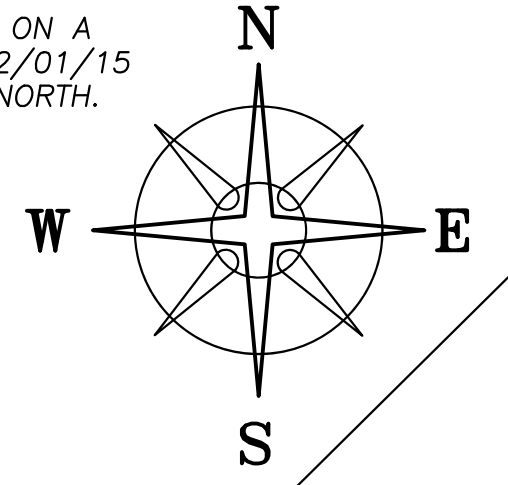


BEARINGS ARE BASED ON A
GPS OBSERVATION ON 12/01/15
WGS 1984 GEODETIC NORTH.



DEED REFERENCE
BETSY L HANKINS &
JULIA S BASINGER
OR 369 PG 1121
PARCEL No. 31-01420.000
Ⓐ 0.100 ACRES
4365.6 SQUARE FEET

NOTE

DISTANCES ALONG UNION, HIGH AND
WALNUT STREET ARE PRORATED TO FIT
BLOCK. ALONG FOURTH AVE, HELD THE
132' FROM THE INTERSECTION OF
FOURTH AVE AND WALNUT ST TO THE
NORTHEAST LINE OF ALLEY TO FIT
IMPROVEMENTS AND DEEDS ON THE
SOUTHWEST HALF OF BLOCK.

N:688959.23'
E:1702623.90'

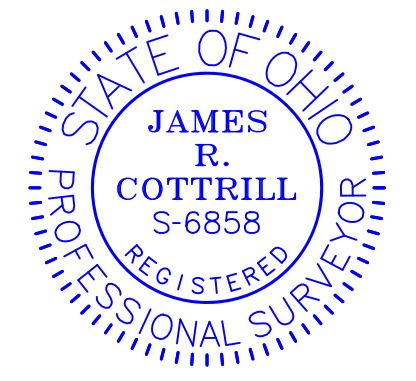
ALICE L ROBINSON
DB 285 PG 208
0.007 ACRES
312.8 SQ FT
31-02028.000

0.1021± ACRES
Ⓐ

US 42 PROPERTIES LLC
OR 241 P 1348
0.431 ACRES
ALL OF LOTS 85 & 86

LEGEND

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ⊙ 3/4" ∅ IRON PIPE (FOUND)
- ⊠ 1" ∅ IRON PIN (FOUND)
- 1/2" ∅ IRON PIN (FOUND)
- 1/4" ∅ IRON PIN (FOUND)
- △ COUNTY MONUMENT 02-013 (FOUND)
- ⊙ MAG NAIL (SET)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/18/22

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

0.1021± ACRES,
VMS 5670, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR HANKINS

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

JOB No. S220108 : CREW: NC,AM
SURVEYED 02/16/22 : DWN BY: NC
DRAWN 02/16/22 : CHECK: RC

(74.25' WIDE)
FOURTH AVE

16.5' ALLEY

16.5' ALLEY

(74.25' RECORD, MEASURES 60' WIDE)
WALNUT STREET

16.5' ALLEY

POB
33.46'
S 45°18'07" W

VMS 5670
VMS 9471

HIGH STREET (99' WIDE)

UNION STREET
(74.25' WIDE)

909.88'
S 45°27'38" W

49.50'

49.50'

COTTRILL SURVEYING, INC

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

0.1021 Acre Tract Surveyed for Hankins

The following described 0.1021 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5670, being all of a 0.100 acre tract (Parcel 31-01420.000, 4365.6 square feet) conveyed to Betsy L Hankins and Julia S Basinger by Official Record 369 page 1121, and being more particularly described as follows: Beginning at a mag nail set at the intersection of the Northwest line of High Street (99 feet wide) with the Northeast line of a 16.5 feet wide alley, said mag nail being the South corner of said 0.100 acre tract and bears North 45° 27' 38" East a distance of 909.88 feet from Madison County Monument 02-013;

Thence, with the Northeast line of said alley, **North 44° 05' 33" West** a distance of **132.92 feet** to a mag nail set in the Southeast line of another 16.5 feet wide alley;

Thence, with the Southeast line of said alley, **North 45° 24' 04" East** a distance of **33.46 feet** to a mag nail set at the West corner of a 0.007 acre tract (312.8 square feet) conveyed to Alice L Robinson by Deed Book 285 page 208;

Thence, with the Southwest line of said 0.007 acre tract, **South 44° 05' 33" East**, passing a 1 inch diameter iron pin found at 1.87 feet, a total distance of **132.86 feet** to an iron pin and cap set in the Northwest line of High Street;

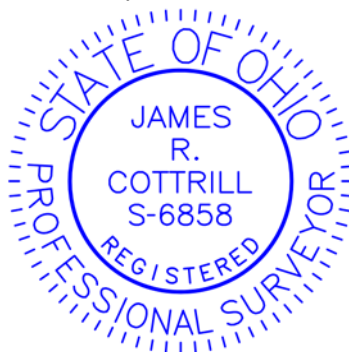
Thence, with the Northwest line of High Street, **South 45° 18' 07" West** a distance of **33.46 feet** returning to the **Point of Beginning**, containing **0.1021 Acres** more or less.

Bearings are based on a GPS observation on December 1, 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 February 16, 2022 by James R. Cottrill, PS registration #6858. (Job #S220108-0.1021)




James R. Cottrill, PS #6858