

LINE	BEARING	DISTANCE
L1	N 23°53'27" E	30.57'
L2	S 55°02'00" E	9.84'
L3	S 23°50'59" W	30.84'
L4	N 55°02'00" W	3.96'
L5	N 23°50'59" E	30.84'
L6	S 23°51'01" W	31.85'
L7	N 23°51'01" E	31.85'
L8	S 42°05'00" E	43.29'
L9	S 23°42'21" W	32.89'
L10	N 42°05'00" W	56.78'
L11	N 23°42'21" E	32.89'
L12	S 26°10'36" W	32.85'
L13	N 73°49'24" W	152.93'
L14	N 52°57'34" W	91.64'
L15	N 52°57'34" W	211.00'
L16	N 42°16'56" W	348.83'
L17	N 40°11'30" W	210.39'
L18	S 31°11'04" W	0.44'
L19	S 55°02'00" E	70.10'
L20	S 31°11'04" W	31.33'
L21	N 55°02'00" W	70.10'
L22	N 65°16'00" W	3.27'
L23	N 46°26'00" E	32.24'
L25	N 46°26'00" E	37.71'
L26	S 65°16'00" E	9.73'
L27	N 24°28'25" E	24.18'
L28	N 46°26'00" E	133.71'
L29	S 24°28'25" W	157.01'
L30	S 55°02'00" E	60.27'
L31	S 23°53'27" W	30.57'
L32	N 55°02'00" W	66.14'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	1131.67'	41.63'	41.62'	S 53°58'46" E	02°06'27"
C2	1101.67'	47.58'	47.58'	N 53°47'45" W	02°28'28"
C3	1131.67'	121.27'	121.21'	S 49°51'21" E	06°08'23"
C4	1101.67'	121.56'	121.50'	N 49°23'52" W	06°19'19"
C5	1131.67'	92.86'	92.86'	S 44°26'05" E	04°42'09"
C6	1101.67'	79.86'	79.84'	N 44°09'36" W	04°09'12"
C7	914.25'	154.65'	154.46'	S 59°52'44" E	09°41'30"
C8	1101.67'	248.99'	248.46'	S 48°33'30" E	12°56'59"
C9	1071.67'	242.21'	241.70'	N 48°33'30" W	12°56'59"
C10	884.25'	157.94'	157.73'	N 60°09'00" W	10°14'02"
C11	944.25'	86.19'	86.16'	S 57°38'52" E	05°13'47"
C12	914.25'	154.65'	154.46'	S 59°52'44" E	09°41'30"

OWNERS	VOL/PAGE	ACRES	ACRES TAKEN
MAIN ST. RENTALS INC.	OR 102 P 2275	0.10 AC.	0.0± ACRES
MAIN ST. RENTALS INC.	OR 102 P 2275	0.11 AC.	0.0± ACRES
LORIA WHITE	OR 108 P 877	0.12707 AC	0.0± ACRES
MICHAEL E. PENWELL	DB 292 P 646	0.18 AC.	0.0355± ACRES
MICHAEL E. PENWELL	DB 292 P 646	1.54 AC.	0.0836± ACRES
RONALD & CATHY MULLINS	OR 233 P 2091	1 AC.	0.0939± ACRES
DAVID G. HESTER ANN HESTER BELL LIVING TRUST	OR 180 P 1887	137.24 AC.	1.0806± ACRES
DAVID G. HESTER ANN HESTER BELL	OR 180 P 1887	81.988 AC.	0.6086± ACRES
TOLAND ADDITION	SLIDE 152 & 153		0.2560±

DEED REFERENCE

DAVID G. HESTER
ANN HESTER BELL
LIVING TRUST
OR 180 P 1887

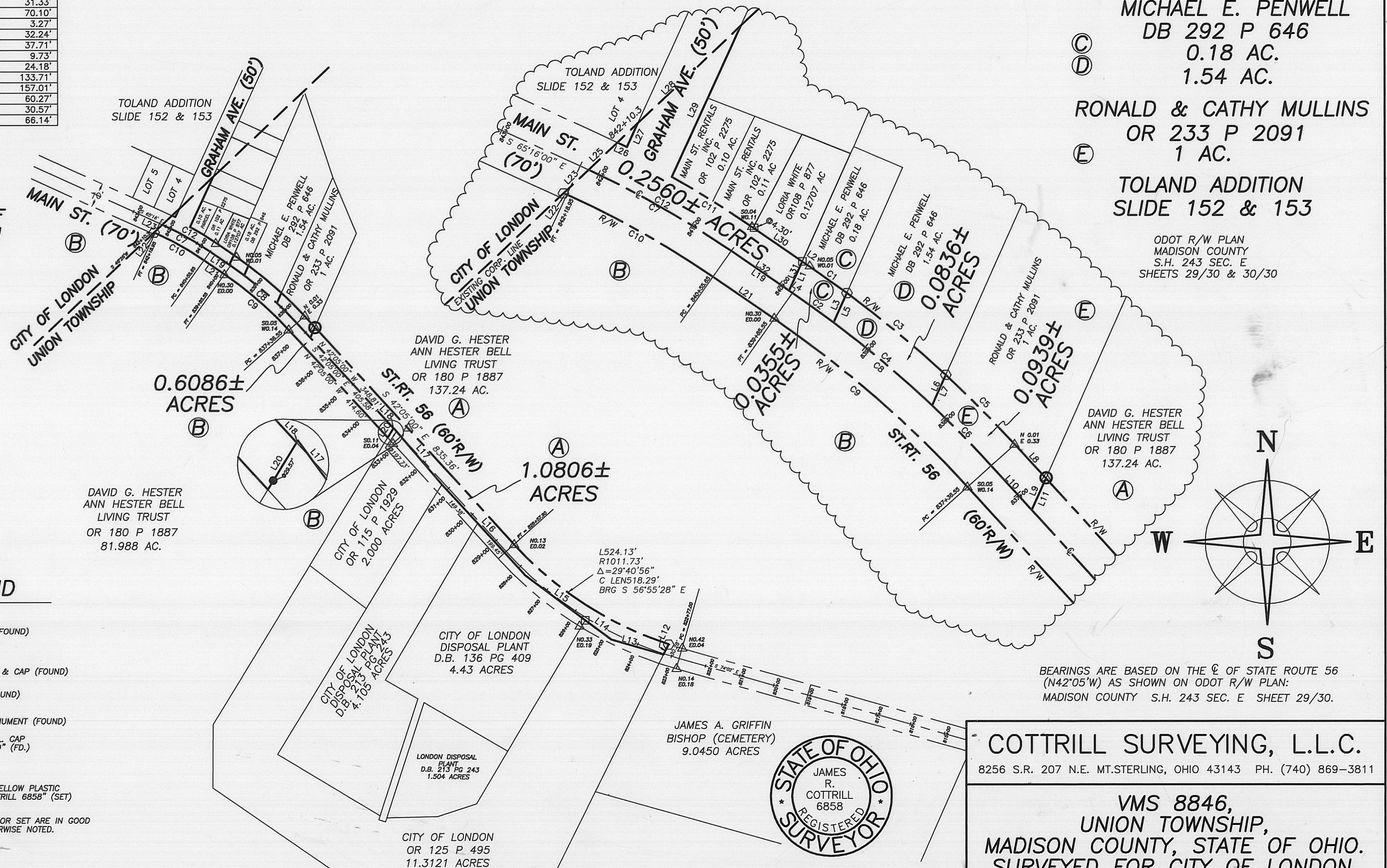
Ⓐ 137.24 AC.
Ⓑ 81.988 AC.

Ⓒ MICHAEL E. PENWELL
DB 292 P 646
0.18 AC.
Ⓓ 1.54 AC.

Ⓔ RONALD & CATHY MULLINS
OR 233 P 2091
1 AC.

Ⓕ TOLAND ADDITION
SLIDE 152 & 153

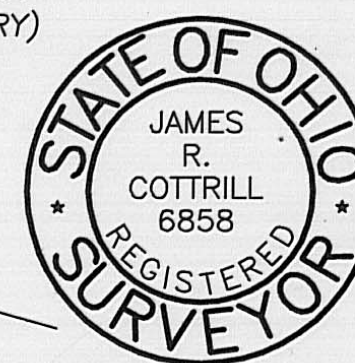
ODOT R/W PLAN
MADISON COUNTY
S.H. 243 SEC. E
SHEETS 29/30 & 30/30



LEGEND

- ⊙ WOOD FENCE POST (FOUND)
- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- 5/8" IRON PIN (FOUND)
- △ CONCRETE R/W MONUMENT (FOUND)
- 5/8" REBAR & AL. CAP STAMPED "NCB 5969" (FD.)
- P K NAIL
- ⬡ 5/8" REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)

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



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL P.S. #6858
DATE: 10/23/08

COTTRILL SURVEYING, L.L.C.
8256 S.R. 207 N.E. MT. STERLING, OHIO 43143 PH. (740) 869-3811
VMS 8846,
UNION TOWNSHIP,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR CITY OF LONDON.

DATE DRAWN: 10/03/08	SCALE : 1"=200' 200' 100' 0 200'	CREW: MW
JOB #S080908		DWN. BY: RC
F. B. # 41		CK. BY:

0.2560Acre Tract
Surveyed for the City of London

The following described 0.2560 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of the Graham Avenue (50' wide) and State Route 56 dedication of the streets of Toland Addition shown on slide 152 and 153, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the intersection of said centerline with the City of London Corporation line, being station 842+10.3 as shown on ODOT right-of-way plan, Madison County, S.H.243 SEC.E. sheet 29/30;

Thence, with said corporation line, North 46° 26 minutes 00 seconds East a distance of 37.71 ft. to a point in the south line of Lot 4 of said Toland Addition;

Thence, with said Lot 4 the following 2 courses:

- 1) South 65° 16 minutes 00 seconds East a distance of 9.73 ft. to an iron pin and cap set at the southwest corner of said Graham Avenue
- 2) North 24° 28 minutes 25 seconds East a distance of 24.18 ft. to a point in the City of London Corporation line

Thence, with said corporation line North 46° 26 minutes 00 seconds East a distance of 133.71 ft. to a point in the east line of said Graham Avenue;

Thence, with the east line of said Graham Avenue, South 24° 28 minutes 25 seconds West a distance of 157.01 ft. to an iron pin and cap set at the south east corner of said Graham Avenue being the north right-of-way line of State Route 56, and the southwest corner of a 0.10 acre tract conveyed to Main Street Rentals Inc. by Official Record 102 page 2275;

Thence, with the north right-of-way line of said State Route 56 and the south line of said 0.10 acre tract and a 0.11 acre tract also conveyed to Main Street Rentals Inc. by Official Record 102 page 2275, the following 2 courses:

- 1) with a curve to the right, radius of 944.25 ft., arc length of 86.19 ft., chord bears South 57° 38 minutes 52 seconds East a distance of 86.16 ft. to a point from which a 6 in. diameter concrete right-of-way monument is South 0.04 ft. and West 0.11 ft.
- 2) South 55° 02 minutes 00 seconds East, passing a 5/8 inch diameter iron pin found at the southwest corner of a 0.12707 acre tract conveyed to Loria White by Official Record 108, Page 877 at 4.30 ft., and continuing along the south line of said 0.12707 acre tract, a total distance of 60.27 ft. to a 5/8 inch diameter iron pin found in the west line of a 0.18 acre tract conveyed to Michael E. Penwell by Deed Book 292 page 646;

Thence, with the west line of said 0.18 acre tract, South 23° 53 minutes 27 seconds West a distance of 30.57 ft. to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56 the following 2 courses:

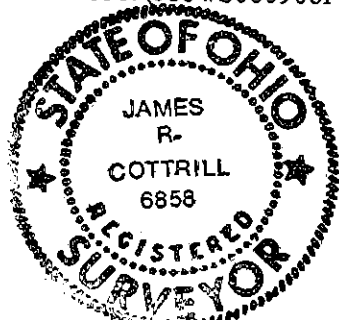
- 1) North 55° 02 minutes 00 seconds West a distance of 66.14 ft.
- 2) with a curve to the left, radius of 914.25 ft., arc length of 154.65 ft., chord bears North 59° 52 minutes 44 seconds West a distance of 154.46 ft. returning to the point beginning containing 0.2560 Acres more or less.

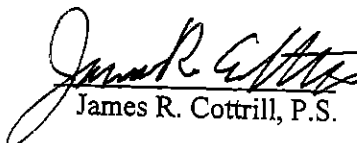
Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on .right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #6858. (Job #S080908F)




James R. Cottrill, P.S.

0.0355 Acre Tract
Surveyed for the City of London

The following described 0.0355 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 0.18 acre tract conveyed to Michael E. Penwell by Deed Book 292 page 646, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the southwest corner of said 0.18 acre tract;

Thence, with the west line of said 0.18 acre tract, North 23° 53 minutes 27 seconds East a distance of 30.57 ft. to a 5/8 inch diameter rebar found at the southeast corner of a 0.12707 acre tract conveyed to Loria White by Official Record 108 page 877;

Thence, with a new line across said 0.18 acre tract and the North right-of-way line of said State Route 56 the following two new courses:

- 1) South 55° 02 minutes 00 seconds East a distance of 9.84 ft., from which a 6 in. diameter concrete right-of-way monument is north 0.05 ft. and west 0.01 ft.
- 2) with a curve to the right, radius equals 1131.67 ft., arc length is 41.63 ft. chord bears South 53° 58 minutes 46 seconds East a distance of 41.62 ft. to an iron pin and cap set in the west line of a 1.54 acre tract conveyed to Michael E. Penwell by Deed Book 292 page 646

Thence, with the west line of said 1.54 acre tract, South 23° 50 minutes 59 seconds West a distance of 30.84 ft. to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, the following two courses:

- 1) with a curve to the left, radius equals 1101.67 ft., arc length equals 47.58 ft., and chord bears North 53° 47 minutes 45 seconds West a distance of 47.58 ft.
- 2) North 55° 02 minutes 00 seconds West a distance of 3.96 ft. returning to the point beginning containing **0.0355 Acres** more or less.

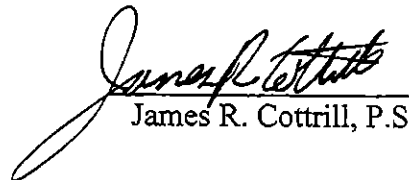
Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on .right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #6858. (Job #S080908)




James R. Cottrill, P.S.

0.0836 Acre Tract
Surveyed for the City of London

The following described 0.0836 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 1.54 acre tract conveyed to Michael E. Penwell by Deed Book 292 page 646, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the southwest corner of said 1.54 acre tract, also being the southeast corner of a 0.18 acre tract also conveyed to Michael E. Penwell by Deed Book 292 page 646;

Thence, with the east line of said 0.18 acre tract, North 23° 50 minutes 59 seconds East a distance of 30.84 ft. to an iron pin and cap in the North right-of-way line of said State Route 56;

Thence, with a new line across said 1.54 acre tract and the North right-of-way line of said State Route 56, with a curve to the right, radius equals 1131.67 ft., arc length is 121.27 ft., chord bears South 49° 51 minutes 21 seconds East a distance of 121.21 ft. to an iron pin and cap set in the west line of a 1 acre tract conveyed to Ronald and Cathy Mullins by Official Record 233 page 2091;

Thence, with the west line of said 1 acre tract, South 23° 51 minutes 01 seconds West a distance of 31.85 ft. to a point in the centerline of said State Route 56;

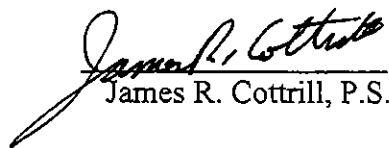
Thence, with the centerline of said State Route 56, with a curve to the left, radius is 1101.67 ft., arc length is 121.56 ft., chord bears North 49° 23 minutes 52 seconds West a distance of 121.50 ft. returning to the point beginning containing **0.0836 Acres** more or less.

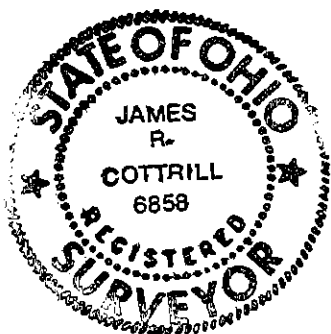
Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #6858. (Job #S080908A)


James R. Cottrill, P.S.



0.0939 Acre Tract
Surveyed for the City of London

The following described 0.0939 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 1 acre tract conveyed to Ronald and Cathy Mullins by Official Record 233 page 2091, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the southwest corner of said 1 acre tract, also being the southeast corner of a 1.54 acre tract also conveyed to Michael E. Penwell by Deed Book 292 page 646;

Thence, with the east line of said 1.54 acre tract, North 23° 51 minutes 01 seconds East a distance of 31.85 ft. to an iron pin and cap in the North right-of-way line of said State Route 56;

Thence, across said 1 acre tract and the North right-of-way line of said State Route 56, the following 2 new courses:

- 1) with a curve to the right, radius equals 1131.67 ft., arc length is 92.88 ft., chord bears South 44° 26 minutes 05 seconds East a distance of 92.86 ft. to a point from which a 6 in. diameter concrete right-of-way monument is North 0.01 ft. and East 0.33 ft.
- 2) South 42° 05 minutes 00 seconds East a distance of 43.29 ft. to a 12 in. diameter wood fence post found in the west line of a 137.24 acre tract conveyed to David G. Hester and Ann Hester Bell, Living Trust by Official Record 180 page 1887;

Thence, with the west line of said 137.24 acre tract, South 23° 42 minutes 21 seconds West a distance of 32.89 ft. to a point in the centerline of said State Route 56;

Thence, with the centerline of said State Route 56, the following two courses:

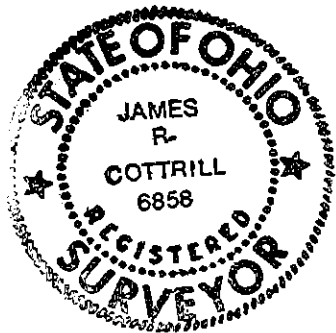
- 1) North 42° 05 minutes 00 seconds West a distance of 56.78 ft.
- 2) with a curve to the left, radius equals 1101.67 ft., arc length of 79.86 ft., chord bears North 44° 09 minutes 36 seconds West a distance of 79.84 ft. returning to the point beginning containing 0.0939 Acres more or less.

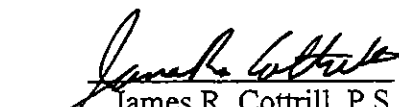
Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #6858. (Job #S080908B)




James R. Cottrill, P.S.

0.6086 Acre Tract
Surveyed for the City of London

The following described 0.6086 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 81.988 acre tract conveyed to David G. Hester and Ann Hester Bell, Living Trust by Official Record 180 page 1887, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the intersection of said centerline with the City of London Corporation line, being station 842+10.3 as shown on ODOT right-of-way plan, Madison County, S.H.243 SEC.E. sheet 29/30;

Thence, with the centerline of said State Route 56 the following four courses:

- 1) with a curve to the right, radius equals 914.25 ft., arc length equals 154.65 ft., chord bears South 59° 52 minutes 44 seconds East a distance of 154.46 ft.
- 2) South 55° 02 minutes 00 seconds East a distance of 70.10 ft.
- 3) with a curve to the right, radius equals 1101.67 feet, arc length equals 248.99 ft., chord bears South 48° 33 minutes 30 seconds East a distance of 248.46 ft.
- 4) South 42° 05 minutes 00 seconds East a distance of 405.58 ft. to a point in the northwest line of a 2.000 acre tract conveyed to the City of London by Official Record 115 page 1929

Thence, with the northwest line of said 2.000 acre tract, South 31° 11 minutes 04 seconds West, passing a 5/8 inch diameter iron rebar and aluminum cap stamped "N. C. B. 5969" found at 29.57 ft., a total distance of 31.33 feet to a point in the southwest right-of-way line of said State Route 56;

Thence, with the southwest right-of-way line of said State Route 56, the following 5 courses:

- 1) North 42° 05 minutes 00 seconds West a distance of 414.60 ft. to a point from which a 6 in. diameter concrete right-of-way monument is South 0.05 ft. and West a 0.14 ft.
- 2) with a curve to the left, radius equals 1071.67 ft., arc length is 242.21 ft., chord bears North 48° 33 minutes 30 seconds West a distance of 241.70 ft. to a point from which a 6 in. diameter concrete right-of-way monument is North 0.30 ft. and East 0.00 ft.
- 3) North 55° 02 minutes 00 seconds West a distance of 70.10 ft.
- 4) with a curve to the left, radius equals 884.25 ft., arc length equals 157.94 ft., chord bears North 60° 09 minutes 00 seconds West a distance of 157.73 ft.
- 5) North 65° 16 minutes 00 seconds West a distance of 3.27 ft. to a point in the City of London Corporation line

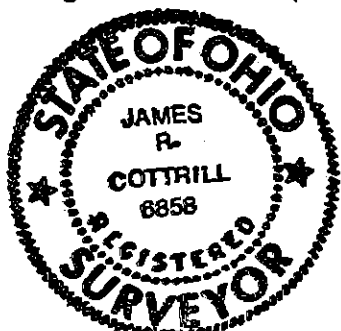
Thence, with said corporation line, North 46° 26 minutes 00 seconds East a distance of 32.24 ft. returning to the point beginning containing **0.6086 Acres** more or less.

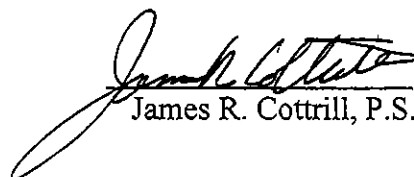
Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on .right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #6858. (Job #S080908D)




James R. Cottrill, P.S.

1.0806 Acre Tract
Surveyed for the City of London

The following described 1.0806 acre tract is situated in the State of Ohio, Madison County, Union Township, VMS 8846, and being part of a 137.24 acre tract conveyed to David G. Hester and Ann Hester Bell, Living Trust by Official Record 180 page 1887, and being more particularly described as follows:

Beginning at a point in the centerline of State Route 56 (60 ft. right-of-way) said point being the southwest corner of said 137.24 acre tract, also being the southeast corner of a 1 acre tract conveyed to Ronald and Cathy Mullins by Official Record 233 page 2091;

Thence, with the east line of said 1 acre tract, North 23° 42 minutes 21 seconds East a distance of 32.89 ft. to 12 in. diameter wood fence post found in the North right-of-way line of said State Route 56;

Thence, across said 137.24 acre tract and the North right-of-way line of said State Route 56, the following 2 new courses:

- 1) South 42° 05 minutes 00 seconds East a distance of 835.36 ft. to a point in said line from which a 6 in. diameter concrete right-of-way monument is North 0.13 ft. and East 0.02 ft.
- 2) with a curve to the left, radius equals 1011.73 ft., arc length is 524.13 ft., and chord bears South 56° 55 minutes 20 eighths seconds East a distance of 518.29 ft. to an iron pin and cap set

Thence, with a new line across said 137.24 acre tract, South 26° 10 minutes 36 seconds West, passing the centerline of said State Route 56 at 30.28 ft., a total distance of 32.85 ft. to the northeast corner of a 11.3121 acre tract conveyed to the City of London by official record 125 page 495;

Thence, with said 11.3121 acre tract the following 2 courses:

- 1) North 73° 49 minutes 24 seconds West a distance of 152.93 ft.
- 2) North 52° 57 minutes 34 seconds West a distance of 91.64 ft. to a 5/8 inch diameter iron pin found at the northeast corner of a 4.43 acre tract conveyed to the City of London Disposal Plan by deed book 136 page 409

Thence, with the north line of said 4.43 acre tract the following 2 courses:

- 1) North 52° 57 minutes 34 seconds West a distance of 211.00 ft.
- 2) North 42° 16 minutes 56 seconds West, passing the northeast corner of a 4.105 acre tract conveyed to the City of London Disposal Plan by Deed Book 213 page 243 at 199.45 ft. and continuing along the north line of said 4.105 acre tract a total distance of 348.83 ft. to the northeast corner of a 2.000 acre tract conveyed to the City of London by Official Record 115 page 1929;

Thence, with the north line of said 2.000 acre tract, North 40° 11 minutes 30 seconds West, passing the centerline of said State Route 56 at 197.73 ft., a total distance of 210.39 ft. to the northwest corner of said 2.000 acre tract;

Thence, with the west line of said 2.000 acre tract, South 31° 11 minutes 04 seconds West a distance of 0.44 ft. to the centerline of said State Route 56;

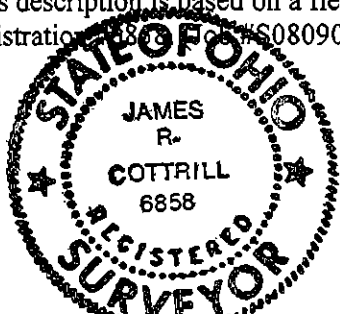
Thence, with the centerline of said State Route 56, North 42° 05 minutes 00 seconds West a distance of 348.81 ft. returning to the point beginning containing **1.0806 Acres** more or less.

Bearings are based on the centerline of State Route 56 (North 42° 05 minutes West) as shown on right-of-way plan, Madison County, S.H. 243 SEC. E. sheet 29/30.

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 3, 2008 by James R. Cottrill registration #S080908C)




James R. Cottrill, P.S.