

BEARINGS BASED ON THE ϕ OF U. S. 42 (N 66°53' E)
AS DESCRIBED IN VOL. 267, PG. 298.

DEGER DR.

US 42 (60' R/W)

0.0073+/- ACRES
IN LONDON



1.1586+/- ACRES
IN UNION TOWNSHIP

1.1659+/-
ACRES

MADISON COUNTY
SENIOR CITIZENS'
CENTER, INC.
VOL. 79, PG. 267
1.89 ACRES

CITY OF LONDON
UNION TOWNSHIP

JAMES A. MABE ET. AL.
VOL. 242, PG. 357
0.678 AC.

DEED REFERENCE
MARTHA J. MABE
VOL. 267, PG. 298
5.327 ORIG. ACRE
(3.827 AC. TO DATE)

645

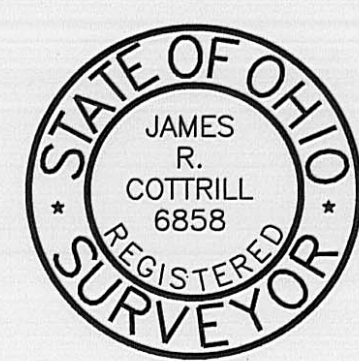
CON RAIL

AS SHOWN ON RR DWG. BY
RICHARD THOMAS FEB. 8, 1995
FOR THE OHIO TO ERIE
TRAIL FUND

LEGEND

- IRON PIPE (FOUND)
- △ WOOD FENCE POST (FOUND)
- ⬡ 5/8" ϕ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER

53/99



JAMES R. COTTRILL P.S.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**1.1659± ACRES, VMS 8742,
CITY OF LONDON, UNION TWP.,
MADISON COUNTY, OHIO.
SURVEYED FOR MARTHA MABE.**

I HEREBY CERTIFY THAT THIS PLAT DEPICTS
AN ACTUAL FIELD SURVEY PERFORMED BY
JAMES R. COTTRILL P.S. #6858
James R. Cottrill DATE: 2-9-99

DATE DRAWN: 2-6-99	SCALE: 1" = 50' 50' 25' 0 50'	CREW: RC, MW, EJ
JOB # S990201		DWN. BY: RC
F. B. # 21		CK. BY:

The following described 1.1659 acre tract is situated in the State of Ohio, Madison County, Union Township, City of London, V.M.S. 8742, and being part of a 5.327 original acre tract conveyed to Martha J. Mabe by Volume 267 Page 298 and being more particularly described as follows:

Beginning at the northern most corner of said 5.327 acre tract said corner being in the centerline of U.S. Route 42 (60 foot right-of-way) said point also being the northwest corner of a 1.89 acre tract conveyed to the Madison County Senior Citizens Center, Inc. by Volume 79 Page 267;

Thence, with the West line of said 1.89 acre tract South 20 deg. 54 min. 32 sec. East, passing an iron pin and cap set at 30.02 feet, a total distance of 335.87 feet to an iron pin and cap set in the north line of Conrail (100 foot wide);

Thence, with said north line South 64 deg. 15 min. 40 sec. West a distance of 150.00 feet to an iron pin and cap set

Thence, across said 5.327 acre tract North 20 deg. 58 min. 45 sec. West, passing an iron pin and cap set at 312.70 feet, a total distance of 342.72 feet to a point in the centerline of U.S. 42;

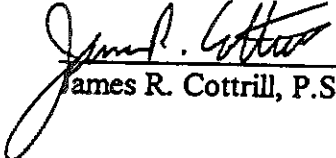
Thence, with said centerline North 66 deg. 53 min. 00 sec. East a distance of 150.00 feet returning to the point of beginning containing 1.1659 acres or less, of which 0.0073 acres is in the City of London and 1.1586 acres is in Union Township;

Bearings are based on the centerline of U.S. 42 (North 66 deg. 53 min. East) as described in Volume 267 Page 298.

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 February 6, 1999 by James R. Cottrill registration #6858.


James R. Cottrill, P.S.