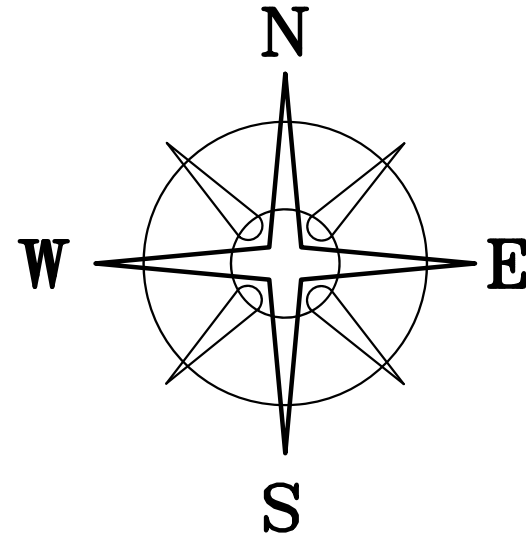
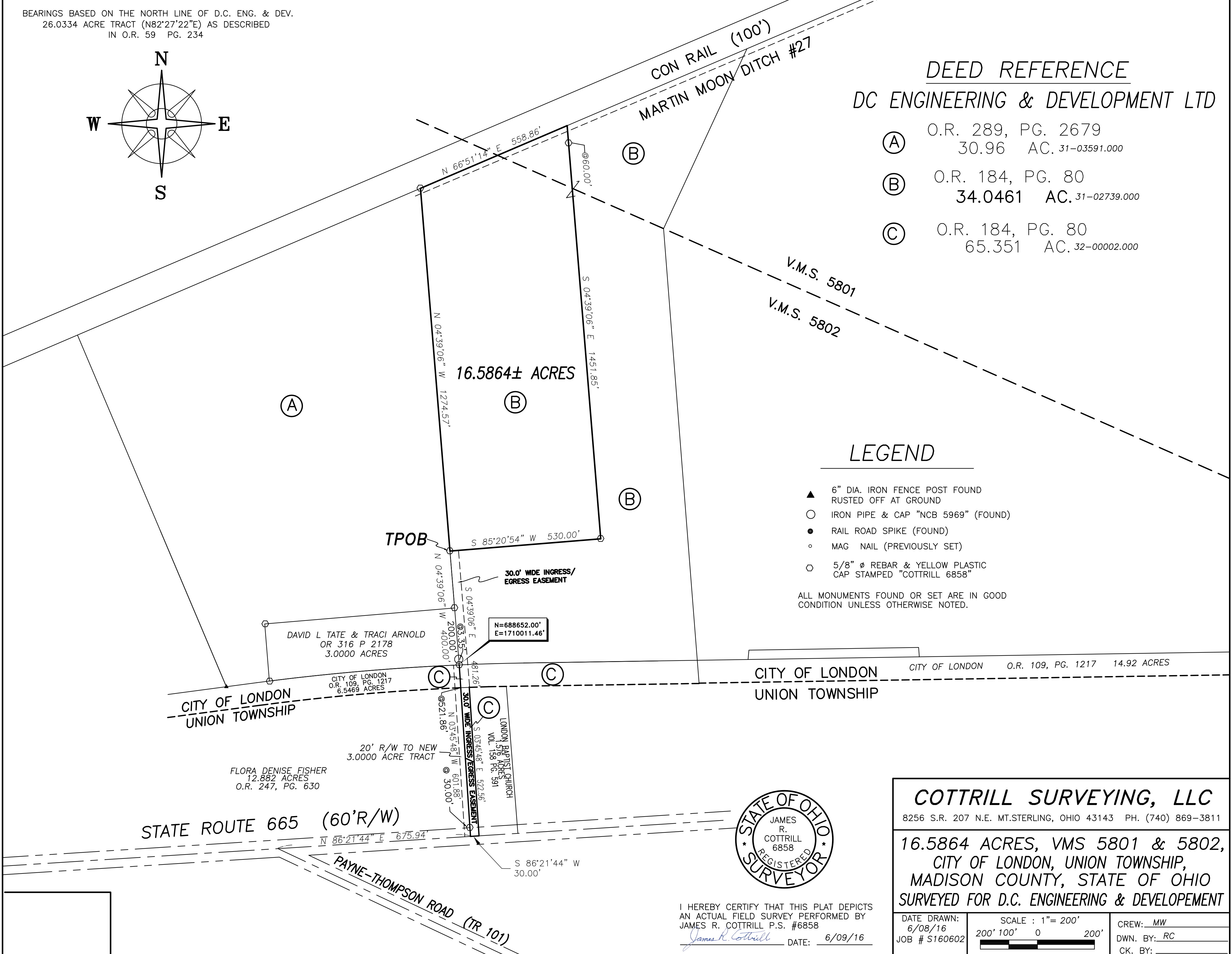


BEARINGS BASED ON THE NORTH LINE OF D.C. ENG. & DEV.  
 26.0334 ACRE TRACT (N82°27'22"E) AS DESCRIBED  
 IN O.R. 59 PG. 234



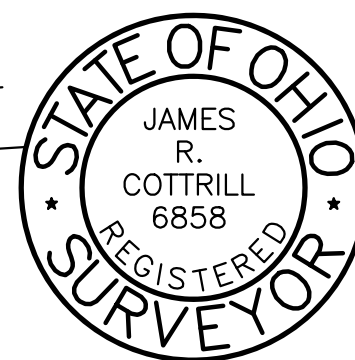
**DEED REFERENCE**  
**DC ENGINEERING & DEVELOPMENT LTD**

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



**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)
  - 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858"
- 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  
*James R. Cottrill* DATE: 6/09/16

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

**16.5864 ACRES, VMS 5801 & 5802, CITY OF LONDON, UNION TOWNSHIP, MADISON COUNTY, STATE OF OHIO SURVEYED FOR D.C. ENGINEERING & DEVELOPEMENT**

DATE DRAWN: 6/08/16 JOB # S160602	SCALE : 1" = 200' 200' 100' 0 200'	CREW: MW DWN. BY: RC CK. BY:
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## **COTTRILL SURVEYING, LLC**

8265 State Route 207 NE, Mt. Sterling, Ohio 43123, Ph. 740.869.3811

### **16.5864 Acre Tract**

#### ***Surveyed for DC Engineering and Development***

The following described 16.5864 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5801 and 5802, being part of a 34.0461 acre tract (31-02739.000) conveyed to DC Engineering and Development, LTD by Official Record 184 page 80, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 665 (60 feet right-of-way) with Payne-Thompson Road (Township road 101);

Thence, with the centerline of said State Route 665, North 86° 21' 44" East a distance of 675.94 feet to the southwest corner of a 65.351 acre tract conveyed to DC Engineering and Development, LTD by Official Record 184 page 80;

Thence, with the west line of said 65.351 acre tract, North 03° 45' 48" West, passing an iron pin and cap previously set at 30.00 feet, also passing the south line of a 6.5469 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 an iron pin and cap previously set at the southern corner common to said 34.0461 acre tract and a 3.0000 acre tract conveyed to David L Tate and Tracy Arnold by Official Record 316 page 2178;

Thence, with the east line of said 3.0000 acre tract, North 04° 39' 06" West passing an iron pipe and cap stamped "NCB 5969" found at 3.35 feet, also passing an iron pin and cap previously set at the southeast corner of a 30.96 acre tract also conveyed to DC engineering and development, LTD by Official Record 289 page 2679 at 200 feet and continuing along the east line of said 30.96 acre tract a total distance of 400.00 feet to an iron pin and cap set at **The True Point of Beginning**;

Thence, continuing along the east line of said 30.96 acre tract, **North 04° 39' 06" West** a distance of 1274.57 feet to an iron pin and cap set previously in the south line of Con Rail (100 feet wide);

Thence, along the south line of said Con Rail, **North 66° 51' 14" East** a distance of **558.86 feet** to a point;

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

- 1) **South 04° 39' 06" East**, passing an iron pin and cap set at 60.00 feet, a total distance of **1451.85 feet** to an iron pin and cap set
- 2) **South 85° 20' 54" West** a distance of **530.00 feet** returning to **The True Point of Beginning** containing **16.5864 Acres** more or less.

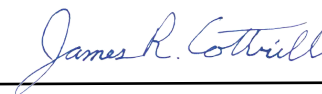
With the benefit of a 30 foot Ingress Egress Easement, said easement is tangent to and 30 feet east of the following described line: beginning at an iron pin and cap previously set at the intersection of the north right-of-way line of State Route 665 with the west line of said 65.351 acre tract, thence, with the west line of said 65.351 acre tract North 03° 45' 48" West a distance of 571.88 feet to an iron pin and cap set previously, thence North 04° 39' 06" West a distance of 400.00 feet to an iron pin and cap set at the Southwest corner of the hereinabove described 16.5864 acre tract and the northern terminus of said 30 feet Ingress Egress Easement.

Bearings are based on the north line of DC Engineering and Developments 26.0334 acre tract (North 82° 27' 22" East) as described 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 cap stamped "Cottrill L.L.C. 6858."

This description is based on a field survey performed June 8, 2016 by James R. Cottrill, PS registration #6858. (Job #S160602-16-5864AC)



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James R. Cottrill, PS