

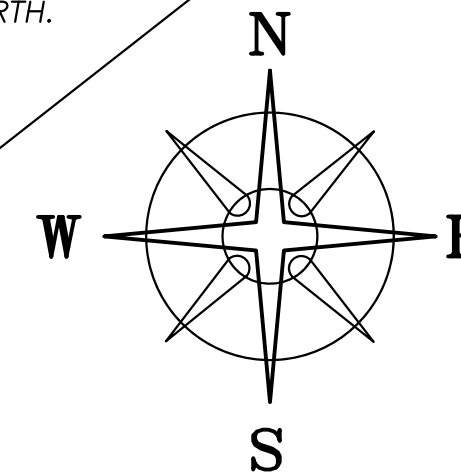
DEED REFERENCE
MELISSA A RIDENOUR
 OR 233 PG 1662
 0.13 ACRES

PARCEL No.31-00896.000

(A) 760 SF 2ND TRACT
 1140 SF ORIG.

(B) 5761 SF 3RD TRACT

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



VERNON AVE (16.5' WIDE)

IGUANA PROPERTIES LLC
 OR 354 P 2603
 PT LOT 25
 31-00148.000

KENNETH DALE GLUSPIE ETAL
 OR 274 P 2543
 LOT 25
 31-01496.000

LONDON METRO HOUSING AUTHORITY
 DB 163 P 557
 2.996 ACRES
 31-03372.000

S 51°59'08" E
 2227.88'

WILLIAM A BOYSEL
 OR 375 P 2568
 PT LOT 24
 WEBB ADD.
 DB 26 PG 284
 31-00520.000

0.1445± ACRES

(B)
 0.1295± ACRES
 5639 Sq. Feet

(A)
 0.0151± ACRES
 657 Sq. Feet

3/4∅

1/2∅

POB
 N: 686874.96'
 E: 1703759.98'

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

ANTHONY RG & GWENAVER R BARNHART, JT LIVES
 OR 387 P 2351
 0.147 ACRES
 31-01864.000

LEGEND

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- IRON PIN (FOUND)
- ⊙ DOUBLE ANGLE IRON FENCE POST (FOUND)
- ⊕ 1"∅ IRON PIPE & ALUMINUM
CAP STAMPED "NCB 5969" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC
CAP STAMPED "BLUE 8382" (FOUND)
- ⊕ 5/8" ∅ REBAR & YELLOW PLASTIC CAP
STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS
 AN ACTUAL FIELD SURVEY PERFORMED BY
 NATHAN L. COTTRILL, P.S. #8821

Nathan Cottrill DATE: 09/23/22

COTTRILL SURVEYING, INC

James R Cottrill, PS Nathan Cottrill, PE PS
 15882 US Route 62 NE, Mt. Sterling, Ohio 43143
 Office: (740) 869-3811 www.cottrillsurveying.com

0.1445± ACRES,
VMS 8863, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR RIDENOUR,

SCALE : 1" = 20'
 20' 10' 0 20'

JOB No. S220907 CREW: MW,AM
 SURVEYED 09/22/22 DWN BY: RC,NC
 DRAWN 09/22/22 CHECK: NC

COTTRILL SURVEYING, INC

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

0.1445 Acre Tract *Surveyed for Ridenour*

The following described 0.1445 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being all of a 0.13 acre tract (Parcel 31-00896.000, all of a 760 square feet tract and all of a 5761 square feet tract) conveyed to Melissa A Ridenour by Official Record 233 page 1662 and being more particularly described as follows:

Beginning at an iron pin and cap set in the northeast line of South Main Street (State Route 56, 80 feet wide) at the South corner of Lot 24 of Webb Addition as recorded in Deed Book 26 page 284, part of which conveyed to William A Boysel by Official Record 375 page 2568 in the West corner of said 5761 square feet tract, said iron pin and cap bears South 51° 59' 08" East a distance of 2227.88 feet from Madison County Monument 02-013;

Thence, with the Southeast line of said Lot 24, **North 46° 42' 56" East** a distance of **115.69 feet** to an iron pin and cap set in the Southwest line of Lot 25 of said addition a portion of which conveyed to Kenneth Dale Glispie, et al. by Official Record 274 page 2543;

Thence, around said Lot 25 with the following two courses:

- 1) **South 42° 06' 56" East** a distance of **10.49 feet** to an iron pin and cap set;
- 2) **North 51° 54' 40" East**, passing the South corner of part of Lot 25 as conveyed to Iguana Properties LLC by Official Record 354 page 2603 in the West corner of said 760 square feet tract at 25.06 feet, a total distance of **59.46 feet** to an iron pin and cap set at the West corner of a 2.996 acre tract conveyed to London Metro Housing Authority by Deed Book 163 page 557;

Thence, with the Southwest line of said 2.996 acre tract, **South 44° 58' 20" East** a distance of **16.50 feet** to an iron pin and cap set at the North corner of a 0.147 acre tract conveyed to Anthony RG and Gwenaver R Barnhart, Joint Lives by Official Record 387 page 2351;

Thence, with the Northwest line of said 0.147 acre tract, **South 40° 30' 31" West** a distance of **166.37 feet** to a 3/4 inch T-bar found in the Northeast line of South Main Street;

Thence, with the Northwest line of South Main Street, **North 54° 17' 18" West** a distance of **51.30 feet** returning to the **Point of Beginning**, containing **0.1445 Acres** more or less, of which 0.0151 acres more or less is all of said 760 square feet tract and 0.1295 acres more or less is all of said 5761 square feet tract.

Bearings are based on a GPS observation on September 28, 2017, 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 Surveying"

This description is based on a field survey performed September 22, 2022 by Nathan L. Cottrill, PS registration #8821.




Nathan L. Cottrill, PS #8821
(Job #S220907-0.1445)