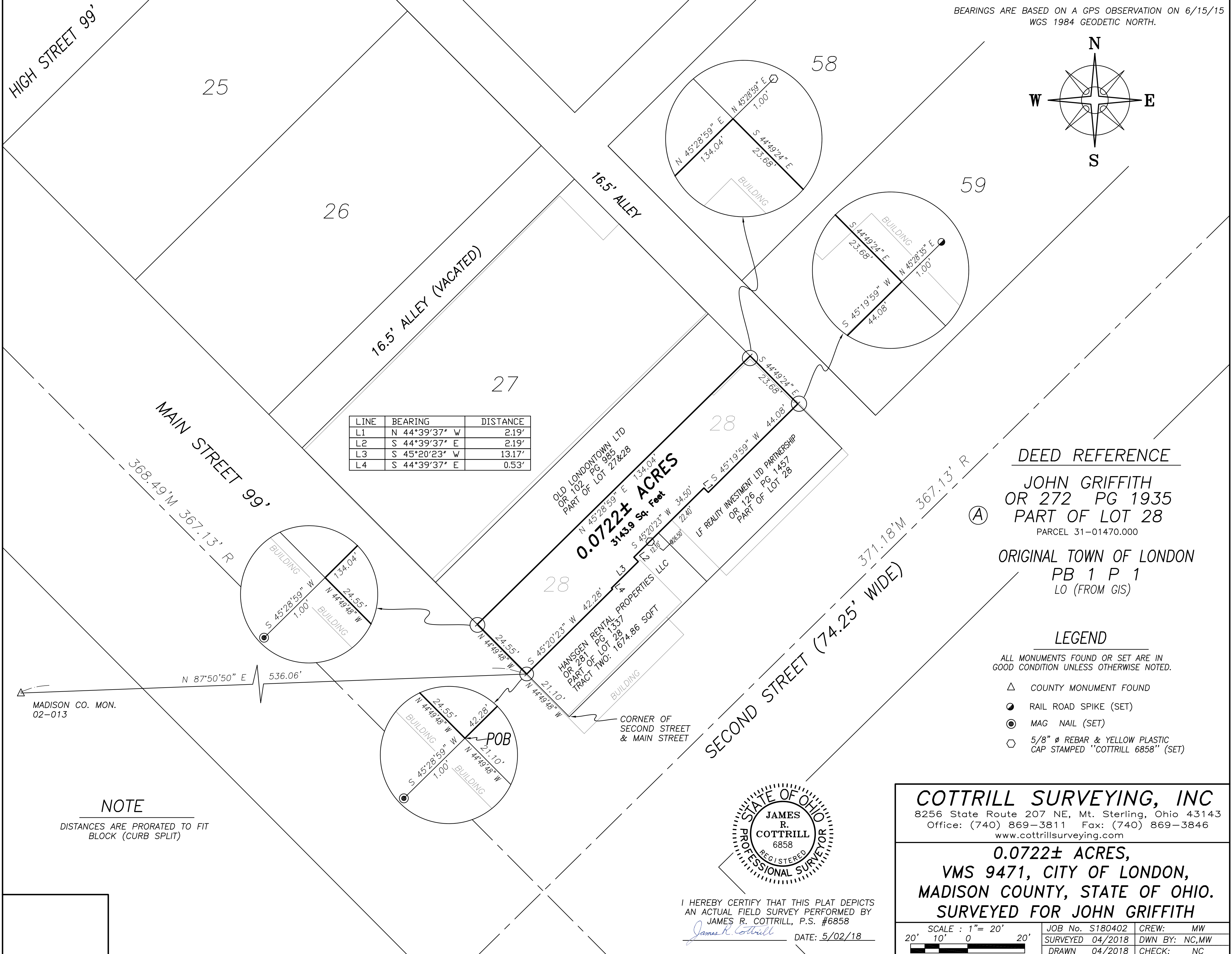
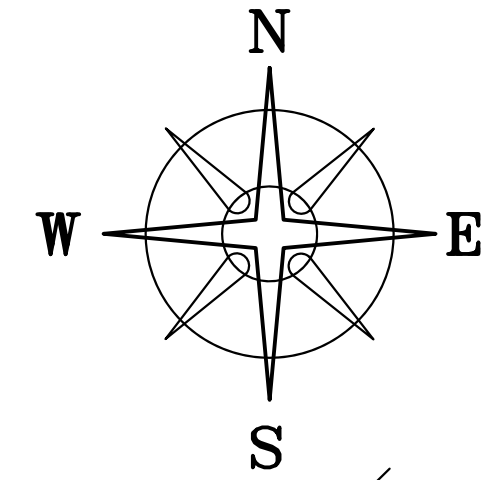


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/15/15
WGS 1984 GEODETIC NORTH.



LINE	BEARING	DISTANCE
L1	N 44°39'37" W	2.19'
L2	S 44°39'37" E	2.19'
L3	S 45°20'23" W	13.17'
L4	S 44°39'37" E	0.53'

DEED REFERENCE

JOHN GRIFFITH
OR 272 PG 1935
PART OF LOT 28
PARCEL 31-01470.000

ORIGINAL TOWN OF LONDON
PB 1 P 1
LO (FROM GIS)

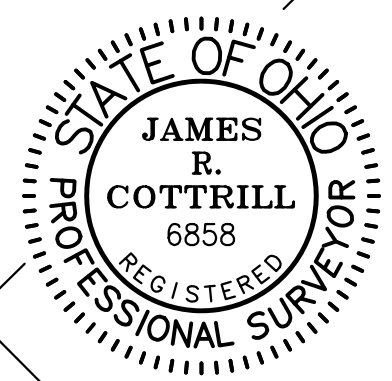
LEGEND

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

- △ COUNTY MONUMENT FOUND
- RAIL ROAD SPIKE (SET)
- ⊙ MAG NAIL (SET)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

NOTE

DISTANCES ARE PRORATED TO FIT BLOCK (CURB SPLIT)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 5/02/18

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

0.0722± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR JOHN GRIFFITH

SCALE : 1" = 20'	JOB No. S180402	CREW: MW
20' 10' 0 20'	SURVEYED 04/2018	DWN BY: NC, MW
	DRAWN 04/2018	CHECK: NC

COTTRILL SURVEYING, INC

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

0.0722 Acre Tract *Surveyed for John Griffith*

The following described 0.0722 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of that part of lot 28 (Original Town of London as Recorded in Plat Book 1 Page 1) conveyed to John Griffith by Official Record 272 page 1935 (Auditors Parcel number 31 – 01470.000) and being more particularly described as follows:

Beginning at the southernmost corner of said part of lot 28 and the westernmost corner of a 1674.86 ft.² tract conveyed to Hansgen Rental Properties, LLC by Official Record 281 page 1337, said corner is in the northeast line of Main Street (99 feet wide) and bears North 44° 49' 48" West a distance of 21.10 feet from the intersection of the northeast line of said Main Street with the northwest line of Second Street (74.25 feet wide), from said corner a Mag nail set bears South 45° 28' 59" West a distance of 1.00 feet;

Thence, with the northeast line of said Main Street, **North 44° 49' 48" West** a distance of **24.55 feet** to the southernmost corner of that portion of lot 28 conveyed to Old London Town, LTD by Official Record 102 page 985 from said corner a Mag nail set bears South 45° 28' 59" West a distance of 1.00 feet;

Thence, with the southeast line of said that portion of lot 28, **North 45° 28' 59" East** a distance of **134.04 feet** to the easternmost corner of that portion of said Lot 28 and in the southwest line of a 16.5 feet alley, from said corner an iron pin and cap set bears North 45° 28' 59" East a distance of 1.00 feet;

Thence, with said alley, **South 44° 49' 24" East** a distance of **23.68 feet** to the northernmost corner of that portion of lot 28 conveyed to LF Realty Investments, LTD Partnership by Official Record 126 page 1457, said corner bears South 45° 28' 35" West a distance of 1.00 feet from a railroad spike set;

Thence, with said LF Realty Investments lot the following three courses:

- 1) **South 45° 19' 59" West** a distance of **44.08 feet**
- 2) **North 44° 39' 37" West** a distance of **2.19 feet**
- 3) **South 45° 20' 23" West**, passing the northernmost corner of said Hansgen's lot at 22.40 feet, also passing an iron pin and cap set at 26.50 feet, a total distance of **34.50 feet** ;

Thence, with said Hansgen's lot the following four courses:

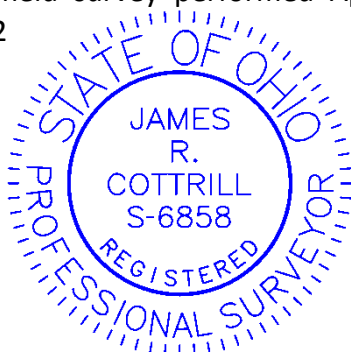
- 1) **South 44° 39' 37" East** a distance of **2.19 feet**
- 2) **South 45° 20' 23" West** a distance of **13.17 feet**
- 3) **South 44° 39' 37" East** a distance of **0.53 feet**
- 4) **South 45° 20' 23" West** a distance of **42.28 feet** returning to the point of beginning containing **0.0722 Acres** more or less.

Bearings are based on a GPS observation on June 15, 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 cap stamped "Cottrill 6858."

This description is based on a field survey performed April 2018 by James R. Cottrill, PS registration #6858. (Job #S180402



James R. Cottrill
James R. Cottrill, PS