

BEARINGS BASED ON THE NORTH LINE OF D.C. ENG. & DEV. 26.0334 ACRE TRACT (N82°27'22"E) AS DESCRIBED IN O.R. 59 PG. 234

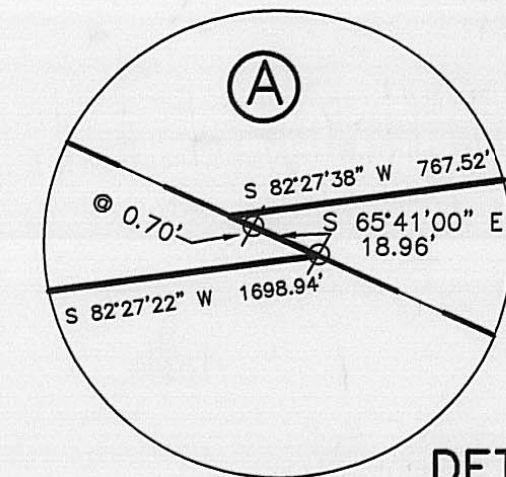
DEED REFERENCE  
D.C. ENGINEERING & DEVELOPMENT  
O.R. 59 PG. 234  
26.0334 ACRES

LEGEND

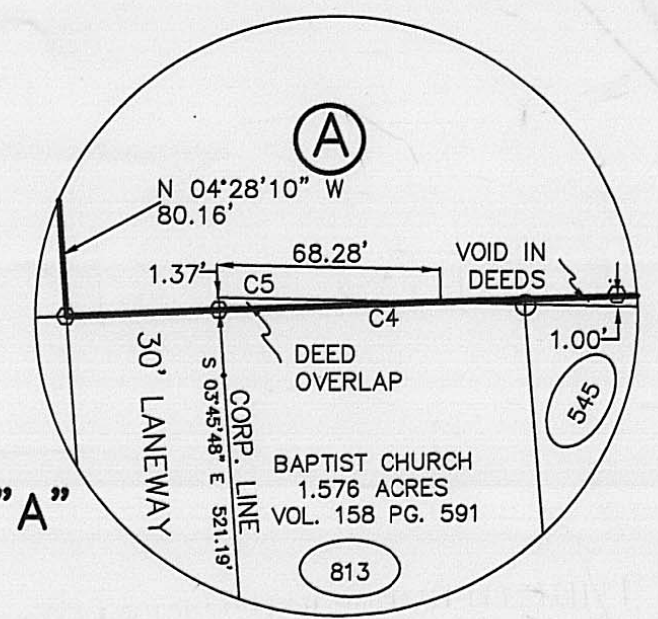
- 4" DIA. CONC. MONUMENT (FOUND)
  - ∅ IRON PIPE (FOUND)
  - IRON PIPE & CAP "NCB 5969" (FOUND)
  - ⊙ 3/4" IRON TEE BAR & CAP (FOUND)
  - DIA. SOLID IRON PIN (FOUND)
  - ▲ WOOD FENCE POST (FOUND)
  - ▲ METAL FENCE POST (FOUND)
  - △ CONCRETE FENCE POST (FOUND)
  - RAIL ROAD SPIKE
  - P K NAIL (FOUND)
  - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

○ TAX MAP PARCEL NUMBER

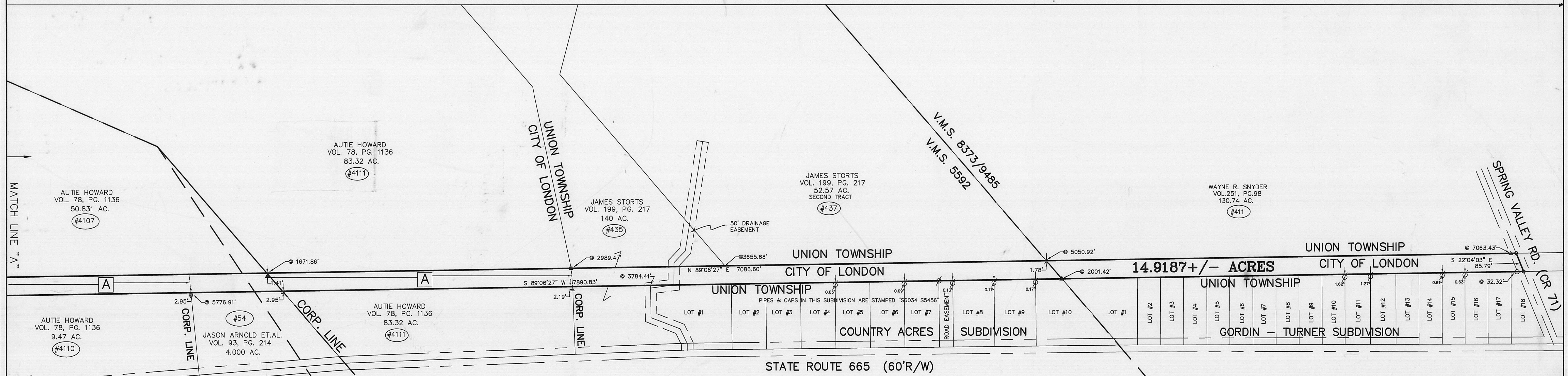
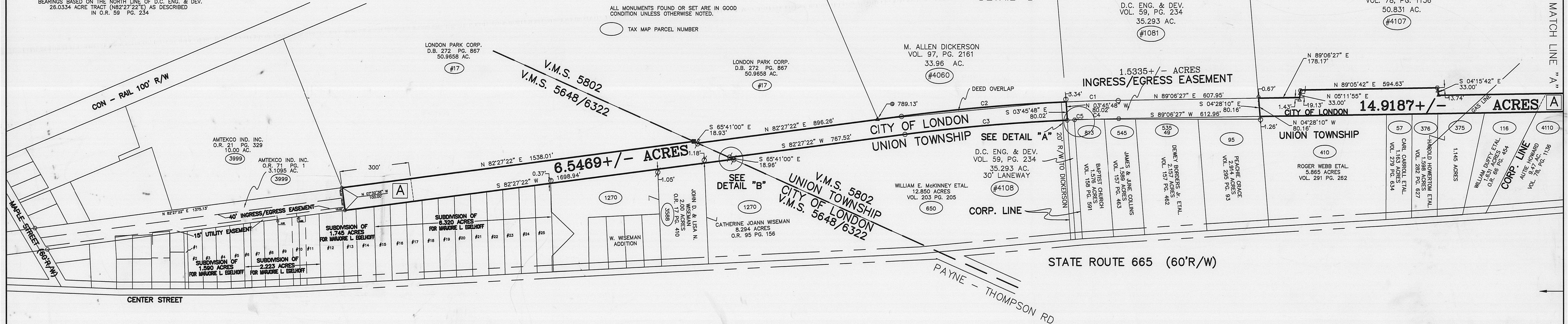
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	8005.28'	226.33'	226.32'	N 89°18'43" E	01°36'14"
C2	8005.28'	712.41'	712.18'	N 84°59'10" E	05°02'54"
C3	8005.28'	707.09'	706.86'	S 84°58'32" W	05°03'39"
C4	8005.28'	192.30'	192.29'	N 88°25'32" E	01°22'35"
C5	8005.28'	222.31'	222.30'	S 88°19'05" W	01°35'28"



DETAIL "B"



DETAIL "A"



NOTES

- A GRANTOR, HEIRS AND ASSIGNS RESERVES THE RIGHT TO ESTABLISH A ROADWAY THROUGH THESE AREAS
- GRANTOR, HEIRS AND ASSIGNS RETAINS A UTILITY EASEMENT OVER THE ALL OF THE ABOVE DESCRIBED PARCELS



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 12-20-99

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

PLAT OF  
**V.M.S. 5592, 14608, 5802, 8373/9485, & 5648/6322, CITY OF LONDON, UNION TWP., MADISON COUNTY, OHIO.**  
SURVEYED FOR CHARLES DUVAL

DATE DRAWN: 12/01/99	SCALE: 1"= 200' 200' 100' 0' 200'	CREW: MW, JB
JOB# S991110	F.B. #23	DWN. BY: EM, RC
		CK. BY: JRC

Description of a 1.5335 acre ingress egress easement  
Surveyed for Chuck Duvall

The following described 1.5335 acre ingress egress easement is situated in the State of Ohio, Madison County, City of London, V.M.S. 5802, and being part of a 26.0334 acre tract conveyed to D.C. Engineering and Development by Official Record 59 Page 234 and being more particularly described as follows:

Beginning at an iron pin and cap set at the northwest corner of a 30 foot laneway to a 35.293 acre tract and being part of the 35.293 acre tract conveyed to D.C. Engineering and Development by Volume 59 Page 234 said iron pin and cap is in the south right-of-way line of the old railroad bed being the south line of said 26.0334 acre tract said iron pin and cap is also the northeast corner of a 12.850 acre tract conveyed to William E. McKinney et.al. by Volume 203 Page 205 said iron pin and cap is also in the East line of a 20 foot right-of-way to a 33.96 acre tract conveyed to M. Allen Dickerson by Volume 97 Page 2161;

Thence, across said 26.0334 acre tract North 03 deg. 45 min. 48 sec. West a distance of 80.02 feet to the North line of said 26.0334 acre tract being the southeast corner of said Dickerson's 33.96 acre tract said point bears South 03 deg. 45 min. 48 sec. East a distance of 3.34 feet from a iron pipe and cap stamped NCB 5969 (found)

Thence, with the North line of said 26.0334 acre tract the following two courses:

- 1) Curve to the right said curve has a radius of 8085.28 feet arc length of 226.33 feet and chord bears North 88 deg. 18 min. 43 sec. East a distance of 226.32 feet to a iron pipe and aluminium cap stamped NCB 5969 (found)
- 2) North 89 deg. 06 min. 27 sec. East a distance of 607.95 feet to a point in the East line of said 35.293 acre tract

Thence, across said 26.0334 acre tract South 04 deg. 28 min. 10 sec. East a distance of 80.16 feet to a point in the south line of said 26.0334 acre tract said point bears North 04 deg. 28 min. 10 sec. West a distance of 1.26 feet from a T bar and cap found at the Northeast corner of a 2.914 acre tract conveyed to Peachie Crace by Volume 295 Page 93;

Thence, with the South line of said 26.0334 acre tract the following two courses:

- 1) South 89 deg. 06 min. 27 sec. West a distance of 612.96 feet to an iron pin and cap set
- 2) With a curve to the left said curve has a radius 8005.28 feet arc length of 222.31 feet passing an iron pin and cap set in the northeast corner of said 30 foot lane way at 192.30 feet chord of said curve bears South 88 deg. 19 min. 05 sec. West a distance of 222.30 feet returning to the point of beginning containing 1.5335 acres more or less.

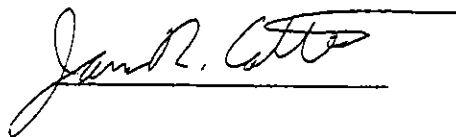
Grantors, heirs, and assigns retains a utility easement over the above described 1.5335 acre tract.

Bearings are based on the North line of D.C. Engineering and Development 26.0334 acre tract (North 82 deg. 27 min. 22 sec. East ) as described in Official Record 59 Page 234.

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 December 1, 1999 by James R. Cottrill registration #6858.



Description of a 6.5469 acre tract  
Surveyed for Chuck Duvall

The following described 6.5469 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 5802 and 5648/6322, and being part of a 26.0334 acre tract conveyed to D.C. Engineering and Development by Official Record 59 Page 234 and being more particularly described as follows:

Beginning at an iron pin and cap set at the northwest corner of a 30 foot laneway to a 35.293 acre tract also being part of said 35.293 acre tract conveyed to D.C. Engineering and Development by Official Record 59 Page 234 said iron pin and cap is in the East line of a 20 foot right-of-way to a 33.96 acre tract conveyed to M. Allen Dickerson by Volume 97 Page 2161 said iron pin and cap is also in the northeast corner of a 12.850 acre tract conveyed to William E. McKinney et.al. by Volume 203 Page 205 said iron pin and cap is also in the South line of said 26.0334 acre tract;

Thence, with the North line of said 12.850 acre tract the following three courses:

- 1) With a curve to the left said curve has a radius of 8005.28 feet arc length of 707.09 feet and the chord bears South 84 deg. 59 min. 32 sec. West a distance of 706.86 feet to a iron pipe and cap stamped NCB 5969 (found)
- 2) South 82 deg. 27 min. 22 sec. West a distance of 767.52 feet to a point in the line between V.M.S. 5802 and V.M.S. 5648/6322
- 3) South 65 deg. 41 min. 00 sec. East with said V.M.S. line a distance of 18.96 feet to an iron pipe found corner to a 8.294 acre tract conveyed to Catherine Joann Wiseman by Official Record 95 Page 156

Thence, with the South line of said 26.0334 acre tract South 82 deg. 27 min. 22 sec. West a distance of 1698.94 feet to an iron pin and cap previously set at the southeast corner of a 3.1095 acre tract conveyed to Amtekco Industry Inc. by Official Record 91 page 1

Thence, with the East line of said 3.1095 acre tract North 07 deg. 32 min. 38 sec. West a distance of 100.00 feet to an iron pin and cap set at the southwest corner of a 50.9658 acre tract conveyed to London Park Corp. by Deed Book 272 Page 867

Thence, with the North line of said 26.0334 acre tract North 82 deg. 27 min. 22 sec. East a distance of 1538.01 feet to a 4 inch diameter concrete monument found in the line between V.M.S. 5802 and 5648/6322

Thence, with said V.M.S. line South 65 deg. 41 min. 00 sec. East a distance of 18.93 feet to a iron pipe found

Thence, continuing with the North line of said 26.0334 acre tract North 82 deg. 27 min. 22 sec. East, passing a metal fence post found at the southwest corner of said 33.96 acre tract at 789.13 feet, a total distance of 896.26 feet to a iron pipe and cap stamped NCB 5969 (found)

Thence, with a curve to the right said curve has a radius of 8085.28 feet arc length of 712.41 feet chord bears North 84 deg. 59 min. 10 sec. East a distance of 712.18 feet to the southeast corner of said 33.96 acre tract

Thence, across said 26.0334 acre tract South 03 deg. 45 min. 48 sec. East a distance of 80.02 feet returning to the point of beginning containing 6.5469 acres more or less.

Grantors, heirs, and assigns reserves a right to establish a roadway through the western most 300 feet of the above described 6.5469 acre tract

Grantors, heirs, and assigns also reserve to establish a utility easement over the entire above described 6.5469 acre tract;

Bearings are based on the North line of D.C. Engineering and Development 26.0334 acre tract (North 82 deg. 27 min. 22 sec. East ) as described in Official Record 59 Page 234.

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 December 1, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.

Description of a 14.9187 acre tract  
Surveyed for Chuck Duvall

The following described 14.9187 acre tract is situated in the State of Ohio, Madison County, City of London, V.M.S. 8373/9485, 5592, 14608 and 5802, and being part of a 26.0334 acre tract conveyed to D.C. Engineering and Development by Official Record 59 Page 234 and being more particularly described as follows:

Beginning at a PK nail found at the southeast corner of said 26.0334 acre tract said PK nail being in the centerline of Spring Valley Road (County Road 71) also being at the northeast corner of Gordin Turner Subdivision ;

Thence, with the South line of said 26.0334 acre tract South 89 deg. 06 min. 27 sec. West, passing an iron pipe and cap stamped NCB 5969 (found) at 32.32 feet, also passing an iron fence post found at the northern corner common to said Gordin Turner Subdivision and Country Acres Subdivision at 2001.42 feet a total distance of 7890.93 feet to a point in said line said point bears North 4 deg. 28 min. 10 sec. West a distance of 1.26 feet from a ¾ inch T bar and cap (found) at the northeast corner of a 2.914 acre tract conveyed to Peachie Crace by Volume 295 Page 93;

Thence, with a new line across said 26.0334 acre tract North 04 deg. 28 min. 10 sec. West a distance of 80.16 feet to the southern corner common to a 35.293 acre tract conveyed to D.C. Engineering and Development by Official Record 59 Page 234 and a 50.831 acre tract conveyed to Autie Howard by Volume 78 page 1136 said point bears South 4 deg. 28 min. 10 sec. East a distance of 0.67 feet from a concrete fence post found

Thence, with the North line of said 26.0334 acre tract the following five courses:

- 1) North 89 deg. 06 min. 27 sec. East a distance of 178.17 feet said point bears North 05 deg. 11 min. 55 sec. East a distance of 1.43 feet from a concrete fence post found
- 2) North 05 deg. 11 min. 55 sec. East passing a concrete fence post found at 19.13 feet, a total distance of 33.00 feet to an iron pin and cap set
- 3) North 89 deg. 05 min. 42 sec. East a distance of 594.63 feet to an iron pin and cap set
- 4) South 04 deg. 15 min. 42 sec. East, passing a concrete fence post found at 13.74 feet, a total distance of 33.00 feet to a concrete fence post found
- 5) North 89 deg. 06 min. 27 sec. East , passing a wood fence post found at the southern corner common to 83.32 acre tract conveyed to Autie Howard by Volume 78 Page 1136 and a 140 acre tract conveyed to James Storts by Volume 199 Page 217 also being corner to the corporation line of the City of London at 2989.47 feet , also passing the line between V.M.S. 8373/9485 and 5592 at 5050.92 feet, also passing a concrete fence post found at 7063.43 feet, a total distance of 7086.60 feet to a PK nail found in the centerline of Springvalley Road

Thence, with said centerline South 22 deg. 04 min. 03 sec. East a distance of 85.79 feet returning to the point of beginning containing 14.9187 acres more or less.

Grantors, heirs, and assigns reserves the right to establish a roadway through areas shown on plat accompanying this legal description.

Grantors, heirs, and assigns retains a utility easement over the above described 14.9187 acre tract.

Bearings are based on the North line of D.C. Engineering and Development 26.0334 acre tract (North 82 deg. 27 min. 22 sec. East ) as described in Official Record 59 Page 234.

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.

Bearings are based on the North line of D.C. Engineering and Development 26.0334 acre tract (North 82 deg. 27 min. 22 sec. East ) as described in Official Record 59 Page 234.

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 December 1, 1999 by James R. Cottrill registration #6858.

  
James R. Cottrill, P.S.