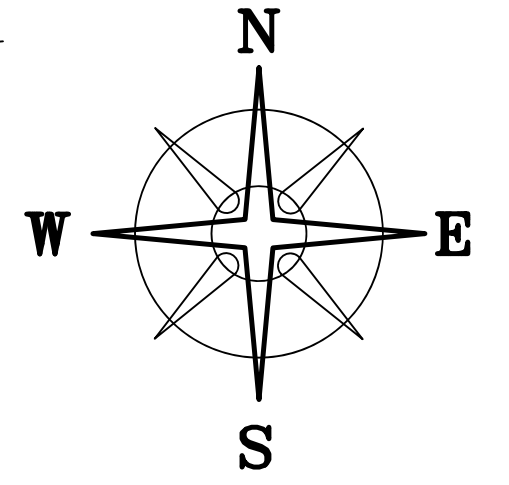


MAPLE STREET

CENTER STREET (S.R. 665) (50' R/W)



BEARINGS ARE BASED ON A GPS OBSERVATION ON 10/02/17 WGS 1984 GEODETIC NORTH.

N 88°13'28" E 736.22'
POINT OF COMMENCEMENT

N=1707215.84'
E=687858.36

CHARLES M OILER
OR 300 P 926
0.256 ACRES

CALDWELL JACK A
& SHARON ANN JT LIVES
OR 55 P 114
0.235 ACRES

THOMAS O'ROCK
OR 327 P 1849
0.224 ACRES
TRACT ONE
31-02129.000

KENIS L WHITE, JR &
DONNA D TREGO
WHITE, JT LIVES
DB 272 P 98
0.2472 ACRES

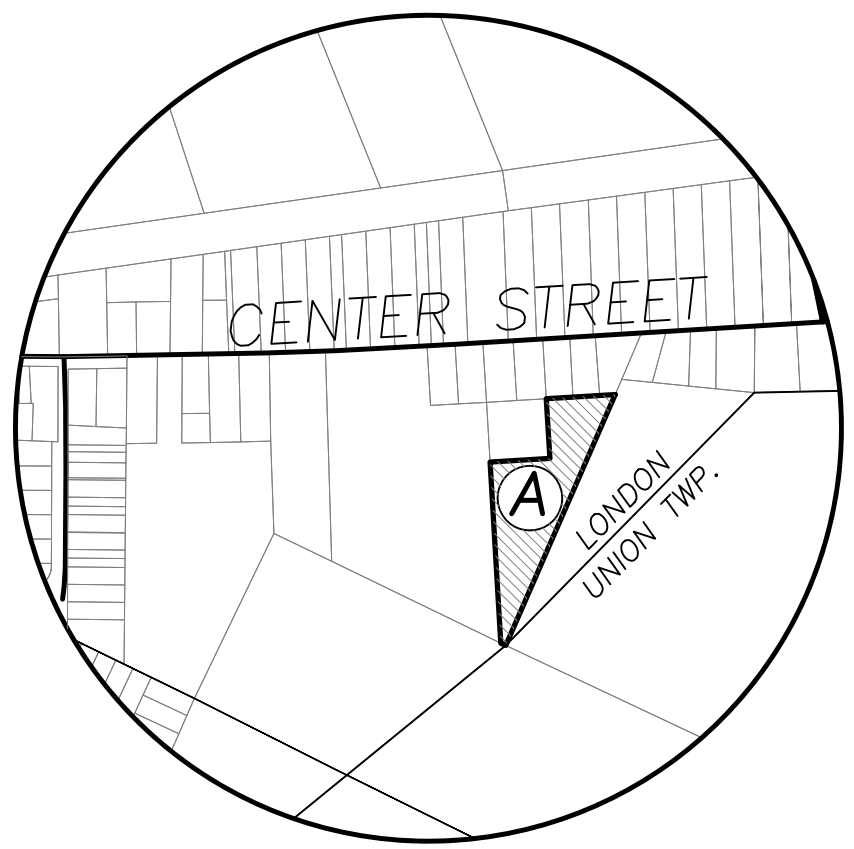
PAUL J GROSS
OR 307 P 2048
0.224 ACRES

TPOB

SET ON EAST SIDE
OF WOOD FENCE POST

LOCATION MAP

NOT TO SCALE



KENIS L & DONNA D WHITE, JT LIVES
OR 200 P 2350
0.5001 ACRES

1.7760± ACRES

(A)

EGELHOFF FARMS LLC
OR 318 P 102
3.059 ACRES

DEED REFERENCE

**THOMAS O'ROCK
OR 327 P 1849
1.7759 ACRES**
31-02130.000
TRACT TWO

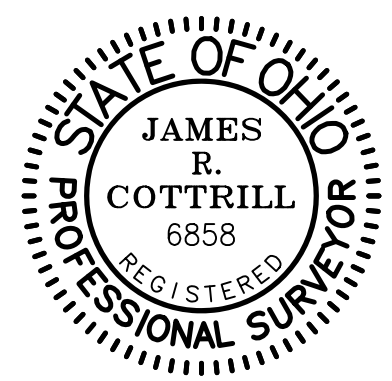
JOHN J STAHL, JR & JANET S STAHL
DB 274 P 802
5.302 ACRES

LEGEND

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

- ⊕ 3/4" T-BAR & CAP (FOUND)
- ⊙ 1" ∅ IRON PIPE (FOUND)
- ⊗ 3/4" ∅ IRON PIPE (FOUND)
- IRON PIN (FOUND)
- 5/8" ∅ IRON PIN (FOUND)
- ⊙ MAG NAIL (SET) OVER IRON PIN (FOUND)
- ⬡ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" ∅ REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

CITY OF LONDON
UNION TOWNSHIP



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

James R. Cottrill DATE: 10/09/17

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

**1.7760± ACRES,
VMS 5648, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED TOM O'ROCK**

SCALE : 1" = 50'
50' 25' 0 50'

DATES	JOB No. S171001
SURVEYED 10/2017	CREW: MW
DRAWN 10/2017	DWN BY: NC

JOHN C ANDERS & NANCY C ANDERS JT LIVES
OR 272 P 2227
147.46 ACRES (TRACT 2)

13.59'
N 65°30'08" W

COTTRILL SURVEYING, INC

8256 State Route 207 NE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

1.7760 Acre Tract

Surveyed for Tom O'Rock

The following described 1.7760 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 5648, being all of a 1.7759 acre tract (Parcel 31-02130.000) conveyed to Thomas O'Rock by Official Record 327 page 1849, and being more particularly described as follows:

Commencing at an iron pin found at the centerline intersection of Center Street (State Route 665, 50 feet right-of-way) and Maple Street;

Thence, with the centerline of Center Street with the following two courses:

- 1) North 88° 13' 28" East a distance of 736.22 feet;
- 2) North 85° 15' 00" East a distance of 812.84 feet to a mag nail set over an iron pin found at the Northeast corner of a 0.256 acre tract conveyed to Charles M Oiler by Official Record 300 page 926;

Thence, with the East line of said 0.256 acre tract, South 22° 16' 35" West, passing an iron pin found at 27.66 feet and a 1-inch diameter iron pipe found at the Northwest corner of a 3.059 acre tract conveyed to Egelhoff Farms LLC by Official Record 318 page 102 at 124.76 feet, a total distance of 165.67 feet to an iron pin found at the Northeast corner of said 1.7759 acre tract and being the **True Point of Beginning**;

Thence, continuing with the West line of said 3.059 acre tract, **South 22° 16' 35" West** a distance of **675.31 feet** to a 1-inch diameter iron pipe found in the North line of a 147.46 acre tract conveyed to John C and Nancy C Anders, Jt Lives by Official Record 272 page 2227 and in the Corporation Line of the City of London;

Thence, with the North line of said 147.46 acre tract, **North 65° 30' 08" West** a distance of **13.59 feet** to the Southeast corner of a 5.302 acre tract conveyed to John J Stahl, Jr and Janet S Stahl by Deed Book 274 page 802;

Thence, with the East line of said 5.302 acre tract, **North 04° 40' 13" West**, passing a 5/8-inch diameter iron pin found at 0.27 feet, a total distance of **447.42 feet** to an iron pin and cap previously set at the Southwest corner of a 0.5001 acre tract conveyed to Kenis L and Donna D White, Jt Lives by Official Record 200 page 2350;

Thence, around said 0.5001 acre tract with the following two courses:

- 1) **North 85° 15' 01" East** a distance of **147.79 feet** to an iron pin and cap previously set;
- 2) **North 04° 44' 59" West** a distance of **147.51 feet** to a 3/4-inch T-Bar found at the South corner common to a 0.2472 acre tract conveyed to Kenis L White, Jr and Donna D Trengo White, Jt Lives by Deed Book 272 page 98 and a 0.224 acre tract conveyed to Paul J Gross by Official Record 307 page 2048;

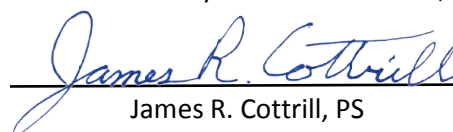
Thence, with the South line of said 0.224 acre tract, **North 85° 15' 00" East**, passing the Southwest corner of a 0.224 acre tract conveyed to Thomas O'Rock by Official Record 327 page 1849 at 66.00 feet, passing the Southwest corner of said Oiler's 0.256 acre tract at 132.00 feet, a total distance of **170.31 feet** returning to the **True Point of Beginning**, containing **1.7760 Acres** more or less.

Bearings are based on GPS observation on October 2, 2017, WGS 1984 Geodetic North.

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 and previously set are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill 6858."

This description is based on a field survey performed October of 2017 by James R. Cottrill, PS registration #6858. (Job #S171001-1-7760AC)


James R. Cottrill, PS

