

CON - RAIL 100' R/W

DEED REFERENCE
MATCO INDUSTRIES, INC.
DBA MATCO SERVICES
OR 226 P 59
10 ACRES

4.4518± ACRES

CITY OF LONDON
OR 135 P 351
50.9658 AC.

MAPLE STREET (60' R/W)

40' INGRESS/EGRESS EASEMENT

MATCO INDUSTRIES, INC.
DBA MATCO SERVICES
OR 226 P 59
3.1095 ACRES

CITY OF LONDON
OR 109 P 1217
6.5469 AC.

FORMALLY CON-RAIL

LEGEND

- 3/4" IRON PIPE (FOUND)
 - ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
 - DIA. SOLID IRON PIN (FOUND)
 - △ RECORD CORNER STONE (FOUND)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (PREVIOUSLY SET)
 - 5/8" # REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL L.L.C. 6858" (SET)
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- TAX MAP PARCEL NUMBER



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

DATE: 1/11/08

COTTRILL SURVEYING, L.L.C.

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

4.4518± ACRES, VMS 5648-6322,
CITY OF LONDON,
MADISON COUNTY, OHIO.
SURVEYED FOR F.M.C.P.T.

DATE DRAWN:
1/4/08
JOB # 5080101
F. B. #

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

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

2.09

4.4518 Acre Tract
Surveyed for F. M. C. P. T.

The following described 4.4518 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5648-6322, being part of a 10 acre tract conveyed to MATCO Industries, Inc. DBA MATCO Services by Official Record 226 page 59, and being more particularly described as follows:

Beginning at an iron pin and cap previously set in the north line of the former Conrail railroad, at the south east corner of said 10 acre tract, also at the southwest corner of a 50.9658 acre tract conveyed to the City of London by Official Record 135 page 351, also the northwest corner of a 6.5469 acre tract conveyed to the city of London by Official Record 109 page 1217, also said iron pin and cap is at the northeast corner of a 3.1095 acre tract conveyed to MATCO industries, Inc. DBA MATCO Services by Official Record 226 page 59;

Thence, with the north line of said 3.1095 acre tract, South 82° 27 minutes 22 seconds West a distance of 303.70 ft. to an iron pin and cap set;

Thence, with a new line across said 10 acre tract, North 21° 18 minutes 46 seconds West a distance of 616.57 ft. to an iron pin and cap set in the south line of Conrail (100 ft. right-of-way);

Thence, with the south line of said Conrail, North 66° 51 minutes 18 seconds East a distance of 295.12 ft. to an iron pin and cap previously set at the northwest corner of said 50.9658 acre tract;


Thence, with the west line of said 50.9658 acre tract, South 21° 18 minutes 47 seconds East a distance of 698.29 ft. returning to the point beginning containing **4.4518 Acres** more or less.

Bearings are based on the north line of MATCO's 3.1095 acre tract (North 82° 27 minutes 22 seconds East) as described in Official Record 226 page 59.

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 January 9, 2008 by James R. Cottrill registration #6858. (Job #S080101)


James R. Cottrill, P.S.

