

BEARINGS ARE BASED ON THE C OF ST. RT. 56 (MAIN STREET)  
(N 44° W) AS RECORDED IN DEED BOOK 201 PAGE 219.

- ADJOINER INFORMATION
- Ⓐ SHIRLEY C. HANSGEN, 0.2480 AC., O.R. 40 PG. 237
  - Ⓑ SHIRLEY C. HANSGEN, 0.0198 AC., O.R. 40 PG. 237
  - Ⓒ SHIRLEY C. HANSGEN, 0.0140 AC., O.R. 40 PG. 237
  - Ⓓ WALTER E. MULLER III, 0.50 AC., D.B. 268 PG. 914
  - Ⓔ JOSEPH W. & SHERYL A. MARX, 0.25 AC., D.B. 256 PG. 696
  - Ⓕ JOSEPH W. & SHERYL A. MARX, 0.10 AC., D.B. 256 PG. 696
  - Ⓖ JOSEPH W. & SHERYL A. MARX, 0.25 AC., D.B. 256 PG. 696
  - Ⓗ JOSEPH W. & SHERYL A. MARX, 0.25 AC., D.B. 256 PG. 696
  - Ⓘ JOSEPH W. & SHERYL A. MARX, 0.25 AC., D.B. 256 PG. 696
  - Ⓚ JESSE & MAXINE H. HART, 0.331 AC., D.B. 247 PG. 33
  - Ⓛ HAROLD & HESTER ANDERS, 1.02 AC., D.B. 281 PG. 249
  - Ⓜ FRANCES L. PINNEGER, 0.853 AC., D.B. 156 PG. 506
  - Ⓝ JERRY W. & JOANN KERR, 0.745 AC., D.B. 274 PG. 14
  - Ⓟ JERRY W. & JOANN KERR, 1.00 AC., O.R. 20 PG. 583

ACREAGE BREAKDOWN

16.3281± ACRES IN THE CITY OF LONDON  
73.0238± ACRES IN UNION TWP  
87.0216± ACRES IN V.M.S 8742  
2.3303± ACRES IN V.M.S. 8863

LEGEND

- Ⓚ IRON PIN & PLASTIC CAP STAMPED "RET 6552" (FOUND)
  - ☆ IRON PIN & AL. CAP STAMPED "NCB 5969" (FOUND)
  - IRON PIPE (FOUND)
  - Ⓛ 3/4" IRON TEE BAR & CAP (FOUND)
  - SOLID IRON PIN (FOUND)
  - △ WOOD FENCE POST FOUND
  - RAIL ROAD SPIKE
  - P K NAIL
  - 5/8" Ⓟ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
  - DOUBLE ANGLE IRON FENCE POST
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.

\*\*NOTE\*\*  
V.M.S. AND CORPORATION LINES SCALED FROM TAX MAP

JOSEPH L. SLAGLE  
49.4190 ACRES  
D.B. 268 PG. 516

RUSSELL J. SEAGER &  
JUDITH R. NAGY  
5.0420 ACRES  
D.B. 295 PG. 361

89.3519+/- ACRES  
77.5137+/- ACRES

V.M.S. 8863

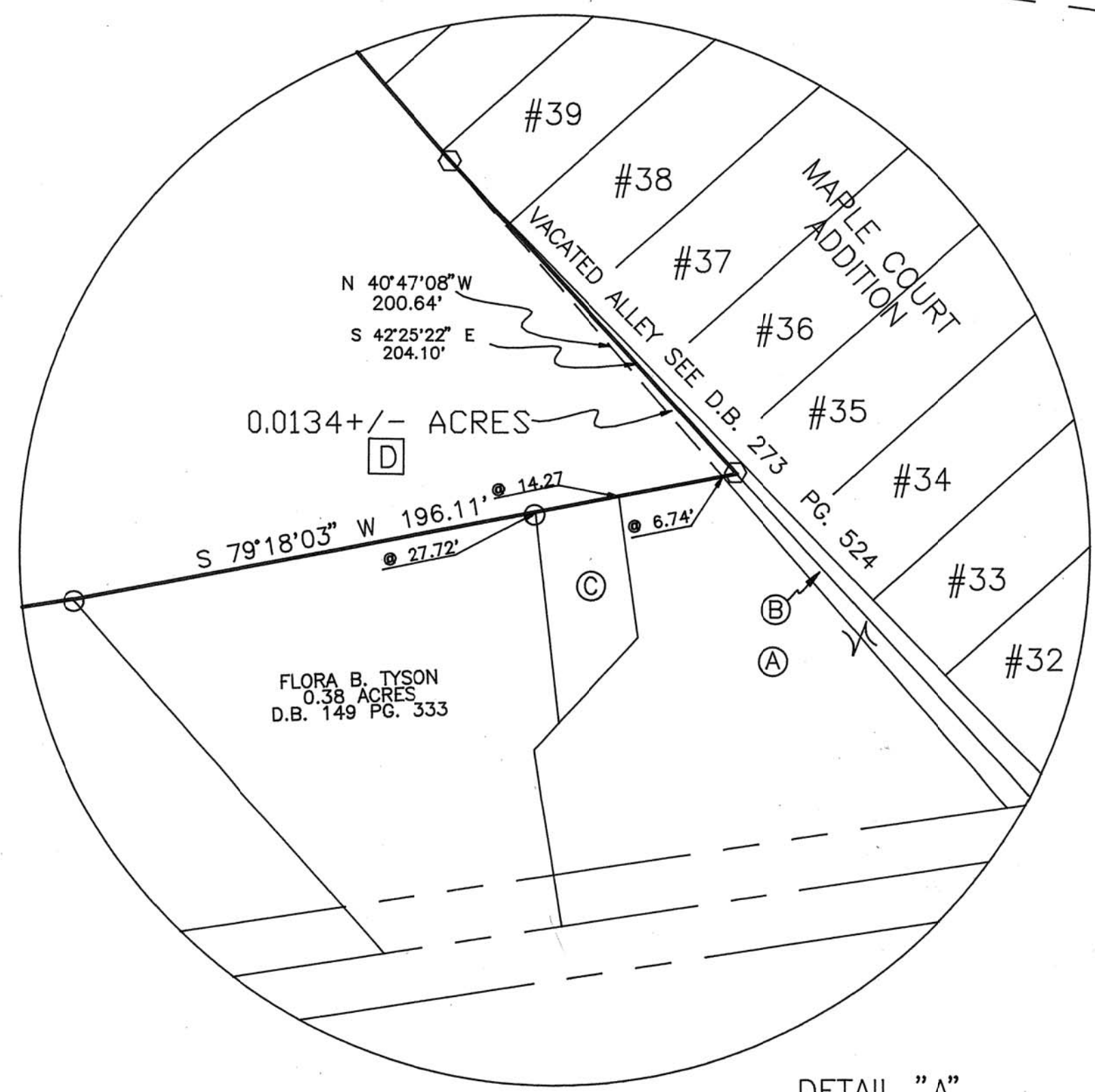
8.1015+/- ACRES

3.7233+/- ACRES

DETAIL "A"

DEED REFERENCES  
RALPH W. BOOTH  
DB. 201 PG. 219

- Ⓐ 79.60± ACRES (SECOND PARCEL)
  - Ⓑ 9.74± ACRES (THIRD PARCEL)
  - Ⓒ 5.27± ACRES (FIFTH PARCEL)
- RALPH W. BOOTH  
DB. 273 PG. 524
- Ⓓ 0.0134± ACRES



DETAIL "A"  
N.T.S.



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858  
DATE: 11-28-97

JAMES R. COTTRILL P.S.

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

PLAT OF  
89.3519± ACRES, VMS 8863 & 8742  
UNION TOWNSHIP & CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO  
SURVEYED FOR JAMES TYSON

DATE: 11-17-97	SCALE: 1" = 200' 200' 100' 0' 200'	CREW: JJ, MW, BM, EM
JOB# S971104		DWN. BY: RC
F.B. 17		CK. BY:

52-09

Description of 89.3519 acre tract  
Surveyed for James Tyson

The following described 89.3519 acre tract is situated in the State of Ohio, Madison County, Union Township and City of London, V.M.S. 8863 & 8742, and being all of a 79.60 acre tract(second parcel), and all that remains of a 9.74 acre tract(Third Parcel), and also all that remains of a 5.27 acre tract(Fifth Parcel), all three tracts conveyed to Ralph W. Booth by Deed Book 201 Page 219 and also being all of a 0.0134 acre tract conveyed to Ralph W. Booth by Deed Book 273 Page 524 and being more particularly described as follows:

Beginning at the corner common to V.M.S. 5891, 8863, and 8742 said intersection is also the northern most corner of said 79.60 acre tract and the eastern most corner of a 49.4190 acre tract conveyed to Joseph L. Slagle by Deed Book 268 Page 516 said intersection is also in the centerline of State Route 56 (60 foot right-of-way);

Thence, with said centerline South 44 deg. 00 min. 00 sec. East a distance of 650.84 feet to the northern most corner of a 1.00 acre tract conveyed to Jerry W. and Joann Kerr by Official Record 20 Page 583;

Thence, with the northwest line of said 1.00 acre tract South 47 deg. 17 min. 11 sec. West, passing a iron pin and aluminium cap stamped NCB 5969 found at 30.99 feet a total distance of 200.06 feet to a 5/8 inch diameter iron pin and plastic cap stamped stamped NCB 5969 found at the western most corner of said 1.00 acre tract;

Thence, with the southwest line of a said 1.00 also the southwest line of a 0.745 acre tract conveyed to Jerry W. and Joann Kerr by Deed Book 274 Page 14 South 44 deg. 42 min. 54 sec. East passing the western corner common to said tracts at 220.45 feet, a total distance of 387.62 feet to an iron pin and cap set;

Thence, with the South line of said 0.745 acre tract North 46 deg. 41 min. 16 sec. East, passing an iron pin and cap set at 165.92 feet, a total distance of 195.18 feet to a point in the centerline of State Route 56;

Thence, with said centerline South 44 deg. 00 min. 00 sec. East a distance of 306.31 feet to a point in said centerline at the northern most corner of a 0.853 acre tract conveyed to Frances L. Pinneger by Deed Book 156 Page 506;

Thence, with the Northwest line of said 0.853 acre tract South 50 deg. 19 min. 15 sec. West passing a T bar and cap found at 25.13 feet a total distance of 337.59 feet to a solid iron pin found at the western most corner of said tract;

Thence, with the southwest line of said tract South 40 deg. 49 min. 39 sec. East, passing the western most corner of a 1.02 acre tract conveyed to Harold and Hester Anders by Deed Book 281 Page 249 at 121.03 feet, a total distance of 239.37 feet to a iron pipe found at the northwest corner of a 0.331 acre tract conveyed to Jesse and Maxine H. Hart by Deed Book 247 Page 33;

Thence, with the southwest line of said 0.331 acre tract South 41 deg. 13 min. 04 sec. East a distance of 180.03 feet to a 3/4 inch iron pipe found at the southern most corner of a said tract and in the West line of Lot 5N of Whitaker's First Addition Slide 285 and Slide 353;



Thence, with the Northwest line of said Lot also the Northwest line of Lot 5W South 47 deg. 28 min. 10 sec. West a distance of 133.11 feet to a double angle iron fence post found at the western most corner of said Lot 5W;

Thence, with the Southwest line of said Lot South 43 deg. 54 min. 43 sec. East a distance of 297.87 feet to a double angle iron fence post found at the southern most corner of said Lot and at the northwest corner of Smith Avenue (21.5 foot wide)

Thence, with the Southwest line of Maple Court Addition Plat Book 1 Page 243 South 40 deg. 47 min. 08 sec. East a distance of 229.28 feet, to an iron pin and cap set in the Southwest line of Lot #39 also being the northern most corner of a vacated alley as recorded in Deed Book 273 Page 524 also being the northern most corner of 0.0134 acre tract;

Thence, with the Northeast line of said tract South 42 deg. 25 min. 22 sec. East a distance of 204.10 feet to an iron pin and cap set at the northeast corner of a 0.0198 acre tract conveyed to Shirley C. Hansgen by Official Record 40 Page 237;

Thence, with the North line of said 0.0198 acre tract also the north line of a 0.2480 acre and 0.0140 acre tract both conveyed Shirley C. Hansgen by Official Record 40 Page 237

South 79 deg. 18 min. 03 sec. West, passing the northeast corner of said 0.2480 acre tract at 6.74 feet, also passing the northeast corner of said 0.0140 acre tract at 14.27 feet, also passing the northeast corner of a 0.38 acre tract conveyed to Flora B. Tyson by Deed Book 149 Page 333 at 27.72 feet, a total distance of 196.11 feet to a 3/4 inch iron pipe found at the northeast corner of a 0.50 acre tract conveyed to Walter E. Muller III by Deed Book 268 Page 914;

Thence, with the north line of said 0.50 acre tract South 81 deg. 18 min. 05 sec. West a distance of 156.00 feet to an iron pin and cap set at the eastern corner common to a 0.25 acre and 0.10 acre tract both conveyed to Joseph W. and Shirley Marx by Deed Book 256 Page 696;

Thence, with the East line of said 0.10 acre tract North 09 deg. 26 min. 55 sec. West a distance of 72.00 feet to a wood fence post found at the northeast corner of said tract;

Thence, with the North line of said tract South 81 deg. 18 min. 05 sec. West a distance of 153.00 feet to the Northwest corner of a 0.25 acre tract conveyed to Joseph W. and Shirley A. Marx by Deed Book 256 Page 696;

Thence, with the West line of said tract South 09 deg. 16 min. 29 sec. East, passing the Northwest corner of a 0.25 acre tract conveyed to Joseph W. and Shirley A. Marx by Deed Book 256 Page 696 also passing an iron pin and cap set at 187.00 feet, a total distance of 212.01 feet to a railroad spike set in the centerline of Old Springfield Road (50 foot right-of-way);

Thence, with said centerline the following three courses:

- 1) South 81 deg. 18 min. 05 sec. West a distance of 344.89 feet to a iron pin and plastic cap stamped RET 6552 found
- 2) North 75 deg. 06 min. 47 sec. West a distance of 728.92 feet to a railroad spike found

3) North 81 deg. 56 min. 43 sec. West a distance of 1303.42 feet to a railroad spike found at the southeast corner of a 5.0420 acre tract conveyed to Russell J. Seager and Judith R. Nagy by Deed Book 295 Page 361;

Thence, with the East line of said tract North 02 deg. 52 min. 12 sec. East, passing an iron pin and cap set at 25.10 feet a total distance of 837.66 feet to a wood fence post found at the southern most corner of said Slagle's 49.4190 acre tract;

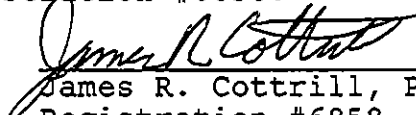
Thence, with the Southeast line of said 49.4190 acre tract North 50 deg. 03 min. 53 sec. East, passing an iron pin and cap set at 1829.52 feet, a total distance of 1859.60 feet returning to the point of beginning containing 89.3519 acres more or less, of which 77.5137 acres is all that remains of said 79.60 acre tract, and 8.1015 acres is all that remains of said 9.74 acre tract, and 3.7233 acres is all that remains of said 5.27 acre tract, and 0.0134 acres is all of said 0.0134 acre tract;

Bearings are based on the centerline of State Route 56 (Main Street)(North 44 deg. West) as recorded in Deed Book 201 Page 219.

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 Nov. 17, 1997 by James R. Cottrill registration #6858.

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