



**DEED REFERENCE**  
**MARY JANE DENNEHY, etal**  
**OR 235, P 1826**  
**7.762 ACRES**

**LEGEND**

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 12" SQ. CONCRETE FENCE POST (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- P K NAIL
- ⬡ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⬢ 5/8"  $\phi$  REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

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

DC ENGINEERING & DELVELOPMENT LTD  
 OR 234 P 2268  
 38.538 AC.

ELIZABETH BLAKESLEE  
 OR 202 P 1221  
 2.726 AC.

CITY OF LONDON  
 UNION TOWNSHIP  
 STATE ROUTE 56

VANCIL & RUTH COMER  
 DB 296 P 628  
 1.41 AC.

SHERYL C. & ALICA F. GREEN  
 DB 232 P 154  
 0.828 AC.

JOSEPH L & ELSIE J SLAGLE  
 OR 190 P 1754  
 0.534 AC.

JOSEPH L & ELSIE J SLAGLE  
 OR 190 P 1752  
 0.112 AC.

**4.8521± ACRES**

2.9749± RESIDUAL ACRES

JOSEPH L & ELSIE J SLAGLE  
 OR 190 P 1749  
 28.7381 AC.

CITY OF LONDON  
 UNION TOWNSHIP



**COTTRILL SURVEYING, L.L.C.**  
 8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811

**4.8521± ACRES, VMS 5897,**  
**UNION TOWNSHIP,**  
**MADISON COUNTY, OHIO.**  
**SURVEYED FOR KATHLEEN TIMMONS**

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

*James R. Cottrill* DATE: 10/16/08

DATE DRAWN: 10/13/08	SCALE : 1" = 100'	CREW: MW
JOB #S081004	100' 50' 0 100'	DWN. BY: RC
F. B. #S071008		CK. BY:

72-08

4.8521 Acre Tract  
Surveyed for Kathleen Timmons

The following described 4.8521 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 5897, and being part of a 7.8254 acre tract conveyed to Mary Jane Dennehy, et al by Official Record 235 page 1826 , and being more particularly described as follows:

Beginning at the northernmost corner of said 7.8254 acre tract, also the north east corner of a 2.726 acre tract conveyed to Elizabeth Blakeslee by Official Record 202 page 1221, also corner to the City of London Corporation Line, said corner is also in the centerline of State Route 56 (60 ft. right-of-way);

Thence, with the centerline of said State Route 56 and said corporation line, South 41° 30 minutes 00 seconds East a distance of 246.23 ft. to the northernmost corner of a 1.41 acre tract conveyed to Vancil and Ruth Comer by Deed Book 296 page 628;

Thence, with the northwest line of said 1.41 acre tract, South 41° 17 minutes 58 seconds West, passing an iron pin and cap previously set at 34.28 ft., a total distance of 292.90 ft. to an iron pin and cap previously set;

Thence, with the southwest line of said 1.41 acre tract, South 41° 48 minutes 25 seconds East a distance a 196.19 ft. to the westernmost corner of a 0.828 acre tract conveyed to Sheryl C. and Alica F. Green by Deed Book 232 page 154;

Thence, with the southwest line of said 0.828 acre tract, South 41° 48 minutes 25 seconds East a distance of 125.00 ft. to a ¾" tee bar and cap found at the southernmost corner of said 0.828 acre tract;

Thence, with a new line across said 7.8254 acre tract, South 47° 34 minutes 48 seconds West a distance of 166.58 ft. to an iron pin and cap set in the northeast line of a 28.7381 acre tract conveyed to Joseph L. and Elsie J. Slagle by Official Record 190 page 1749;

Thence, with the northeast line of said 28.7381 acre tract, North 59° 28 minutes 16 seconds West a distance of 556.28 ft. to a wood fence post found in said corporation line, also in the south east line of a 38.538 acre tract conveyed to D. C. Engineering and Development, LTD by Official Record 234 page 2268;

Thence, with said corporation line and the southeast line of said 38.538 and said 2.726 acre tracts, North 41° 26 minutes 22 seconds East, passing the southernmost corner of said 2.726 acre tract at 27.89 ft., also passing an iron pin and cap previously set at 610.67 ft., a total distance of 631.86 ft. returning to the point beginning containing 4.8521 Acres more or less.

Bearings are based on the centerline of State Route 56 (South 41° 30 minutes East) as described in Official Record 230 page 2059.

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 L.L.C. 6858."

This description is based on a field survey performed October 14 , 2007 by James R. Cottrill registration #6858. (Job #S081004)

  
James R. Cottrill, P.S.

