

BEARING BASED ON A GPS  
OBSERVATION ON 10/26/16  
WGS 1984 GEODETIC NORTH

**DEED REFERENCE**  
**GERRETT H DAVISON**  
**OR 385 PG 2540**

PARCEL No. 31-02208.000

(A) **LOT 32**  
OF SWETLAND ADDITION  
RECORDED IN PB 1 PG 195-196  
0.2 ACRES

(B) **0.068 ACRES**  
PARCEL No. 31-02209.000  
1/2 VACATED STREET

MARTHA ELAINE PENIX  
OR 252 PG 580  
0.20 ACRES  
LOT 33

**0.2705± ACRES**

(A)  
0.2023± ACRES

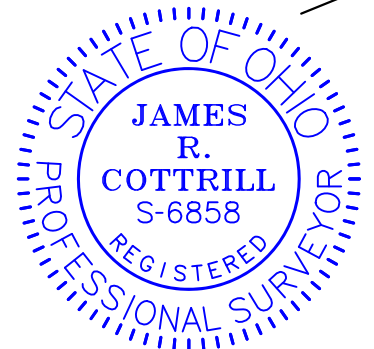
(B)  
0.0682± ACRES

**POB**  
N 689,725.35  
E 1,703,679.26

**LEGEND**

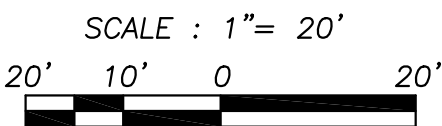
ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

- ⬠ 3/4" ø CONDUIT & YELLOW PLASTIC CAP STAMPED "RI BAKER" (FOUND)
- ⊙ 3/4" ø CONDUIT & ORANGE PLASTIC CAP STAMPED "RI BAKER" (FOUND)



**0.2705± ACRES,**  
**VMS 6324 & 9471, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR DAVISON.**

**COTTRILL SURVEYING, INC**  
15882 US 62, MT. STERLING, OH 43143  
www.cottrillsurveying.com  
PHONE 740.869.3811



FIELD CREW: MW  
DRAWN BY: NC  
JOB No.: S211025  
DATE DWN.: 12/28/21

I HEREBY CERTIFY THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858.

*James R. Cottrill* DATE: 1/06/22

# COTTRILL SURVEYING, INC

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

## 0.2705 Acre Tract Surveyed for Davison

The following described 0.2705 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 6324 and 9471, being all of Lot 32 (Parcel 31-02208.000, 0.20 acres) of Swetland's Addition as recorded in Plat Book 1 page 195-196 and half of the vacated Swetland Street (Parcel 31-02209.000, 0.06 acres) both conveyed to Gerrett H Davison by Official Record 385 page 2540, and being more particularly described as follows:

Beginning at a 3/4 inch diameter conduit and yellow plastic cap stamped "RI Baker" found at the intersection of the North line of Hampshire Avenue (45 feet wide) and the centerline of said vacated Swetland Street, being the South corner common to said 0.068 acre tract and a 0.068 acre tract conveyed to Roderick and Cynthia Daniels, Joint Lives by Official Record 196 page 765;

Thence, with the line between said 0.068 acre tracts, **North 23° 12' 29" West** a distance of **132.02 feet** to a 3/4 inch diameter conduit and yellow plastic cap stamped "RI Baker" found in the South line of a 16.5 feet wide alley (unimproved);

Thence, with the South line of said alley, **North 67° 51' 27" East**, passing a 3/4 inch diameter conduit and orange plastic cap stamped "RI Baker" found at the Northwest corner of said Lot 32 at 22.50 feet, a total distance of **89.40 feet** to a 3/4 inch diameter conduit and orange plastic cap stamped "RI Baker" found at the Northwest corner of Lot 33 conveyed to Martha Elaine Penix by Official Record 252 page 580;

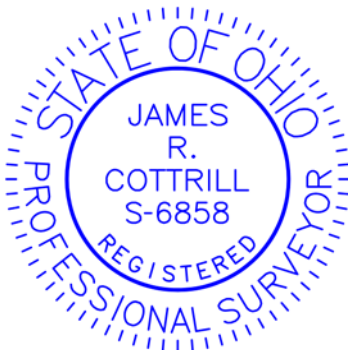
Thence, with the West line of said Lot 33, **South 23° 05' 44" East** a distance of **132.02 feet** to a 3/4 inch diameter conduit and yellow plastic cap stamped "RI Baker" found in the North line of Hampshire Avenue;

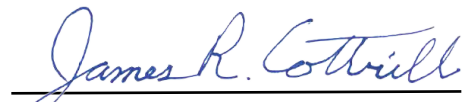
Thence, with the North line of Hampshire Avenue, **South 67° 51' 27" West**, passing a 3/4 inch diameter conduit and yellow plastic cap stamped "RI Baker" found at the Southeast corner of said 0.068 acre tract being the East line of said vacated Sweetland Street at 66.64 feet, a total distance of **89.14 feet**, returning to the **Point of Beginning**, containing **0.2705 Acres** more or less, of which 0.2023 acres more or less is all of said Lot 32 and 0.0682 acres more or less is all of said 0.068 acre tract.

Bearings are based on a GPS observation on October 26, 2016, 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 December 28, 2021 by James R. Cottrill, PS registration #6858. (Job #S211025-0.2705)



  
James R. Cottrill, PS #6858