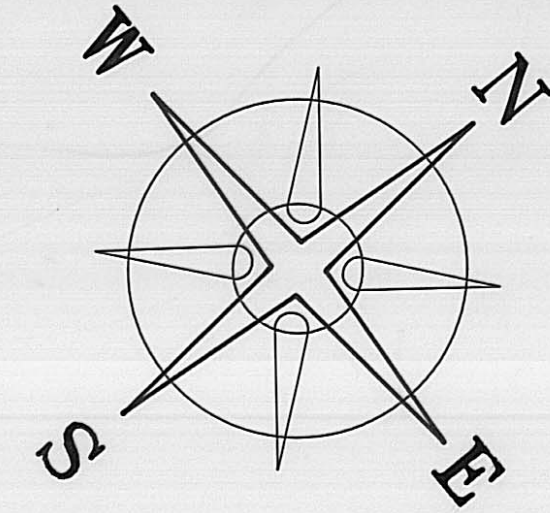


FRANK B. & JANET L. SOLLARS
D.B. 239 PG. 161
38.083 AC.



BEARINGS BASED ON THE \angle OF OLD U.S. 42
(S 44°58'49"W) AS DESCRIBED IN D.B. 271 PG. 453

FRANK B. & JANET L. SOLLARS
D.B. 250 PG. 693
11.3573 AC.

Closes (Both) OK

CITY OF LONDON
D.B. 251 PG. 306
0.5165 AC.

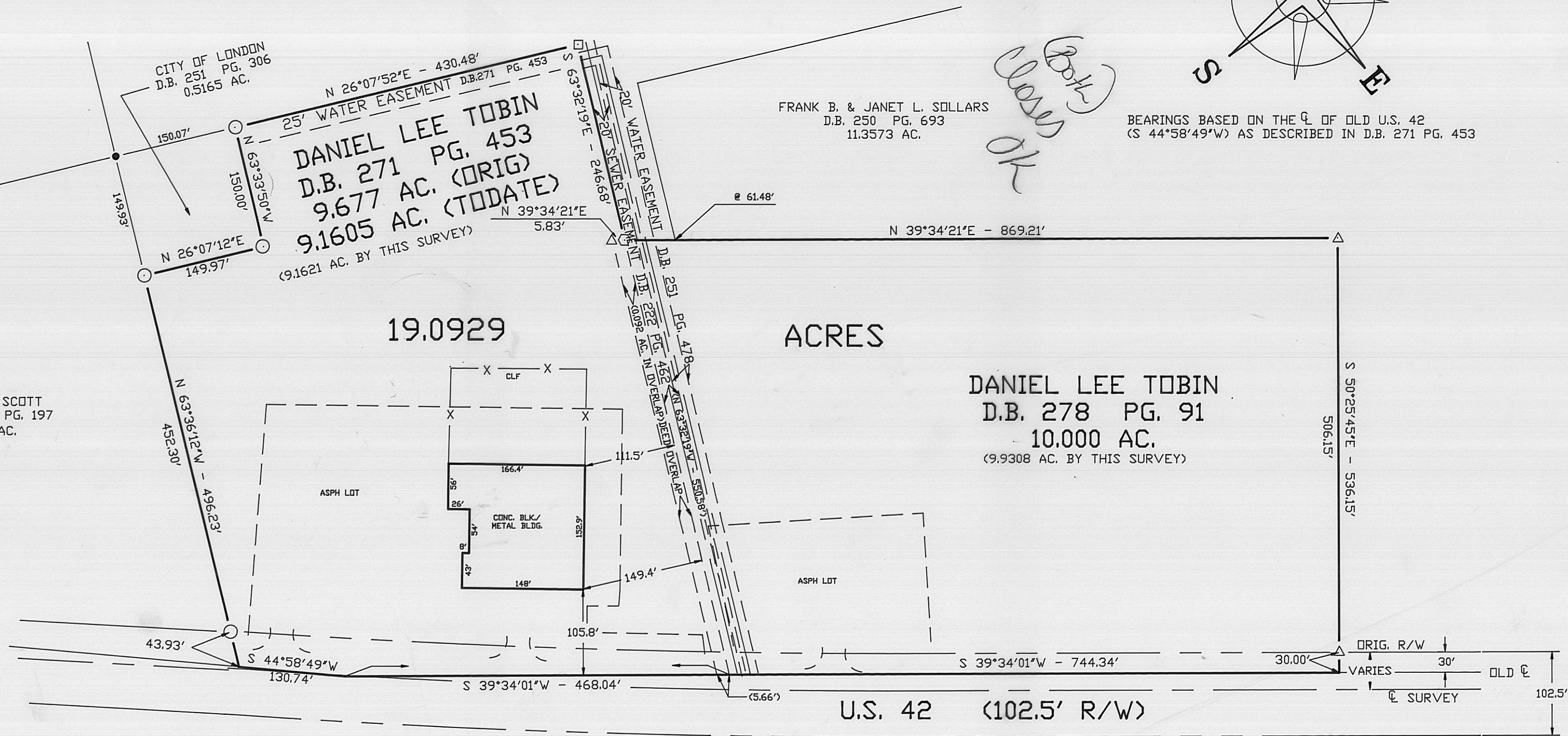
DANIEL LEE TOBIN
D.B. 271 PG. 453
9.677 AC. (ORIG)
9.1605 AC. (TODATE)
(9.1621 AC. BY THIS SURVEY)

19.0929

ACRES

DANIEL LEE TOBIN
D.B. 278 PG. 91
10.000 AC.
(9.9308 AC. BY THIS SURVEY)

CARMEN SCOTT
D.B. 294 PG. 197
5.879 AC.



LEGEND

- 5/8" ϕ REBAR FOUND
- 1" I.D. IRON PIPE (FOUND)
- 5/8" ϕ REBAR & AL. CAP STAMPED "5969" FOUND
- △ 1" IRON PIPE & CAP STAMPED "RET 6552" FOUND
- 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



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

James R. Cottrill DATE: 12-20-93

JAMES R. COTTRILL P.S.

8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (614) 869-3811

19.0929 ACRES, VMS 5802,
CITY OF LONDON, MADISON
COUNTY, STATE OF OHIO.

DATE DRAWN:
12-20-93
JOB # S93129
F. B. # 7

SCALE : 1" = 100'
100' 50' 0 100'

18-94

Description of a 19.0929 Acre Tract

Situated in the State of Ohio, Madison County, City of London, V.M.S. 5802 and being all that remains of a 9.677 acre tract conveyed to Daniel Lee Tobin by Deed Book 271 Page 453 and also all of a 10.000 acre tract also conveyed to Daniel Lee Tobin by Deed Book 278 Page 91 and being more particularly described as follows:

Beginning at a point in the old original centerline of U.S. 42 said point being at the Southeast corner of said 9.677 acre tract and the Northeast corner of a 5.879 acre tract conveyed to Carmen Scott by Deed Book 294 Page 197;

Thence, with the North line of said 5.879 acre tract North 63 deg. 36 min. 12 sec. West, passing a one inch diameter iron pipe found at 43.93 feet, a total distance of 496.23 feet to a 1 inch iron pipe found at the Southeast corner of a 0.5165 acre tract conveyed to the City of London by Deed Book 251 Page 306;

Thence, with the following two lines of said 0.5165 acre tract:

1) North 26 deg. 07 min. 12 sec. East a distance of 149.97 feet to a one inch diameter iron pipe found

2) North 63 deg. 33 min. 50 sec. West a distance of 150.00 feet to an iron pipe found at the Northwest corner of a said 0.5165 acre tract and in the Southeast line of what remains of a 38.083 acre tract conveyed to Frank B. & Janet L. Sollars by Deed Book 239 page 161;

Thence, with said Southeast line North 26 deg. 07 min. 52 sec. East a distance of 430.48 feet to a 5/8 inch diameter rebar and aluminium cap stamped 5969 found at the Northwest corner of said 9.677 acre tract;

Thence, with the North line of said 9.677 acre tract South 63 deg. 32 min. 19 sec. East a distance of 246.68 feet to an iron pin and cap set in the Northwest line of said 10.000 acre tract said iron pin bears North 39 deg. 34 min. 21 sec. East a distance of 5.83 feet from a 1 inch pipe and cap stamped RET 6552 found at the Southwest corner of said 10.000 acre tract;

Thence, with the Northwest line of said 10.000 acre tract North 39 deg. 34 min. 21 sec. East, passing the line between said 38.083 acre tract and a 11.3573 acre tract conveyed to Frank B. and Janet L. Sollars by Deed Book 250 page 693 at 61.48 feet, a total distance of 869.21 feet to a 1 inch iron pipe and cap stamped RET 6552 found at the Northwest corner of said 10.000 acre tract;

Thence, with the North line of said 10.000 acre tract South 50 deg. 25 min. 45 sec. East, passing a 1 inch diameter pipe and yellow plastic cap stamped RET 6552 found at 506.15 feet, a total distance of 536.15 feet to a point in the old centerline of U.S. 42;

Thence, with the old centerline of U.S. 42 the following three courses:

- 1) South 39 deg. 34 min. 01 sec. West a distance of 744.34 feet to a point in said centerline;
- 2) South 39 deg. 34 min. 01 sec. West passing the Southeast corner of said 10.000 acre tract at 5.66 feet, a total distance of 468.04 feet to a point in said centerline;
- 3) South 44 deg. 58 min. 49 sec. West a distance of 130.74 feet to the point of beginning containing 19.0929 acres more or less, of which 9.9308 acres is all of said 10.000 acre tract and 9.1621 acres is all that remains of said 9.677 acre tract;

Bearings are based on the centerline of old U.S. 42 (South 44 deg. 58 min. 49 sec. West) as described in Deed Book 271 Page 453.

The here-in-above described 19.0929 acre tract is subject to the following easements:


- 1) is a 25 foot water easement as recorded in Deed Book 271 Page 453
- 2) is a 20 foot water easement as recorded in Deed Book 251 Page 478
- 3) is a sanitary sewer easement as recorded in Deed Book 222 Page 462

All as shown on the plat attached and made a part hereof.

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 caps stamped "Cottrill 6858".

This description is based on a field survey performed Dec. 20, 1993 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.,
Registration #6858