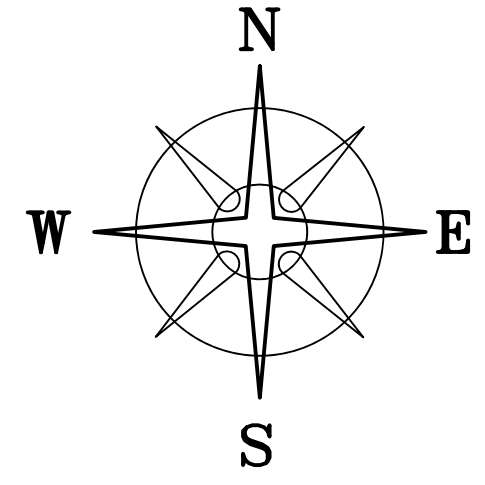


BEARINGS ARE BASED ON A  
GPS OBSERVATION ON 09/28/17  
WGS 1984 GEODETIC NORTH.



**LEGEND**

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

- 3/4" 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)
- ⬠ 1" Ø IRON PIPE & ALUMINUM  
CAP STAMPED "NCB 5969" (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL SURVEYING" (SET)

16.5' ALLEY

LONDON METRO HOUSING AUTHORITY  
DB 163 P 557  
0.6 ACRES  
TRACT II  
ALL OF LOTS 1, 2, & 3

**DEED REFERENCE**

MICHAEL A DHUME  
OR 364 PG 117

Ⓐ 0.25 ACRES  
PARCEL No.31-00747.000

**POB**  
N=686599.184  
E=1704004.723'

0.2256± ACRES

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

12' ALLEY

OAK STREET (50' WIDE)

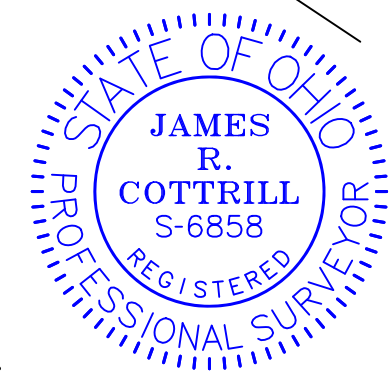
CYNTHIA A STIDAM  
OR 330 PG 782  
0.13 ACRES

DEBRA REINING  
OR 220 PG 83  
0.17 ACRES

VMS 8863  
VMS 8742

KYLIE YASKO  
OR 364 PG 2184  
0.267 ACRES

NICOLE A MCCOY  
OR 377 PG 511  
0.144 ACRES  
(TRACT 3 OF CHARLES KILLEEN LAND)  
(PB 1 PG 304)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 08/17/20

**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

**0.2256± ACRES,  
VMS 8863, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR MICHAEL DHUME.**

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

JOB No. S200805 CREW: MW  
SURVEYED 08/2020 DWN BY: RC  
DRAWN 08/2020 CHECK: NC

# COTTRILL SURVEYING, INC

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

## 0.2256 Acre Tract Surveyed for

The following described 0.2256 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.25 acre tract (Parcel #31-00747.000) conveyed to Michael A. Dhume by Official Record 364 page 117, and being more particularly described as follows:

Beginning at a 1 in.<sup>2</sup> solid iron pin found in the southwest line of S. Main Street (State Route 56) (80 feet right-of-way) at the northernmost corner of said 0.25 acre tract and the easternmost corner of a 0.13 acre tract conveyed to Cynthia A. Stidam by Official Record 330 page 782, said iron pin bears North 54° 23' 39" West a distance of 152.14 feet from the intersection of the southwest line of said Main Street with the northwest line of a 12 foot alley, from said intersection a three-quarter inch diameter iron pin bears South 42° 53' 02" West a distance of 0.04 feet;

Thence, with the southwest line of said S. Main Street, **South 54° 23' 39" East** a distance of **76.03 feet** to the northernmost corner of a 0.144 acre tract conveyed to Nicole A. Mark Coley by Official Record 317 page 11, from said corner a three-quarter inch bolt found bears North 43° 22' 13" East a distance of 0.27 feet;

Thence, with the northwest line of said 0.144 acre tract, **South 43° 22' 13" West** a distance of **130.68 feet** to an iron pin and cap set at the easternmost corner of a 0.267 acre tract conveyed to Kylie Yasko by Official Record 364 page 2184;

Thence, with the northeast line of said 0.267 acre tract **North 54° 31' 08" West** a distance of **75.68 feet** to a three-quarter inch Tee bar and cap found corner to a 0.17 acre tract conveyed to Deborah Reining by Official Record 220 page 83 and the southernmost corner of said 0.13 acre tract;

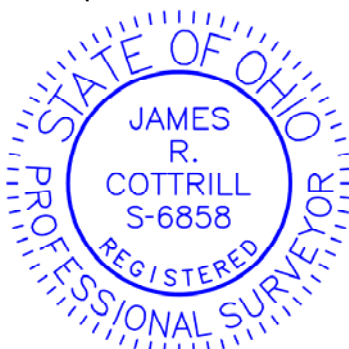
Thence, with the southeast line of said 0.13 acre tract, **North 43° 12' 36" East** a distance of **130.80 feet** returning to the point of beginning containing **0.2256 Acres** more or less.

Bearings are based on a GPS observation on August 12, 2020, 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 August 12, 2020 by James R. Cottrill, PS registration #6858. (Job #S200805-0-2256)



  
James R. Cottrill, PS #6858