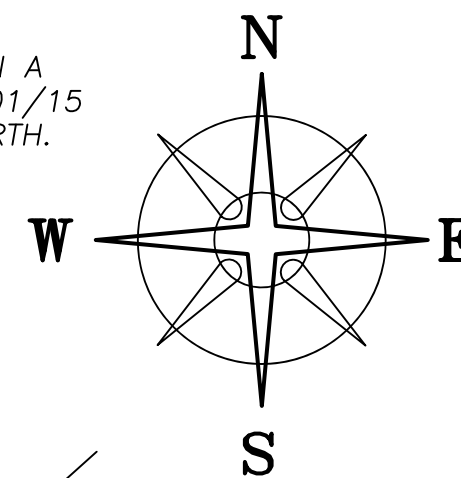


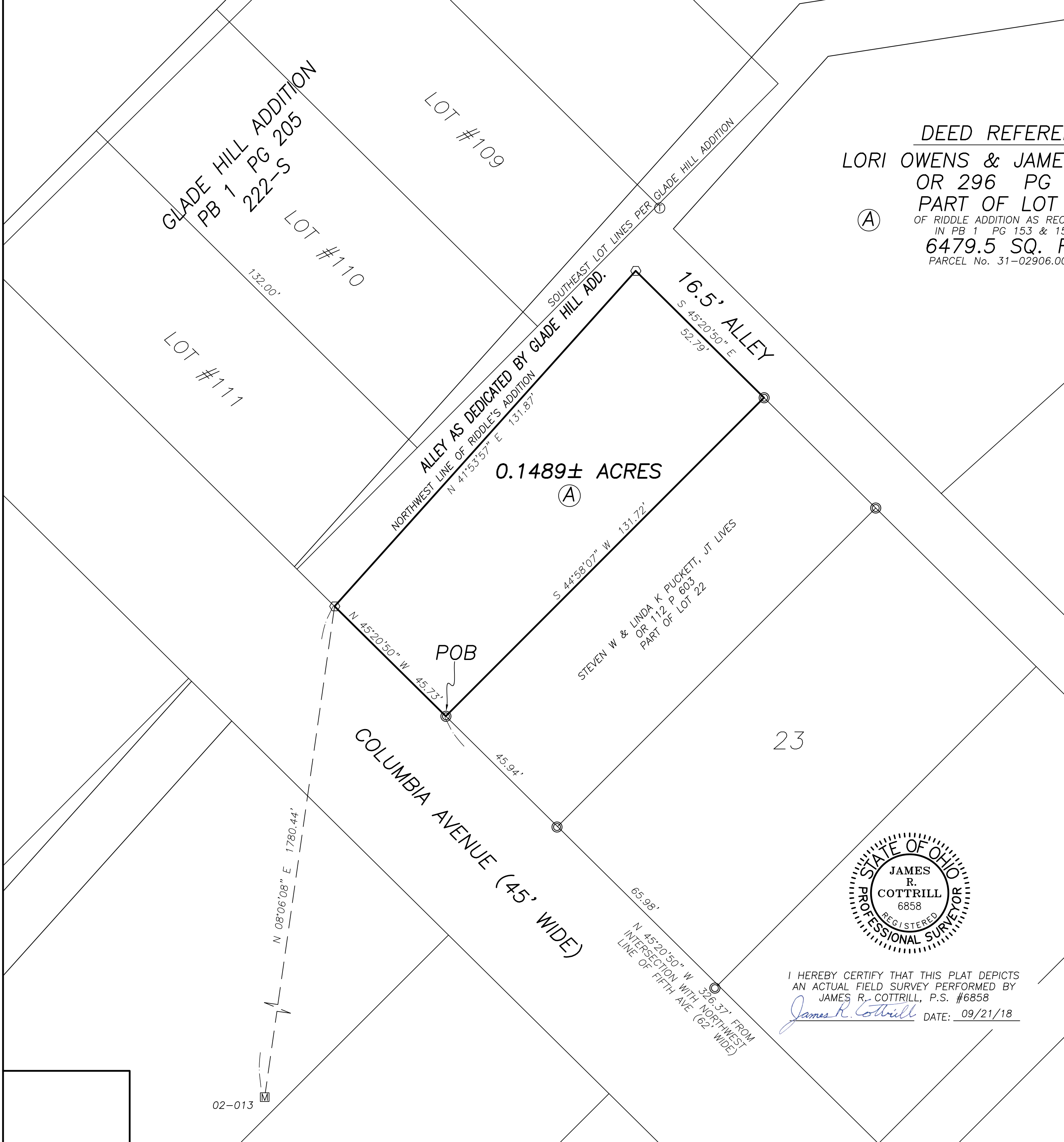
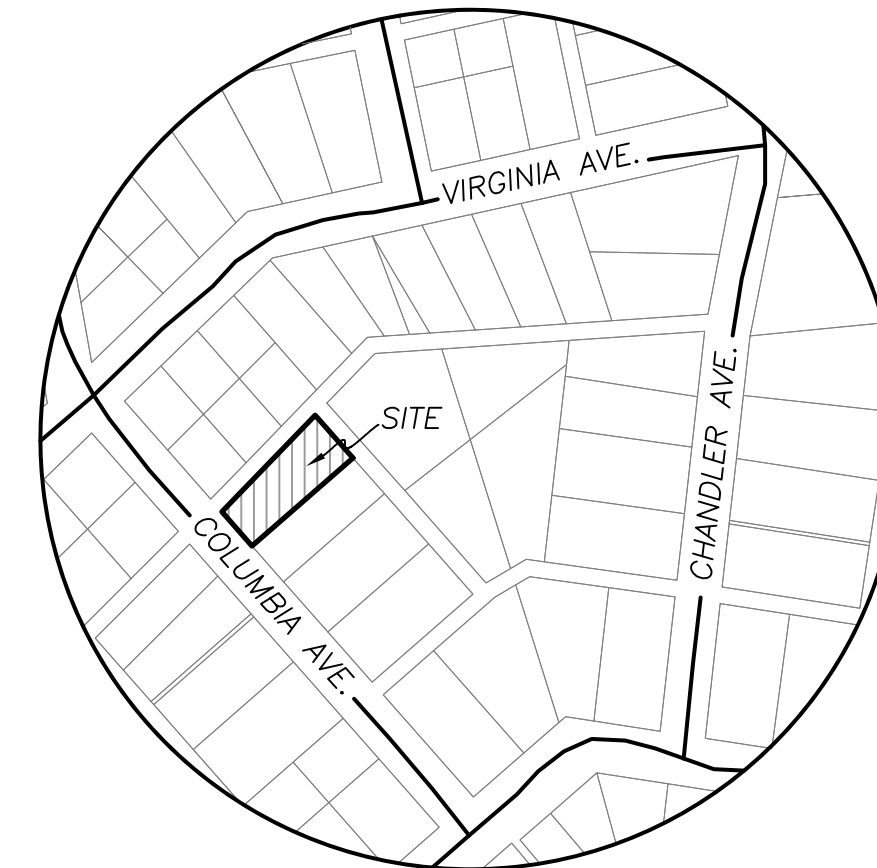
BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 12/01/15  
WGS 1984 GEODETIC NORTH.



**DEED REFERENCE**  
LORI OWENS & JAMES R BATES  
OR 296 PG 557  
PART OF LOT 22  
OF RIDDLE ADDITION AS RECORDED  
IN PB 1 PG 153 & 154  
**6479.5 SQ. FT.**  
PARCEL No. 31-02906.000

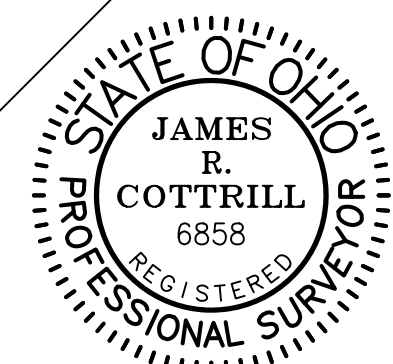
**LOCATION MAP**

NOT TO SCALE



(A)

(A)



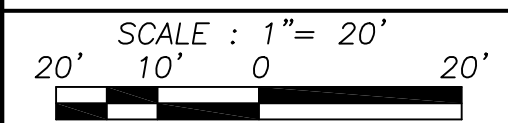
I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 09/21/18

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN  
GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☒ MONUMENT BOX (FOUND)
  - ⊙ 1/2" Ø IRON PIPE (FOUND)
  - RAIL ROAD SPIKE (FOUND)
  - ⬡ 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
  - Ⓢ 3/4" T-BAR & CAP (FOUND)

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

**0.1489± ACRES,**  
**VMS 5670, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR BATES**



JOB No. S180811	CREW: MW
SURVEYED 09/2018	DWN BY: NC
DRAWN 09/2018	CHECK: RC

02-013

# COTTRILL SURVEYING, INC

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

## **0.1489 Acre Tract Surveyed for Bates**

The following described 0.1489 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, and being part of Lot 22 of Riddle Addition as shown in Plat Book 1 pages 153 and 154 (described as a 6479.5 square feet tract, Parcel 31-02906.000) conveyed to Lori Owens and James R Bates by Official Record 296 page 557, and being more particularly described as follows:

Beginning at a 1/2 inch diameter iron pipe found in the Northeast line of Columbia Avenue (45 feet wide) at the West corner of the remaining portion of Lot 22 of said subdivision now conveyed to Steven W and Linda K Puckett, Joint Lives by Official Record 112 page 603, said iron pipe bears North 45° 20' 50" West a distance of 326.37 feet from the intersection of the Northeast line of Columbia Avenue with the Northwest line of Fifth Avenue (62 feet wide);

Thence, with the northeast line of Columbia Avenue, **North 45° 20' 50" West** a distance of **45.73 feet** to an iron pin and cap set in the southeast line of an alley as shown in the retracement of Glade Hill Addition Plat Book 1 page 205 (222-S);

Thence, with the southeast line of said Alley, **North 41° 53' 57" East** a distance of **131.87 feet** to an iron pin and cap set in the northwest corner of a 16.5 feet alley;

Thence, with the southwest line of said Alley, **South 45° 20' 50" East** a distance of **52.79 feet** to a 1/2 inch diameter iron pipe found at the north corner of said Puckett's tract;

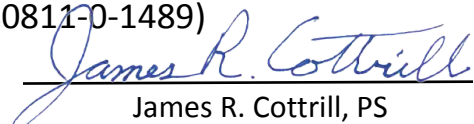
Thence, with the northwest line of said Puckett's tract, **South 44° 58' 07" West** a distance of **131.72 feet** returning to the **Point of Beginning**, containing **0.1489 Acres** more or less.

Bearings are based on a GPS observation on December 1, 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 September of 2018, by James R. Cottrill, PS registration #6858. (Job #S180811-0-1489)

  
James R. Cottrill, PS

