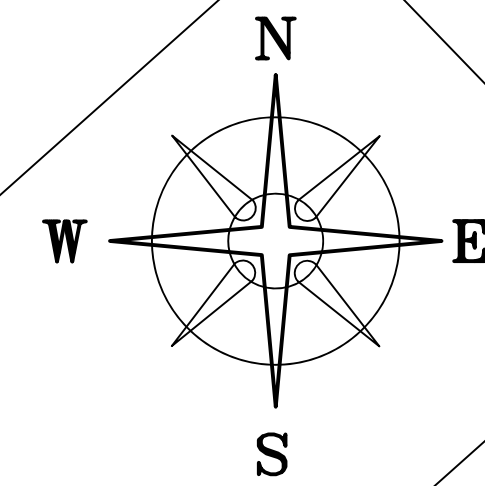


**DEED REFERENCE**  
**RANDY M MILLER &**  
**CHRISTIE D CRAIN, CO TRUSTEES**  
 OF THE BILLIE M MILLER REVOCABLE TRUST  
**OR 264 PG 2087**  
 PARCEL No. 31-01963.000  
**LOT #43**  
 PARCEL No. 31-01964.000  
**LOT #42**  
 OF  
**MAPLECOURT**  
 AS RECORDED IN  
**PB 1 PG 243**

BEARINGS ARE BASED ON THE  
 SW LINE OF OAK STREET AS  
 RECORDED IN PB 1 PG 243.



**SMITH AVE. (21.5' WIDE)**

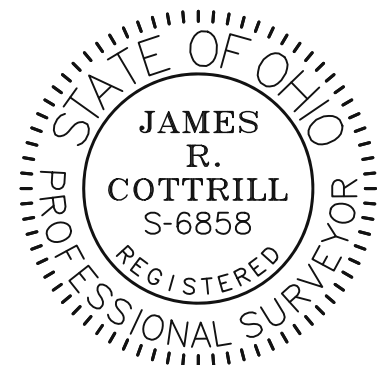
**POB**  
 N: 690794.88'  
 E: 1699707.70'

**LOT #43**  
 0.1395± ACRES

**0.2823±  
 ACRES**

**LOT #42**  
 0.1428± ACRES

TAYLOR R NAREWSKI  
 LOT 41 & PT. 40  
 OR 357 P 1487



STEPHEN BRUCE TYSON  
 11.8382 ACRES  
 OR 321 P 479  
 PLAT 52-09

I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
 AN ACTUAL FIELD SURVEY PERFORMED BY  
 JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 7/10/2020

**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

**0.2823± ACRES,**  
**VMS 8742 & 8863, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MILLER**

**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▲ METAL FENCE POST (FOUND)
- △ COUNTY MONUMENT 02-004 (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

SCALE : 1" = 20'	JOB No. S200624	CREW: MW
	SURVEYED 07/10/20	DWN BY: NC
	DRAWN 07/10/20	CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.2823 Acre Tract Surveyed for Miller**

The following described 0.2823 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742 and 8863, being all of Lot 43 (Parcel 31-01963.000) and all of Lot 42 (Parcel 31-01964) of Maplecourt subdivision as recorded in Plat Book 1 page 243, both conveyed to Randy M Miller and Christie D Crain, Co-Trustees of the Billie M Miller Revocable Trust by Official Record 264 page 2087, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southeast line of Smith Avenue (21.5 feet wide) with the Southwest line of Oak Street (48 feet wide), being the North corner of said Lot 43 of said subdivision;

Thence, with the Southwest line of Oak Street, **South 44° 00' 00" East**, passing the North corner of Lot 42 at 50.00 feet, a total distance of **100.03 feet** to an iron pin and cap set at the North corner of Lot 41 as conveyed to Taylor R Narewski by Official Record 357 page 1487;

Thence, with the Northwest line of Lot 41, **South 48° 16' 26" West** a distance of **125.84 feet** to an iron pin and cap set in the Northeast line of a and 11.8382 acre tract conveyed to Stephen Bruce Tyson by Official Record 321 page 479;

Thence, with the Northeast line of said 11.8382 acre tract, **North 40° 47' 08" West**, passing the South corner of Lot 43 at 49.99 feet, a total distance of **99.96 feet** to an iron pin and cap set at the South corner of Smith Avenue;

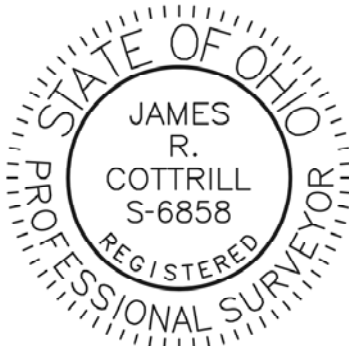
Thence, with the Southeast line of Smith Avenue, **North 48° 16' 26" East** a distance of **120.23 feet** returning to the **Point of Beginning**, containing **0.2823 Acres** more or less, of which 0.1395 acres more or less is all of said Lot 43 and 0.1428 acres more or less is all of said Lot 42.

Bearings are based on the Southwest line of Oak Street (North 44° West) as recorded in Plat Book 1 page 243.

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 July 10, 2020 by James R. Cottrill, PS registration #6858. (Job #S200624-0.2823)



*James R. Cottrill*  
James R. Cottrill, PS #6858