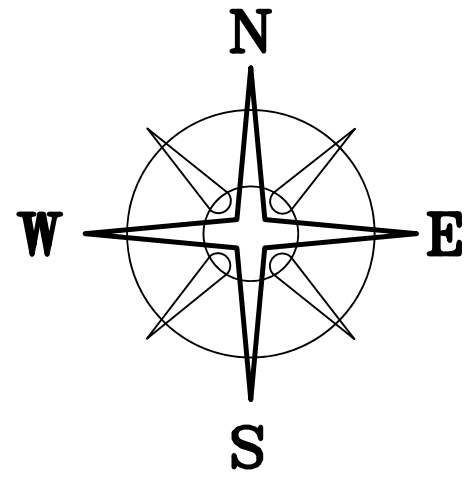


BEARINGS ARE BASED ON THE \odot OF HIGH STREET (N68°30'E)
AS DESCRIBED IN OFFICIAL RECORD 271 PAGE 2450.



POB

N=689349.529'
E=1703775.185'

EAST HIGH STREET (60')

LAUREL STREET (40')

N 68°30'00" E
36.58'

LOTSPEICH AVE. (40')

0.1461±
ACRES

DELTON & FERNANDA HOCHSTEDLER
OR 143 P 1069
0.215 AC.

ALLEY (WIDTH VARIES)

S120912

WASHINGTON STREET (50' R/W)

LEGEND

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 3/4" ϕ IRON PIPE (FOUND)
- 1" X 0.5" IRON BAR (FOUND)
- 5/8" ϕ IRON PIN (FOUND)
- ⊛ IRON PIN (FOUND)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "BL SURVEYING, PS #7980" (FOUND)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊕ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

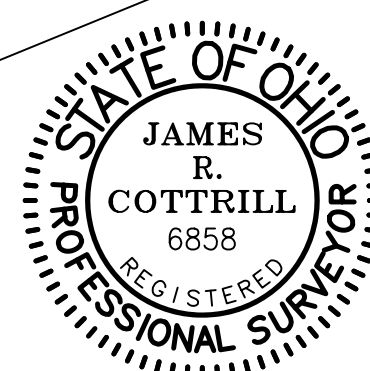
DEED REFERENCE

TIMOTHY LEACH
OR 332 P 2611
0.15 ACRES

PARCEL No. 31-00820.000

NOTE

1 SUBJECT TO RIGHTS OF ALL PERSONS IN THE 12.01 FEET STRIP ON THE SOUTHERLY (ALLEY) SIDE OF SAID PREMISES AND TAXES ACCRUING AFTER THE DATE HEREOF. OFFICIAL RECORD 143 PAGE 1069.



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

James R. Cottrill DATE: 01/21/2020

COTTRILL SURVEYING, INC

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

0.1461± ACRES, VMS 9471,
CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR LEACH

SCALE : 1" = 30'
30' 15' 0' 30'

JOB No. S200107	CREW: MW
SURVEYED 01/2020	DWN BY: NC
DRAWN 01/2020	CHECK: JRC

COTTRILL SURVEYING, INC

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

0.1461 Acre Tract Surveyed for Leach

The following described 0.1461 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.15 acre tract (Parcel #31-00820.000) conveyed to Timothy Leach by Official Record 332 page 2611, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the south line of E. High St. (60 feet wide) with the east line of Lotspeich Avenue (40 feet wide);

Thence, with the south line of East High St., **North 68° 30' 00" East** a distance of **36.58 feet** to the northwest corner of a 0.215 acre tract conveyed to Delton and Fernanda Hochstedler by Official Record 143 page 1069;

Thence, with said 0.215 acre tract, the following two courses:

- 1) **South 26° 49' 55" East**, passing a 3/4 inch diameter iron pipe found at 0.35 feet, also passing an iron pin and cap set at 170.71 feet, a total distance of **177.01 feet** to the southeast corner of said 0.1461 acre tract and the north line of a 12 feet alley easement
- 2) with the north line of said alley easement, **South 64° 26' 05" West** a distance of **35.00 feet** to a point in the east line of said Lotspeich Avenue

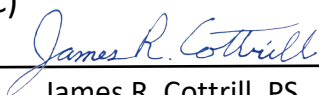
Thence, with the east line of said Lotspeich Avenue, **North 27° 17' 28" West**, passing an iron pin and cap set at 4.64 feet a total distance of **179.64 feet** returning to the point of beginning containing 0.1461 acres more or less.

Bearings are based on the centerline of E. High St. (North 68° 30' East) as described in Official Record 271 page 2450.

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 January 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S200107-0-1461AC)


James R. Cottrill, PS

