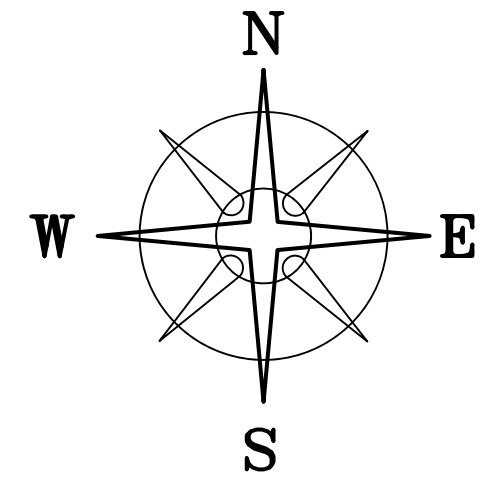


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 10/26/16
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
NORMAN HOWARD &
PAULETTA KAY FEE, TRUSTEES
OR 141 PG 589
① PARCEL No. 31-01366.000
0.5076 ACRES

AARON PENWELL
OR 306 P 1976
0.294 ACRES

AARON PENWELL
OR 306 PG 1976
0.087 ACRES

MICHAEL S TURNER
OR 288 PG 1510
0.6668 ACRES
PLAT 15-91

0.3955± ACRES
①

PIPE BEARS
S 58°33'31" W
0.37'

POB

2"Ø MFP BEARS
N 62°56'58" W
0.31'

S 21°09'22" E
133.56'

@ 21.56'

PIPE BEARS
S 21°06'31" E
5.04'

MADISON COUNTY
MON 02-013

N 57°19'34" E
2941.63'

RICHMOND AVENUE (60' R/W)

N 37°13'38" W
78.98'

S 58°46'22" W
2.21'

N 31°13'38" W
22.26'

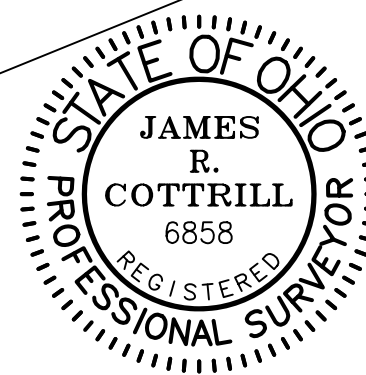
NEW R/W
S 67°54'13" W 127.02'
OR 104 PG 41 0.017 AC (7WW)
ORIGINAL R/W

EAST HIGH STREET (WIDTH VARIES) (STATE ROUTE 142)

REFERENCE DOCS
RIGHT-OF-WAY PLANS: MAD-142-0.49
PAGE 210 & 211

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

0.3955± ACRES,
VMS 6324, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR FEE



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 07/30/18

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	DEGREE OF CURVE
C1	16.50'	10.14'	9.98'	N 48°58'27" W	35°12'45"	347°14'50"

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

JOB No. S180713 CREW: MW
SURVEYED 07/27/18 DWN BY: NC,MW
DRAWN 07/27/18 CHECK: NC

COTTRILL SURVEYING, INC

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

0.3955 Acre Tract Surveyed for Fee

The following described 0.3955 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324, being all of a 0.5076 acre tract (Parcel 31-01366.000) conveyed to Norman Howard and Pauletta Kay Fee, Trustees by Official Record 141 page 589, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Northeast line of Richmond Avenue (60 feet right-of-way) at the South corner of a 0.087 acre tract conveyed to Aaron Penwell by Official Record 306 page 1976, said iron pin and cap bears North 31° 13' 38" West a distance of 115.01 feet from the intersection of the Northeast line of Richmond Avenue with the original North line of East High Street (State Route 142, right-of-way width varies);

Thence, with the Southeast line of said 0.087 acre tract, **North 58° 33' 31" East** a distance of **154.13 feet** to the Southwest line of a 0.6668 acre tract conveyed to Michael S Turner by Official Record 288 page 1510, a 2 inch diameter metal fence post bears North 62° 56' 58" West a distance of 0.31 feet from said corner;

Thence, with the Southwest line of said 0.6668 acre tract, **South 21° 06' 22" East**, passing an iron pin and cap set at 121.56 feet, a total distance of **133.56 feet** to the new North right-of-way line of East High Street;

Thence, with the new right-of-way of East High Street, **South 67° 54' 13" West** a distance of **127.02 feet** to an iron pin and cap set at the new right-of-way of Richmond Avenue;

Thence, with the new right-of-way of Richmond Avenue with the following three courses:

- 1) with a curve to the right with a **radius of 16.50 feet**, arc length of **10.14 feet**, with a chord that bears North 48° 58' 27" West a distance of 9.98 feet to an iron pin and cap set;
- 2) **North 31° 13' 38" West** a distance of **22.26 feet** to an iron pin and cap set;
- 3) **South 58° 46' 22" West** a distance of **2.21 feet** to an iron pin and cap set in the original North East right-of-way line of Richmond Avenue;

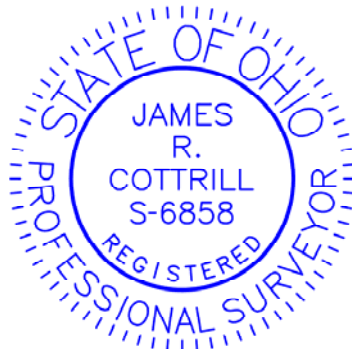
Thence, with the North East right-of-way of Richmond Avenue, **North 31° 13' 38" West** a distance of **78.98 feet** returning to the **Point of Beginning**, containing **0.3955 Acres** more or less.

Bearings are based on a GPS observation on October 26, 2016, 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 July 27, 2018 by James R. Cottrill, PS registration #6858. (Job #S180713-0-3955AC)




James R. Cottrill, PS