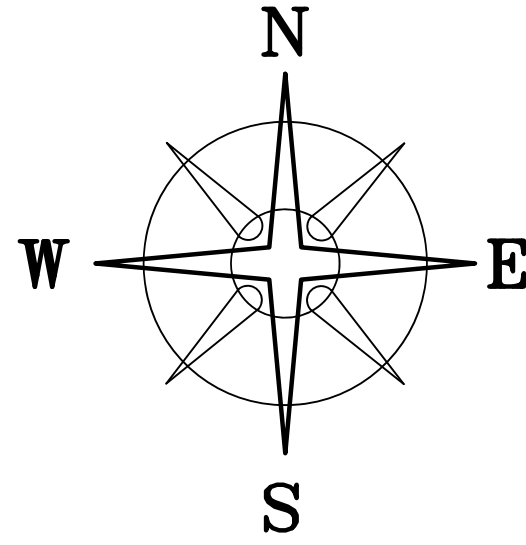


BEARINGS BASED ON THE NORTH LINE OF D.C. ENG. & DEV.
 26.0334 ACRE TRACT (N82°27'22"E) AS DESCRIBED
 IN O.R. 59 PG. 234

DEED REFERENCE

DC ENGINEERING & DEVELOPMENT LTD

- Ⓐ O.R. 289, PG. 2679
33.96 AC. 31-03591.000
- Ⓑ O.R. 184, PG. 80
34.0461 AC. 31-02739.000
- Ⓒ O.R. 184, PG. 80
65.351 AC. 32-00002.000



3.0000±ACRES

N=688652.00'
E=1710011.46'

P.O.B.

CITY OF LONDON
UNION TOWNSHIP

20' R/W TO NEW
3.0000 ACRE TRACT

LONDON BAPTIST CHURCH
VOL. 158 PG. 591
PARCEL #1

CITY OF LONDON
UNION TOWNSHIP

CITY OF LONDON
O.R. 109, PG. 1217
14.92 ACRES

SPRING VALLEY RD. (CR 71)

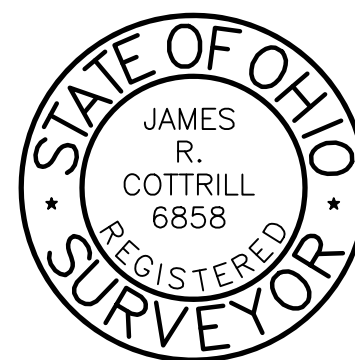
LEGEND

- ▲ 6" DIA. IRON FENCE POST FOUND
RUSTED OFF AT GROUND
- IRON PIPE & CAP "NCB 5969" (FOUND)
- RAIL ROAD SPIKE (FOUND)
- MAG NAIL (PREVIOUSLY SET)
- ✂ P K NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC
CAP STAMPED "COTTRILL 6858"

FLORA DENISE FISHER
12.882 ACRES
O.R. 247, PG. 630

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

PAYNE-THOMPSON ROAD (TR 101)



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

DATE: 1/19/16

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

**3.0000 ACRES, VMS 5802, CITY OF LONDON
MADISON COUNTY, STATE OF OHIO
SURVEYED FOR
D.C. ENGINEERING & DEVELOPEMENT**

DATE DRAWN: 1/18/16	SCALE : 1"= 100' 100' 50' 0 100'	CREW: MW
JOB # S160104		DWN. BY: NC
		CK. BY: RC

Cottrill Surveying, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

3.0000 Acre Tract

Surveyed for D.C. Engineering & Development, LTD

The following described 3.0000 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5802, and being part of a 33.96 acre tract (parcel #31-03591.000) conveyed to D.C. Engineering & Development, LTD by Official Record 289 page 2679, and being more particularly described as follows:

Beginning at an iron pin and cap set at the southeast corner of said 33.96 acre tract and the northeast corner of a 6.5469 acre tract conveyed to the City of London by Official Record 109 page 1217, from said corner the centerline intersection of State Route 665 (60 feet right-of-way) and Payne Thompson Road (Township Road 101) bears:

- 1) South 03° 45' 48" East a distance of 601.88 feet
- 2) South 86° 21' 44" West a distance of 675.94 feet;

Thence, with the north line of said 6.5469 acre tract with a curve to the left, said curve has a radius of 8085.28 feet, arc length of 667.72 feet and chord bears **South 85° 08' 39" West** a chord distance of **667.53 feet** to an iron pin and cap set;

Thence, across said 33.96 acre tract with the following two courses:

- 1) **North 04° 39' 06" West** a distance of **200.72 feet** to an iron pin and cap set;
- 2) **North 85° 12' 22" East** a distance of **667.53 feet** to an iron pin and cap set in the west line of a 34.0461 acre tract (parcel #31-02739.000) conveyed to D.C. Engineering by Official Record 184 page 80;

Thence, with the west line of said 34.0461 acre tract **South 04° 39' 06" East**, passing an iron pipe and cap stamped "NCB 5969" at 196.65 feet, a total distance of **200.00 feet** returning to the point of beginning containing **3.0000 Acre** more or less.

With the benefit of a 20 foot wide right-of-way easement as described by Official Record 289 page 2679. Also with the benefit of a new 30 feet easement described separately. Both easements are more clearly shown on the plat accompanying this legal description.

Bearings are based on the north line of D.C. Engineering and Development 26.0334 acre tract as recorded in Official Record 59 page 234.

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 18, 2016 by James R. Cottrill registration #6858. (Job #S160104-3-0000AC)

James R. Cottrill, PS

Cottrill Surveying, LLC

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. (740)869-3811

30 Feet Wide Ingress/Egress Easement Surveyed for D.C. Engineering & Development, LTD

The following described 30 feet wide ingress/egress easement is situated in the State of Ohio, Madison County, City of London, VMS 5802, for the benefit of a 3.0000 acre tract conveyed to D.C. Engineering & Development, LTD by Official Record ___ page ___ and being part of a 34.0461 acre tract (parcel #31-02739.000) and a 65.351 acre tract (parcel #31-02002.000) both tracts conveyed to D.C. Engineering & Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Beginning at an iron pin and cap set at the southeast corner of said 33.96 acre tract and the northeast corner of a 6.5469 acre tract conveyed to the City of London by Official Record 109 page 1217, from said corner the centerline intersection of State Route 665 (60 feet right-of-way) and Payne Thompson Road (Township Road 101) bears:

- 1) South 03° 45' 48" East a distance of 601.88 feet
- 2) South 86° 21' 44" West a distance of 675.94 feet;

Thence, with the west line of said 34.0461 acre tract **North 04° 39' 06" West**, passing an iron pipe and cap stamped "NCB 5969" at 3.35 feet, a total distance of **200.00 feet** to an iron pin and cap set;

Thence, across said 34.0461 acre tract with the following two courses:

- 1) **North 85° 20' 54" East** a distance of **30.00 feet**;
- 2) **South 04° 39' 06" East** a distance of **201.19 feet** to the north line of said 65.351 acre tract;

Thence, across said 65.351 acre tract **South 03° 45' 09" East**, a distance of **78.66 feet** to an iron pin and cap found at the northwest corner of a 1.576 acre tract conveyed to London Baptist Church by Volume 158 page 591 at 80.03 feet

Thence, with the west line of said 1.576 acre tract **South 03° 45' 48" East**, passing an iron pin and cap found at 492.56 feet, a total distance of **522.56 feet** to a Mag nail found in the centerline of State Route 665 (60 feet right-of-way);

Thence, with the centerline of said road **South 86° 21' 44" West** a distance of **30.00 feet** to a railroad spike found at the southeast corner of a 12.882 acre tract conveyed to Flora Denis Fisher by Official Record 247 page 630.

Thence, with the east line of said 12.882 acre tract **North 03° 45' 48" West**, passing an iron pin and cap at 30.00 feet, also passing an iron pin and cap at the southwest corner of a 6.5459 acre tract conveyed to the City of London by Official Record 109 page 1217 at 521.86 feet, a total distance of **601.88 feet** to the point of beginning.

Bearings are based on the north line of D.C. Engineering and Development 26.0334 acre tract as recorded in Official Record 59 page 234.

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 18, 2016 by James R. Cottrill registration #6858. (Job #S160104-3-0000AC-EASEMENT)

James R. Cottrill, PS