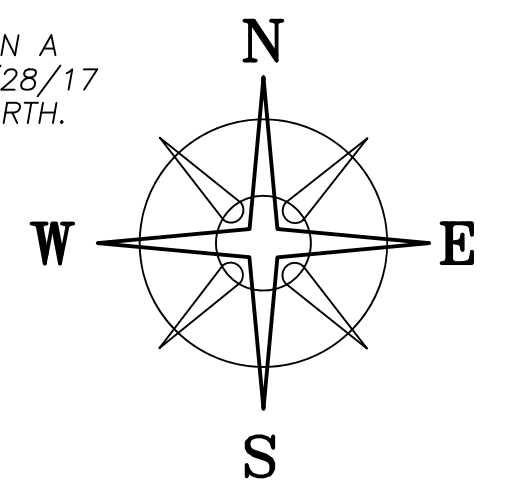


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/28/17  
WGS 1984 GEODETIC NORTH.



16.5' ALLEY

SOUTH MAIN STREET (STATE ROUTE 56, 80' WIDE)

**DEED REFERENCE**  
DARYL K MURRY  
OR 312 PG 2297  
Ⓐ 0.21 ACRES  
PARCEL No. 31-00248.000

**POB**  
N=686665.259'  
E=1703914.850'

0.2089± ACRES  
Ⓐ

GILBERT BEVERLY  
OR 105 P 289  
0.31 ACRES

CYNTHIA A STIDAM  
OR 330 PG 782  
0.13 ACRES

JOHN L & TERRI R  
ELLARS, JT LIVES  
OR 310 PG 1281  
0.147 ACRES

CK1 HOLDINGS LLC  
OR 367 P 2040  
0.1311 ACRES  
PLAT 59-20

DEBRA REINING  
OR 220 PG 83  
0.17 ACRES

PIPE BEARS  
N 59°17'37" W  
2.34'

PIPE BEARS  
N 67°48'06" W  
2.30'

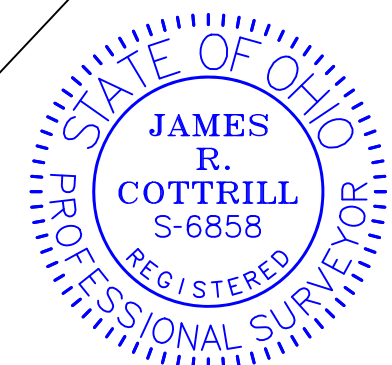
SCALED FROM GIS  
VMS 8742  
VMS 8863

(5/8" IP BEARS)  
N 82°27'23" W  
0.41'

**LEGEND**

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

- 5/8" Ø IRON PIN (FOUND)
- ⊛ 3/4" BOLT (FOUND)
- Ⓣ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- 1" Ø IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ⊕ 3/4" Ø IRON PIPE & YELLOW PLASTIC CAP STAMPED "RET 6552" (FOUND)
- ⊗ 1" Ø IRON PIPE & ALUMINUM CAP STAMPED "NCB 5969" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊖ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/28/20

**COTTRILL SURVEYING, INC**

James R Cottrill, PS Nathan Cottrill, PE  
15882 US Route 62 NE, Mt. Sterling, Ohio 43143  
Office: (740) 869-3811 www.cottrillsurveying.com

**0.2089± ACRES,  
VMS 8863 & 8742, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MURRY**

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

JOB No. S201019 : CREW: MW  
SURVEYED 10/2020 : DWN BY: NC  
DRAWN 10/2020 : CHECK: RC

# COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

## 0.2089 Acre Tract Surveyed for Murry

The following described 0.2089 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and 8742, being all of a 0.21 acre tract (Parcel 31-0024 8.000) conveyed to Daryl K Murry by Official Record 312 page 2297, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southwest line of South Main Street (State Route 56, 80 feet wide) at the East corner of a 0.31 acre tract conveyed to Beverly Gilbert by Official Record 105 page 289 and the North corner of said 0.21 acre tract, said iron pin and cap bears South 54° 18' 09" East a distance of 365.05 feet from the intersection of the Southwest line of South Main Street with the Southeast line of a 16.5 feet wide alley from which a 1 inch diameter iron pipe and aluminum cap stamped "NCB 5969" found bears South 54° 18' 09" East a distance of 5.12 feet;

Thence, with the Southwest line of South Main Street, **South 54° 18' 09" East** a distance of 61.58 feet to the North corner of a 0.13 acre tract conveyed to Cynthia A Stidam by Official Record 330 page 782;

Thence, with the Northwest line of said 0.13 acre tract, **South 37° 09' 08" West**, passing a 3/4 inch diameter iron pipe found at 0.08 feet, a total distance of 131.33 feet to a 1 inch diameter iron pin found in the Northeast line of a 0.17 acre tract conveyed to Debra Reining by Official Record 220 page 83;

Thence, with the Northeast line of said 0.17 acre tract, **North 55° 06' 32" West**, passing an iron pin and cap previously set at the East corner of a 0.1311 acre tract conveyed to CK1 Holdings LLC by Official Record 367 page 2040 at 12.59 feet, passing an iron pin and cap previously set at the East corner of a 0.147 acre tract conveyed to John L and Terry R Ellers, Joint Lives by Official Record 310 page 1281 at 48.59 feet, a total distance of **76.59 feet** to an iron pin and cap set in the Southeast line of said Gilbert's 0.31 acre tract;

Thence, with the Southeast line of said 0.31 acre tract, **North 43° 35' 06" East** a distance of **133.63 feet** returning to the **Point of Beginning**, containing **0.2089 Acres** more or less. Bearings are based on a GPS observation on September 28, 2017, 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 Surveying"

This description is based on a field survey performed October 27, 2020 by James R. Cottrill, PS registration #6858. (Job #S201019-0.2089)



  
James R. Cottrill, PS #6858