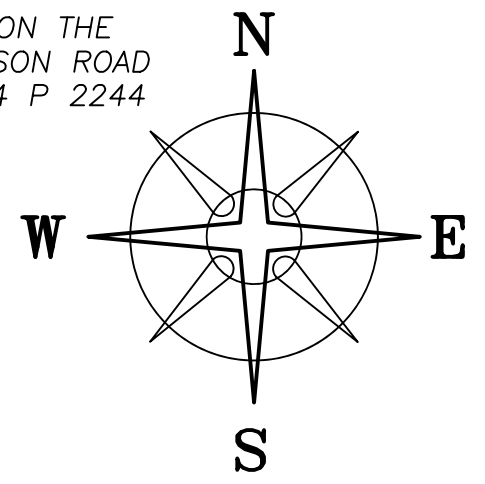


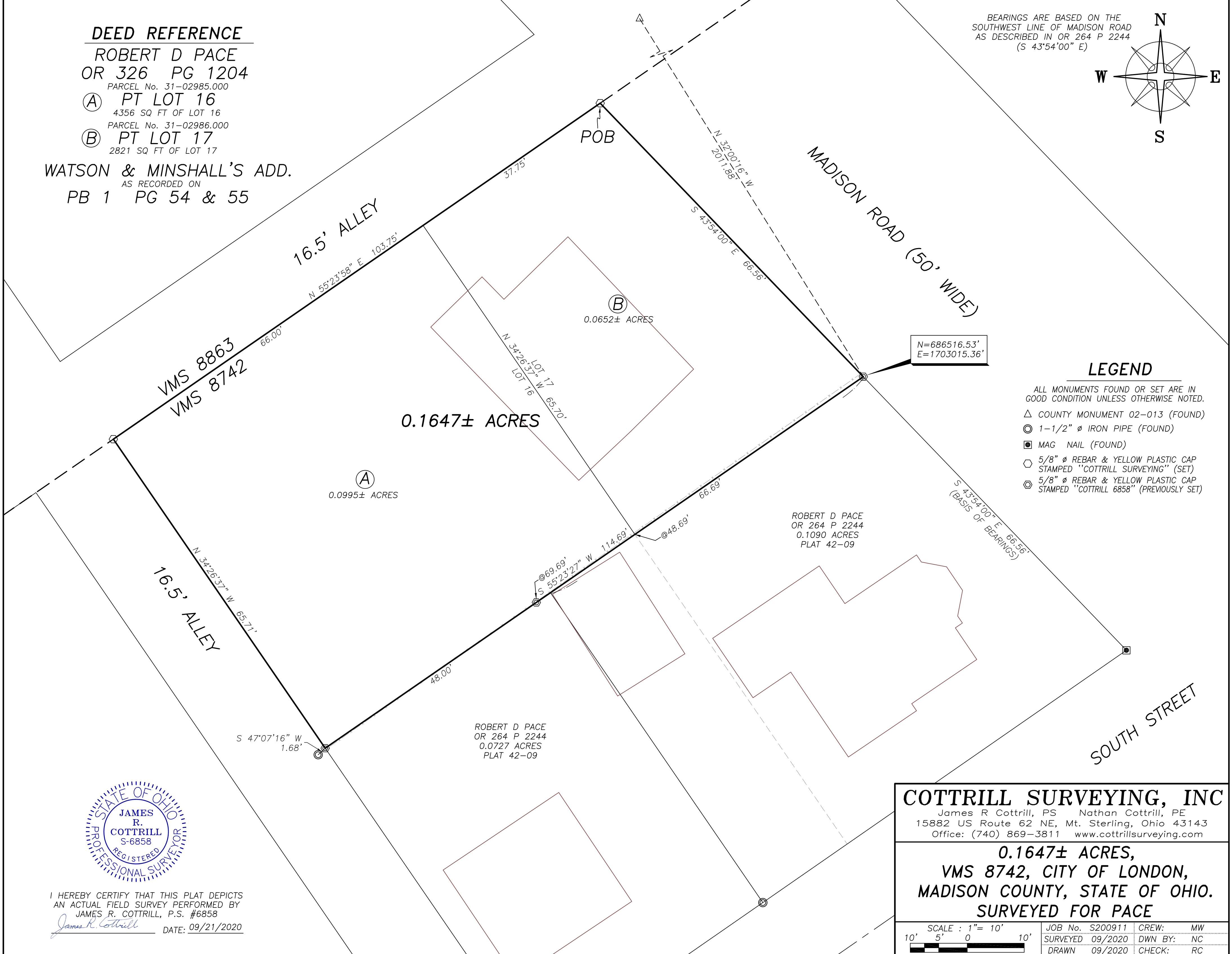
BEARINGS ARE BASED ON THE
SOUTHWEST LINE OF MADISON ROAD
AS DESCRIBED IN OR 264 P 2244
(S 43°54'00" E)



DEED REFERENCE

ROBERT D PACE
OR 326 PG 1204
PARCEL No. 31-02985.000
Ⓐ PT LOT 16
4356 SQ FT OF LOT 16
PARCEL No. 31-02986.000
Ⓑ PT LOT 17
2821 SQ FT OF LOT 17

WATSON & MINSHALL'S ADD.
AS RECORDED ON
PB 1 PG 54 & 55



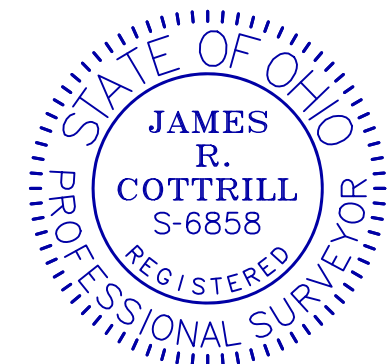
LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- △ COUNTY MONUMENT 02-013 (FOUND)
 - ⊙ 1-1/2" ∅ IRON PIPE (FOUND)
 - MAG NAIL (FOUND)
 - ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
 - ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

N=686516.53'
E=1703015.36'

ROBERT D PACE
OR 264 P 2244
0.1090 ACRES
PLAT 42-09

ROBERT D PACE
OR 264 P 2244
0.0727 ACRES
PLAT 42-09

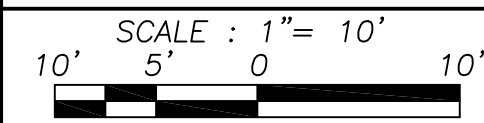


I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 09/21/2020

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

**0.1647± ACRES,
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR PACE**



SCALE : 1" = 10'	JOB No. S200911	CREW: MW
	SURVEYED 09/2020	DWN BY: NC
	DRAWN 09/2020	CHECK: RC

COTTRILL SURVEYING, INC

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

0.1647 Acre Tract Surveyed for Pace

The following described 0.1647 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of Lot 16 (Parcel 31-02985.000, 4356 square feet) and part of Lot 17 (Parcel 31-02986.000, 2821 square feet) of Watson and Minshall's Addition as recorded in Plat Book 1 page 54 & 55 and conveyed to Robert D Pace by Official Record 326 page 1204, and being more particularly described as follows:

Beginning at an iron pin and cap set at the intersection of the Southwest line of Madison Road (50 feet wide) with the Southeast line of a 16.5 feet wide alley as dedicated by said subdivision, being in the line between VMS 8863 and 8742, and being at the North corner of said Lot 17;

Thence, with the Southwest line of Madison Road, **South 43° 54' 00" East** a distance of **66.56 feet** to an iron pin and cap previously set at the North corner of a 0.1090 acre tract conveyed to Robert D Pace by Official Record 264 page 2244;

Thence, with the Northwest line of said 0.1090 acre tract, **South 55° 23' 27" West**, passing the Northeast line of said Lot 16 at 48.69 feet, passing the North corner of a 0.0727 acre tract conveyed to Robert D Pace by Official Record 264 page 2244 at 66.69 feet, passing an iron pin and cap previously set at 69.69 feet, a total distance of **114.69 feet** to an iron pin and cap previously set in the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 34° 26' 37" West** a distance of **65.71 feet** to an iron pin and cap set at the northwest corner of Lot 16, in the southeast line of a 16.5 feet wide alley and in the line between VMS 8863 and 8742;

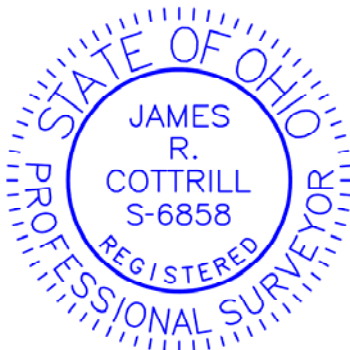
Thence, with the southeast line of said alley and said VMS line, **North 55° 23' 58" East**, passing the west corner of said Lot 17 at 66.00 feet, a total distance of **103.75 feet** returning to the **Point of Beginning**, containing **0.1647 Acres** more or less, of which 0.0995 acres more or less is part of said Lot 16 and 0.0652 acres more or less is part of said Lot 17.

Bearings are based on the southwest line of Madison Road (South 43° 54' 00" East) as described in Official Record 264 page 2244.

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 September 17, 2020 by James R. Cottrill, PS registration #6858. (Job #S200911-0.1647)




James R. Cottrill, PS #6858