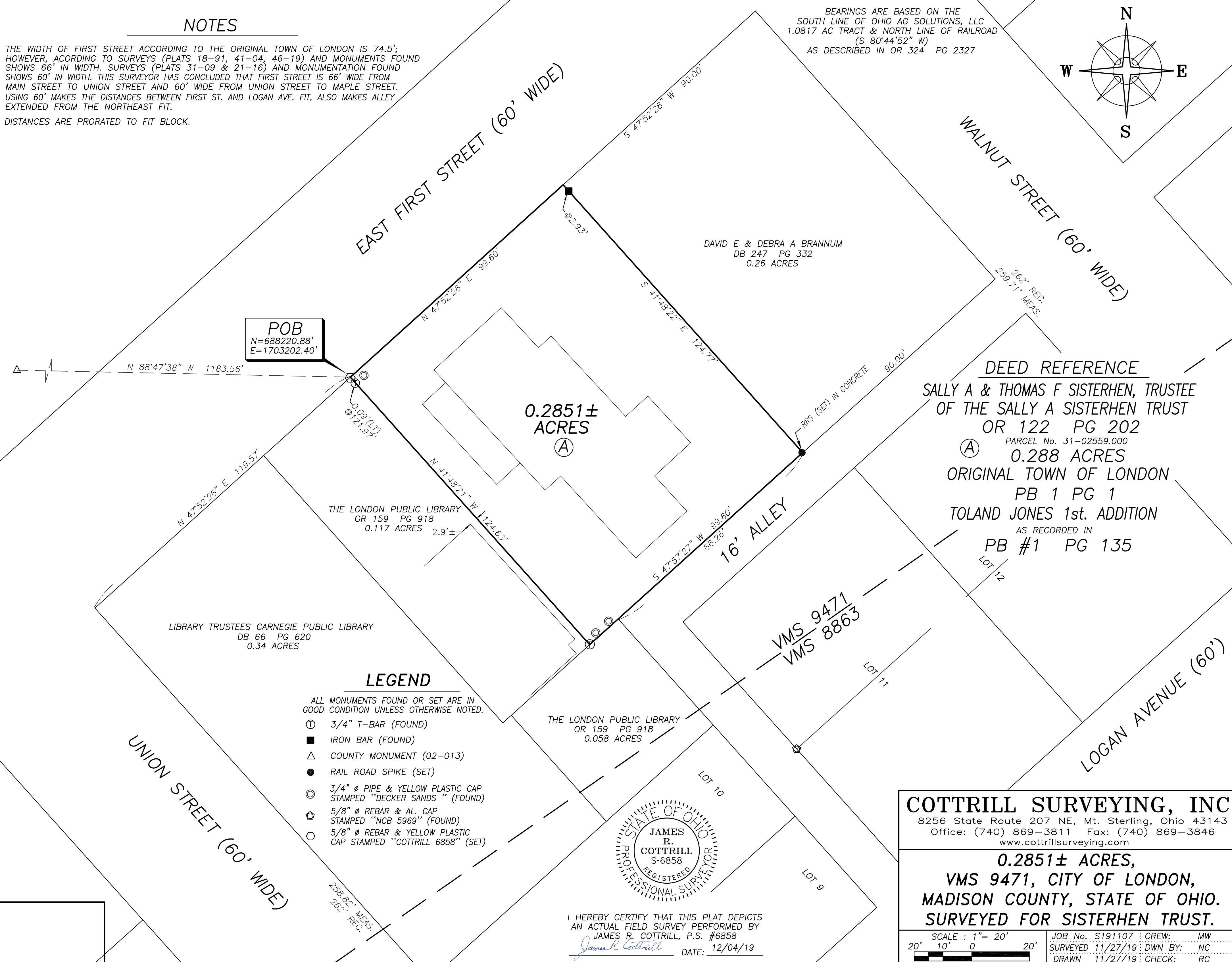
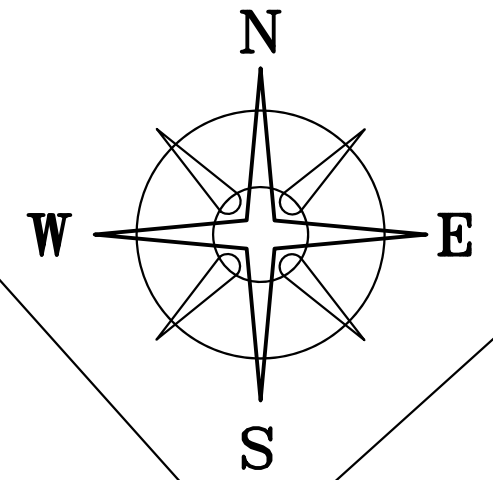


NOTES

THE WIDTH OF FIRST STREET ACCORDING TO THE ORIGINAL TOWN OF LONDON IS 74.5'; HOWEVER, ACCORDING TO SURVEYS (PLATS 18-91, 41-04, 46-19) AND MONUMENTS FOUND SHOWS 66' IN WIDTH. SURVEYS (PLATS 31-09 & 21-16) AND MONUMENTATION FOUND SHOWS 60' IN WIDTH. THIS SURVEYOR HAS CONCLUDED THAT FIRST STREET IS 66' WIDE FROM MAIN STREET TO UNION STREET AND 60' WIDE FROM UNION STREET TO MAPLE STREET. USING 60' MAKES THE DISTANCES BETWEEN FIRST ST. AND LOGAN AVE. FIT, ALSO MAKES ALLEY EXTENDED FROM THE NORTHEAST FIT.
DISTANCES ARE PRORATED TO FIT BLOCK.

BEARINGS ARE BASED ON THE SOUTH LINE OF OHIO AG SOLUTIONS, LLC 1.0817 AC TRACT & NORTH LINE OF RAILROAD (S 80°44'52" W) AS DESCRIBED IN OR 324 PG 2327



POB
N=688220.88'
E=1703202.40'

DAVID E & DEBRA A BRANNUM
DB 247 PG 332
0.26 ACRES

DEED REFERENCE
SALLY A & THOMAS F SISTERHEN, TRUSTEE
OF THE SALLY A SISTERHEN TRUST
OR 122 PG 202
PARCEL No. 31-02559.000
(A) 0.288 ACRES
ORIGINAL TOWN OF LONDON
PB 1 PG 1
TOLAND JONES 1st. ADDITION
AS RECORDED IN
PB #1 PG 135

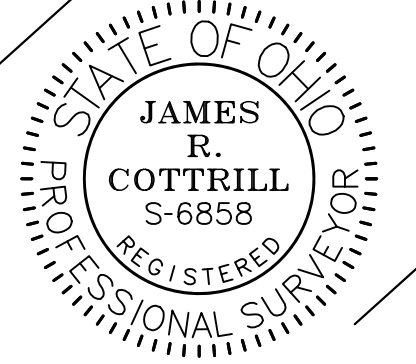
THE LONDON PUBLIC LIBRARY
OR 159 PG 918
0.117 ACRES

LIBRARY TRUSTEES CARNEGIE PUBLIC LIBRARY
DB 66 PG 620
0.34 ACRES

THE LONDON PUBLIC LIBRARY
OR 159 PG 918
0.058 ACRES

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ① 3/4" T-BAR (FOUND)
- IRON BAR (FOUND)
- △ COUNTY MONUMENT (02-013)
- RAIL ROAD SPIKE (SET)
- ⊙ 3/4" ∅ PIPE & YELLOW PLASTIC CAP STAMPED "DECKER SANDS" (FOUND)
- ⊕ 5/8" ∅ REBAR & AL. CAP STAMPED "NCB 5969" (FOUND)
- ⊖ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 12/04/19

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

0.2851± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SISTERHEN TRUST.

SCALE : 1" = 20'
20' 10' 0 20'
JOB No. S191107 : CREW: MW
SURVEYED 11/27/19 : DWN BY: NC
DRAWN 11/27/19 : CHECK: RC

COTTRILL SURVEYING, INC

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

0.2851 Acre Tract *Surveyed for Sisterhen Trust*

The following described 0.2851 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 0.288 acre tract (Parcel 31-02559.000) conveyed to Sally A and Thomas F Sisterhen, Trustee of the Sally A Sisterhen Trust by Official Record 122 page 202, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southeast line of East First Street (60 feet wide) at the North corner of a 0.117 acre tract conveyed to the London Public Library by Official Record 159 page 918 and the West corner of said 0.288 acre tract, said iron pin and cap bears North 47° 52' 28" East a distance of 119.57 feet from the intersection of the Southeast line of East First Street with the Northeast line of Union Street (60 feet wide);

Thence, with the Southeast line of East First Street, **North 47° 52' 28" East** a distance of **99.60 feet** to the West corner of a 0.26 acre tract conveyed to David E and Debra A Brannum by Deed Book 247 page 332;

Thence, with the Southwest line of said 0.26 acre tract, **South 41° 48' 22" East**, passing an iron bar found at 2.93 feet, a total distance of **124.77 feet** to a railroad spike set in concrete in the Northwest line of a 16 feet wide alley as dedicated by Toland Jones 1st Addition as recorded in plat Book 1 page 135;

Thence, with the Northwest line of said alley, **South 47° 57' 27" West**, passing the North corner of a 0.058 acre tract conveyed to the London Public Library by Official Record 159 page 918 at 86.26 feet, a total distance of **99.60 feet** to a 3/4 inch T-bar found at the East corner of said Library's 0.117 acre tract;

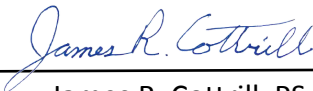
Thence, with the Northeast line of said 0.117 acre tract, **North 41° 48' 21" West**, passing a 3/4 inch T-bar found 0.09 feet left at 121.97 feet, a total distance of **124.63 feet** returning to the **Point of Beginning**, containing **0.2851 Acres** more or less.

Bearings are based on the south line of Ohio Ag Solutions LLC 1.0817 acre tract and the north line of Railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327.

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 November 27, 2019 by James R. Cottrill, PS registration #6858. (Job #S191107-0-2851)



James R. Cottrill, PS

