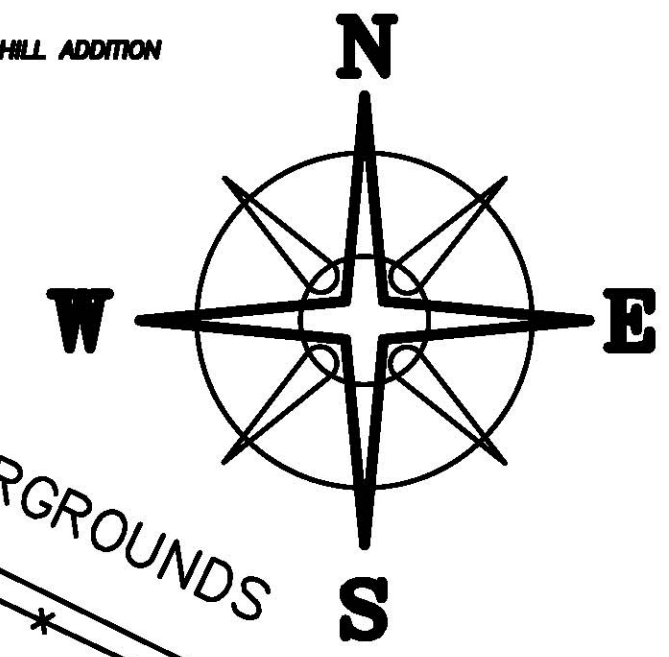


LOT #272
CHANDLER AVE. (50')
(FORMERLY DUNKIN)

THERE ARE NO BEARINGS ON THE PLATS OF GLADE HILL ADDITION
BEARINGS ARE ASSUMED



MADISON COUNTY FAIRGROUNDS
CHANDLER AVE. (50')

DEED REFERENCE
THE GLADE HILL ADDITION
P.B.1, PG. 205
SLIDE 206, 207
REDRAW BY HELDE G. EKEDAH
(COUNTY ENGINEER)
JULY 1957
(ON FILE AT TAX MAP OFFICE)
(ALLEY VACATED BY OR 27 P 885, ORD.#193-95)

ALLEN L & DORIS J STUTHARD
OR 134 P 475
LOT 217
1/2 VACATED ALLEY
ALLEN L & DORIS J STUTHARD
OR 229 P 89
LOT 218
1/2 VACATED ALLEY
LOT 225
1/2 VACATED ALLEY
LOT 226
1/2 VACATED ALLEY
LOT 227
1/2 VACATED ALLEY

HAWTHORN AVE. (50')

LEGEND

- IRON PIPE (FOUND)
- ⊕ 3/4" IRON TEE BAR & CAP (FOUND)
- DIA. SOLID IRON PIN (FOUND)
- △ RECORD CORNER STONE (FOUND)
- RAIL ROAD SPIKE
- 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.

LOT #217
0.0600± ACRES
0.0600± ACRE TRACT IS
TO BECOME PART OF AND
CONTINGENT TO LOT 218.

LOT #218
16.5' ALLEY

LOT #226

LOT #227

LOT #228

LOT #229

LOT #230

DELAWARE AVE. (50')

LOT #222

LOT #221

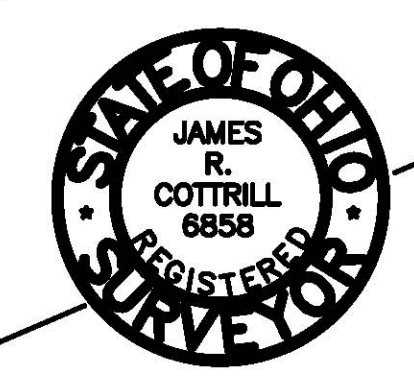
LOT #220

LOT #219

DELAWARE AVE. (50')

ACREAGE BREAKDOWN

- Ⓐ 0.0230± ACRES
- Ⓑ 0.0051± ACRES
- Ⓒ 0.0157± ACRES
- Ⓓ 0.0067± ACRES
- Ⓔ 0.0095± ACRES



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

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

**0.0600± ACRES, & RESURVEY LOTS
218, 225, 226, & 227,
THE GLADE HILL ADDITION
CITY OF LONDON, MADISON COUNTY, OHIO
SURVEYED FOR BRIAN BLUE**

DATE DRAWN: 4/9/13	SCALE : 1" = 30'	CREW: MW
JOB #S130401	30' 15' 0 30'	DWN. BY: RC
F. B. #		CK. BY:

The following describe 0.0600 acre tract is situated in the State of Ohio, Madison County, City of London, The Glade HILL Addition as shown on slide 206 and 207 in the Madison County Recorder's Office, and being part of Lot 217 of said addition and part of the 1/2 vacated alley with said Lot 217, both tracts are conveyed to Alan L and Doris J Stuthard by Official Record 134 page 475, also being all of the 1/2 vacated alley with lot 218, all of the 1/2 vacated alley with lot 227, and part of the 1/2 vacated alley with lot 226 of said addition, all three of these tracts are conveyed to Alan L and Doris J Stuthard by Official Record 229 page 89, and being more particularly described as follows:

Beginning at an iron pin and cap set at the northern corner common to said lots 217 and 218, said iron pin and is also in the south line of Chandler Avenue (50 feet wide);

Thence, with the line between said lots 217 and 218, **South 23° 24 min. 21 seconds West** a distance of **108.16 feet** to an iron pin and cap set at the western corner common to said lots and in the east line of said vacated alley (ordinance 193-95, recorded in Official Record 27 page 895);

Thence, with the west line of said Lot 218, **South 23° 00 min. 00 seconds East** a distance of **82.75 feet** to an iron pin and cap set at the southern most corner of said Lot 218 and in the west line of a 16 1/2 foot alley;

Thence, with said 16 1/2 foot alley and the east line of the 1/2 vacated alley with lot 218, **South 23° 24 min. 21 seconds West** a distance of **11.39 feet** to an iron pin and cap set in the east line of the 1/2 vacated alley with lot 228 of said subdivision;

Thence, with the east line of the 1/2 vacated alley with lot 228, the following two courses:

- 1) **North 23° 00 min. 00 seconds West** a distance of **23.43 feet** to an iron pin and cap set
- 2) **South 66° 44 min. 42 seconds West** a distance of **8.25 feet** to an iron pin and cap set at the southeast corner of said Lot 227;

Thence, with the east line of said lots 227 and 226, **North 23° 00 min. 00 seconds West**, passing the east corner common to said tracts at 50.06 feet, a total distance of **82.62 feet** to an iron pin and cap set;

Thence, across said vacated alley and lot 217 the following new line, **North 35° 02 min. 17 seconds East**, passing the centerline of said vacated alley at 9.72 feet, also passing the West line of said Lot 217 at 19.44 feet, a total distance of **111.78 feet** returning to the point of beginning containing **0.0600 Acres** more or less, of which 0.0230 acres more or less is part of said Lot 217, 0.0051 acres more or less is part of the 1/2 vacated alley with lot 217, 0.0157 acres more or less is all of the 1/2 vacated alley with lot 218, 0.0067 acres more or less is part of the 1/2 vacated alley with lot 226, and 0.0095 acres more or less is all of the 1/2 vacated alley with lot 227.

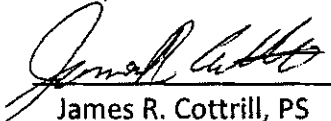
The hereinabove described 0.0600 acre tract is to become part of and contingent to said lot 218.

There are no bearings on the Plats of Glade Hill Addition, bearings are assumed.

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 April 9, 2013 by James R. Cottrill registration #6858. (Job #S130401-0-0600AC)


James R. Cottrill, PS

