

BEARINGS BASED ON THE NORTH LINE OF DUVALL'S  
8.1027 ACRE TRACT (N82°27'22"E) AS DESCRIBED  
IN O.R. 46 PG. 593.

LONDON PARK CORP.  
D.B. 272 PG. 867  
50.9658 AC.

DEED REFERENCE  
CHARLES W. DUVALL  
O.R. 46 PG. 593  
8.1027 ACRES  
(1322)

AMTEKCO IND. INC.  
O.R. 21 PG. 329  
10.00 AC.  
(3999)

AMTEKCO IND. INC.  
D.B. 249 PG. 289  
2.22 AC.  
(535)

WILLIAM R. WISEMAN  
D.B. 241 PG. 368  
0.21 AC.  
(489)

0.4 AC.  
(534)

WILLIAM E. & FLORENCE A. GREEN  
D.B. 163 PG. 145  
0.248 AC.

0.50 AC.

3.1095± ACRES  
N 82°27'22" E 1375.13'  
(S 82°27'22" W 1324.10')  
(N 82°27'22" E 1307.58')  
(S 82°27'22" W 1333.86')

40' INGRESS/EGRESS EASEMENT

15' UTILITY EASEMENT

SUBDIVISION OF  
1.590 ACRES  
FOR MARJORIE L. EGELHOFF

SUBDIVISION OF  
2.223 ACRES  
FOR MARJORIE L. EGELHOFF

SUBDIVISION OF  
1.745 ACRES  
FOR MARJORIE L. EGELHOFF

CENTER STREET

SEE S970612

15 98

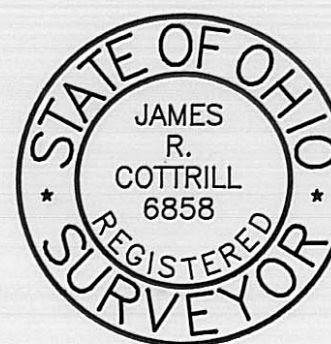
LEGEND

- IRON PIPE (FOUND)
- ⊕ 5/8" ⌀ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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

NOTE

- ① THE NORTHERN PORTION OF THIS LOT PRIOR TO WILLIAM BROWNING'S SURVEY, WAS A UNKNOWN OWNER.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL P.S. #6858  
*James R. Cottrill* DATE: 1-29-98  
REVISED 1-29-98

**JAMES R. COTTRILL P.S.**

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

3.1095± ACRES, VMS 5648-  
6322, CITY OF LONDON,  
MADISON COUNTY, OHIO.  
SURVEYED FOR CHARLES DUVALL

DATE DRAWN:  
12-12-97  
JOB # S971204  
F. B. # 17

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

CREW: JJ, MW  
DWN. BY: RC  
CK. BY:

The following described 3.1095 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 5648-6322 and being part of a 8.1027 acre tract conveyed to Charles Duvall by Official Record 46 Page 593 and being more particularly described as follows:

Beginning at the intersection of the South line of the old C.C.C. and St. Louis Railroad with the centerline of Maple Street said intersection point being also the southwest corner of said 8.1027 acre tract;

Thence, with the centerline of Maple Street North 29 deg. 58 min. 07 sec. West a distance of 108.18 feet to the Northwest corner of said 8.1027 acre tract;

Thence, with the North line of said 8.1027 acre tract North 82 deg. 27 min. 22 sec. East, passing an iron pipe found at 31.69 feet, a total distance of 1375.13 feet to an iron pin and cap set in said North line at the Southeast corner of a 10.00 acre tract conveyed to Anteko Industries Inc. by Official Record 21 Page 329 also being at the southwest corner of 50.9658 acre tract conveyed to London Park Corporation by Deed Book 272 Page 867;

Thence, across said 8.1027 acre tract South 07 deg. 32 min. 38 sec. East being perpendicular to the North line of said tract a distance of 100.00 feet to an iron pin and cap set in the South line of said 8.1027 acre tract said point being in the North line of Lot 13 of Subdivision of 1.745 acre tract for Marjorie L. Egelhoff;

Thence, with the South line of said 8.1027 acre tract South 82 deg. 27 min. 22 sec. West passing a iron pipe found at 1301.04 feet, a total distance of 1333.86 feet returning to the point of beginning containing 3.1095 acres more or less.

Subject to and with the benefit of a 15 foot utility easement said 15 foot utility easement is tangent to and North of the South line of the here-in-above described 3.1095 acre tract and extends from the East right-of-way line of Maple Street to the East line of the here-in-above described 3.1095 acre tract and being further described as follows:

Being tangent to and 15 foot left of the following described baseline:

Beginning at the intersection of the South line of said 8.1027 acre tract with the East right-of-way line of Maple Street said intersection bears North 82 deg. 27 min. 22 sec. East a distance of 32.45 feet from the southwest corner of said 8.1027 acre tract;

Thence, North 82 deg. 27 min. 22 sec. West a distance of 1301.04 feet, to an iron pin and cap set at the southeast corner of the here-in-above described 3.1095 acre tract, said iron pin and cap also being the eastern terminus of said 15 foot utility easement;

Also subject to and with the benefit of a 40 foot ingress egress easement said easement is 15 feet North of the South line of the here-in-above described 3.1095 acre tract and extends from the East right-of-way of Maple Street to the East line of said 3.1095 acre tract and is further described as being tangent to and 40 feet left of the following described baseline:

Beginning at the Southwest corner of said 8.1027 acre tract said corner also being the centerline of Maple Street;

Thence, North 82 deg. 27 min. 22 sec. East a distance of 32.45 feet to the intersection of the South line of said 8.1027 acre tract with the East line of Maple Street;

Thence, with the East line of Maple Street North 29 deg. 58 min. 07 sec. West a distance of 16.23 feet, to the point of beginning of said baseline;

Thence, across said 3.1095 acre tract North 82 deg. 27 min. 22 sec. East being parallel to the South line of said 8.1027 acre tract a distance of 1307.59 feet to a point in the East line of the here-in-above described 3.1095 acre tract and being the eastern terminus of said 40 foot ingress egress easement.

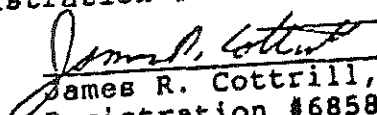
Both 40 foot ingress egress easement and 15 foot utility easement is more clearly shown plat accompanying this description.

Bearings are based on the North line of Duvall's 8.1027 acre tract (North 82 deg. 27 min. 22 sec. East) as described in Official Record 46 Page 593.

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. 12, 1997 by James R. Cottrill registration #6858.

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