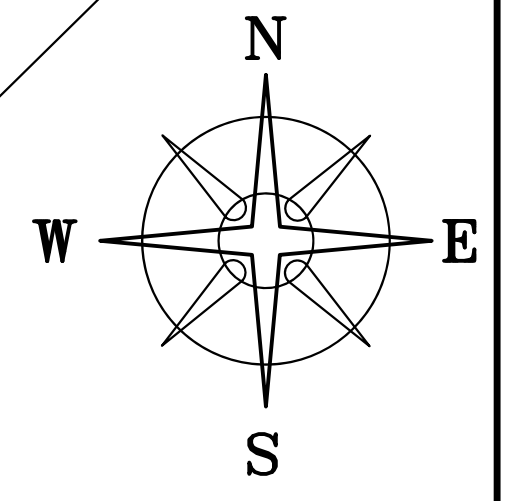


BEARINGS ARE BASED ON A GPS OBSERVATION ON 6/15/15
WGS 1984 GEODETIC NORTH.



NOTE
IN THE DESCRIPTION OF TRACT 1, THE TRACT IS DESCRIBED AS 46' WIDE BY 57'3" DEEP WHICH CALCULATES TO 2633.5 SQFT.

DEED REFERENCE
DOROTHY P SMITH, TRUSTEE
OR 373 PG 2605
PARCEL No.31-02850.000
Ⓐ 2519 SF TRACT I PT LOT 5
SEE NOTE
Ⓑ 3300 SF TRACT II PT LOT 5
ORIGINAL TOWN OF LONDON
PB 1 P 1
LO (FROM GIS)

LEGEND
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
△ MADISON COUNTY MONUMENT 02-13
⊙ MAG NAIL (SET)
● RAIL ROAD SPIKE (SET)
⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)
○ 5/16" ∅ DRILL HOLE (SET)

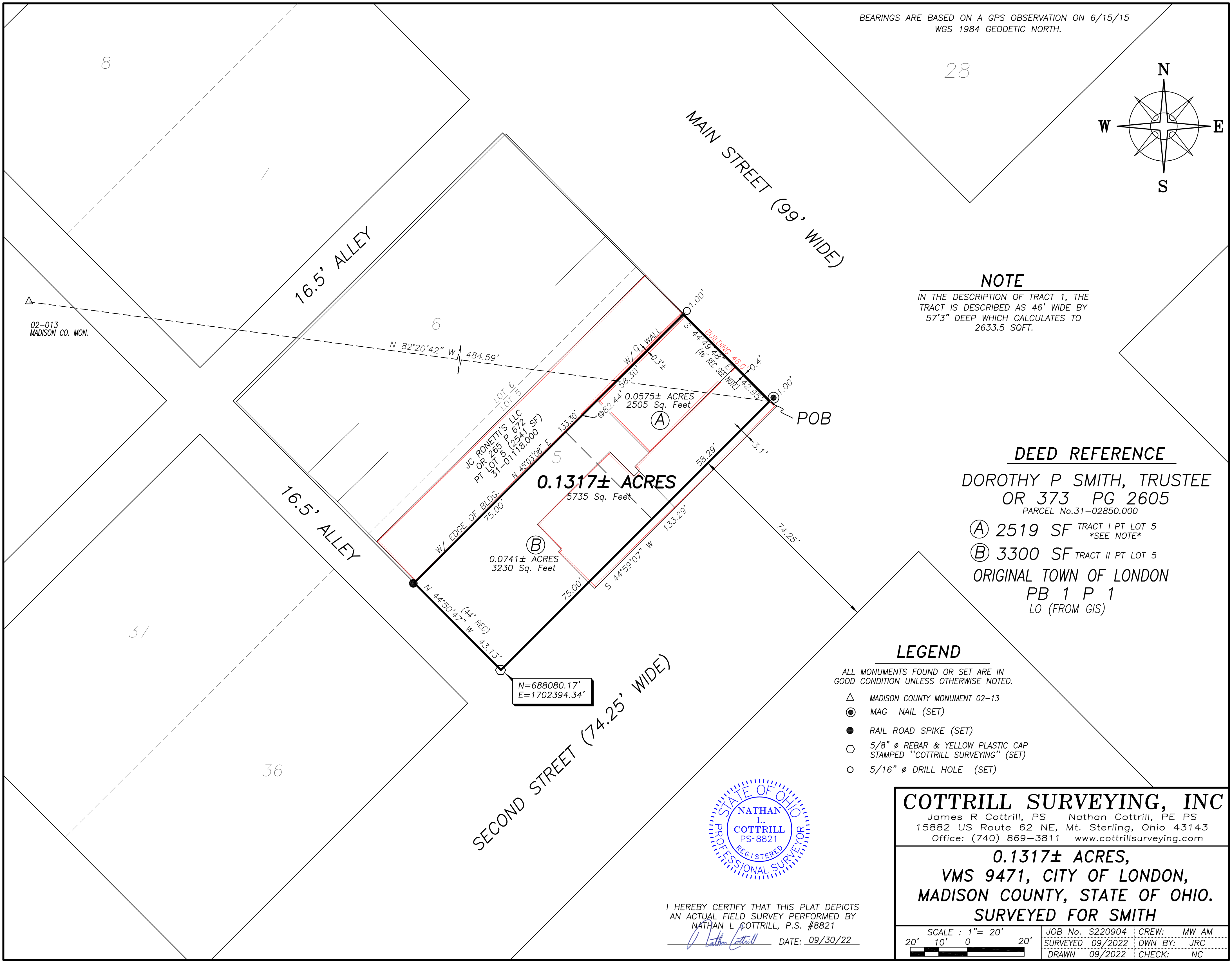
COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE PS
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.1317± ACRES,
VMS 9471, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR SMITH

SCALE : 1" = 20'
20' 10' 0 20'
JOB No. S220904 CREW: MW AM
SURVEYED 09/2022 DWN BY: JRC
DRAWN 09/2022 CHECK: NC



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY NATHAN L. COTTRILL, P.S. #8821
DATE: 09/30/22



02-013
MADISON CO. MON.

8

28

7

16.5' ALLEY

MAIN STREET (99' WIDE)

16.5' ALLEY

SECOND STREET (74.25' WIDE)

37

36

6

0.1317± ACRES
5735 Sq. Feet

Ⓑ 0.0741± ACRES
3230 Sq. Feet

Ⓐ 0.0575± ACRES
2505 Sq. Feet

N=688080.17'
E=1702394.34'

POB

COTTRILL SURVEYING, INC

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

0.1317 Acre Tract Surveyed for Smith

The following described 0.1317 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 9471, being all of a 2519 square feet tract (Parcel 31-02850.000, Tract 1, being part of Lot 5 of the original Town of London as recorded in Plat Book 1 page 1) and all of a 3300 square feet tract (Parcel 31-02850.000, Tract 2, being part of Lot 5 of said original Town of London) both conveyed to Dorothy P Smith, Trustee by Official Record 373 page 2605, and being more particularly described as follows:

Beginning at a point at the intersection of the Northwest line of Second Street (74.25 feet wide) with the Southwest line of Main Street (99 feet wide), said point being the East corner of said Lot 5 and of said 2519 square feet tract, said point bears South 82° 20' 42" East a distance of 484.59 feet from Madison County Monument 02-013, from said point a mag nail set bears North 44° 59' 07" West a distance of 1.00 feet;

Thence, with the Northwest line of Second Street, **South 44° 59' 07" West**, passing the East corner of said 3300 square feet tract at 58.29 feet, a total distance of **133.29 feet** to an iron pin and cap set in the Northeast line of a 16.5 feet wide alley;

Thence, with the Northeast line of said alley, **North 44° 50' 47" West** a distance of **43.13 feet** to a railroad spike set at the South corner of a 2541 square feet tract conveyed to JC Ronetti's LLC by Official Record 265 page 672;

Thence, with the Southeast line of said 2541 square feet tract and along the Southeast edge of the building, **North 45° 03' 08" East**, passing the West corner of said 2519 square feet tract at 75.00 feet, passing the end of a wall between the buildings on said 2541 square feet tract and said 2519 square feet tracts at 82.44 feet, continuing with the centerline of said wall, a total distance of **133.30 feet** to the Southwest line of Main Street, from said point a 5/16 inch drill hole bears North 45° 03' 08" East a distance of 1.00 feet;

Thence, with the Southwest line of Main Street, **South 44° 49' 48" East** a distance of **42.95 feet** returning to the **Point of Beginning**, containing **0.1317 Acres** more or less, of which 0.0575 acres more or less is all of said 2519 square feet tract and 0.0741 acres more or less is all of said 3300 square feet tract.

Bearings are based on a GPS observation on June 15, 2015, 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 29, 2022 by Nathan L. Cottrill, PS registration #8821.



A handwritten signature in blue ink that reads "Nathan L. Cottrill".

Nathan L. Cottrill, PS #8821
(Job #S220904-0.1317)