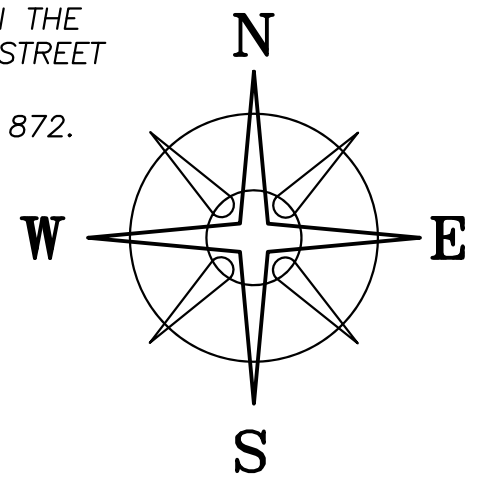


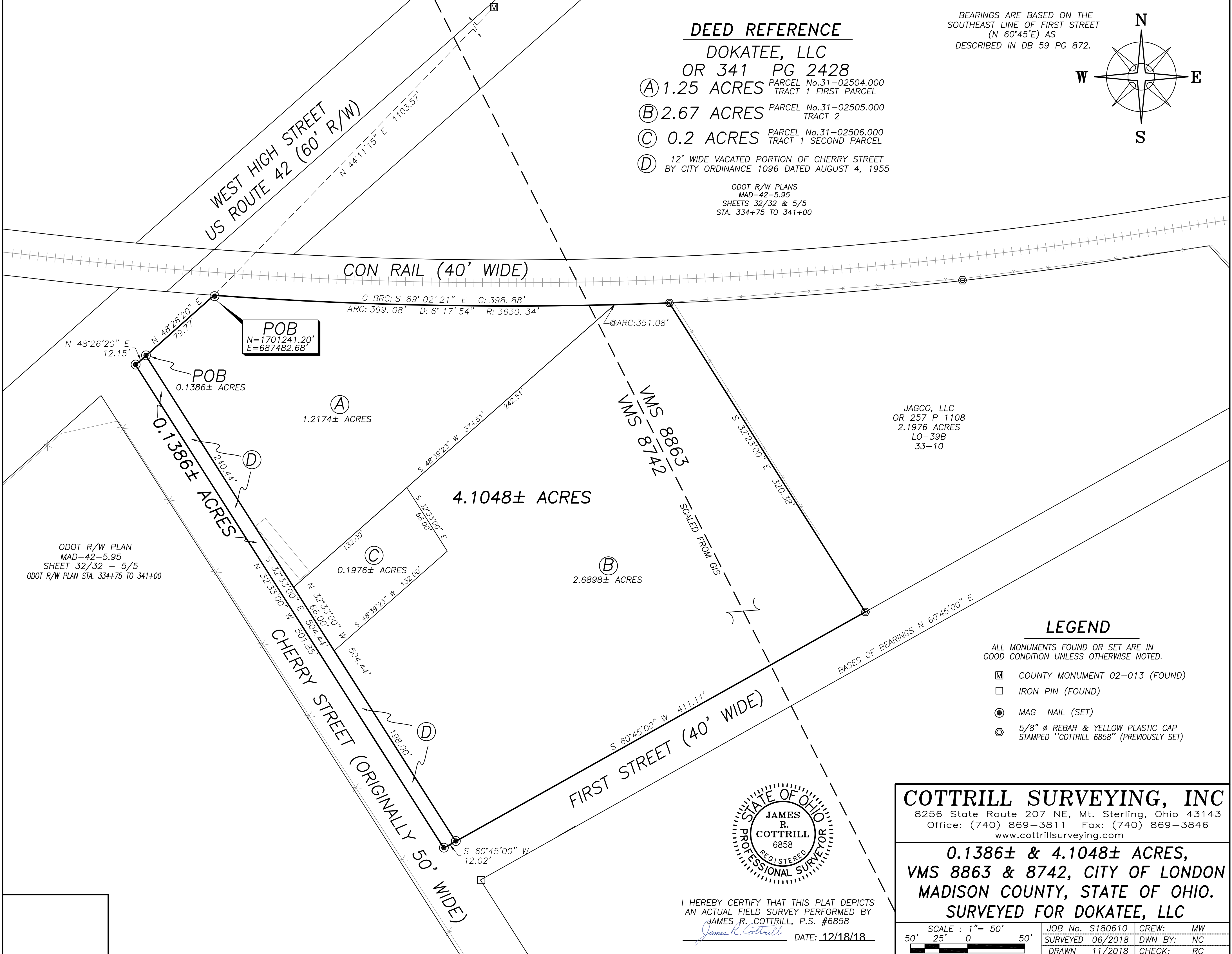
BEARINGS ARE BASED ON THE  
SOUTHEAST LINE OF FIRST STREET  
(N 60°45'E) AS  
DESCRIBED IN DB 59 PG 872.



**DEED REFERENCE**

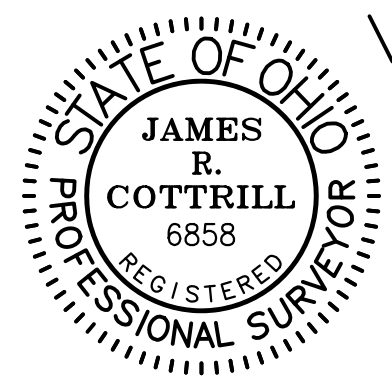
- DOKATEE, LLC  
OR 341 PG 2428
- (A) 1.25 ACRES PARCEL No.31-02504.000 TRACT 1 FIRST PARCEL
  - (B) 2.67 ACRES PARCEL No.31-02505.000 TRACT 2
  - (C) 0.2 ACRES PARCEL No.31-02506.000 TRACT 1 SECOND PARCEL
  - (D) 12' WIDE VACATED PORTION OF CHERRY STREET BY CITY ORDINANCE 1096 DATED AUGUST 4, 1955

ODOT R/W PLANS  
MAD-42-5.95  
SHEETS 32/32 & 5/5  
STA. 334+75 TO 341+00



**LEGEND**

- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ☒ COUNTY MONUMENT 02-013 (FOUND)
  - ☐ IRON PIN (FOUND)
  - MAG NAIL (SET)
  - ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)



I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 12/18/18

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

**0.1386± & 4.1048± ACRES,  
VMS 8863 & 8742, CITY OF LONDON  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR DOKATEE, LLC**

SCALE : 1" = 50'	JOB No. S180610	CREW: MW
50' 25' 0 50'	SURVEYED 06/2018	DWN BY: NC
	DRAWN 11/2018	CHECK: RC

# COTTRILL SURVEYING, INC

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

## **0.1386 Acre Tract** *Surveyed for Dokatee, LLC*

The following described 0.1386 Acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 12 feet wide portion of Cherry Street vacated by City Ordinance 1096 dated August 4, 1955, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the southeast line of West High Street (US Route 42, 60 feet right-of-way) and the original Northeast line of Cherry Street (originally 50 feet wide), said mag nail being the westernmost corner of said a 1.25 acre tract (Parcel 31-02504.000, Tract 1 First Parcel) conveyed to Dokatee, LLC by Official Record 341 page 2428;

Thence, with the Northeast line of Cherry Street and the Southwest line of said 1.25 acre tract, **South 32° 33' 00" East**, passing the west corner of a 0.2 acre tract (Parcel 31-02506.000, Tract 1 Second Parcel) at 240.44 feet and the West corner of a 2.67 acre tract (Parcel 31-02505.000, Tract 2) at 306.44 feet both tracts conveyed to Dokatee, LLC by Official Record 341 page 2428, a total distance of **504.44 feet** to the northwest line of First Street (40 feet wide);

Thence, with the extension of the northwest line of First Street, **South 60° 45' 00" West** a distance of **12.02 feet** to a mag nail set at the South corner of said 12 feet wide vacation;

Thence, with the southwest line of said 12 feet wide vacation, **North 32° 33' 00" West** a distance of **501.85 feet** to a mag nail set in the southeast line of West High Street;

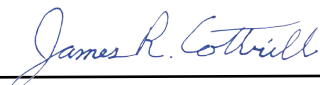
Thence, with the southeast line of West High Street, **North 48° 26' 20" East** a distance of **12.15 feet** returning to the **Point of Beginning**, containing **0.1386 Acres** more or less.

Bearings are based on the south line of First Street (North 60° 45' East) as described in Deed Book 59 page 872.

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 6858."

This description is based on a field survey performed June of 2018 by James R. Cottrill, PS registration #6858. (Job #S180610-0-1386AC)

  
James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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

## 4.1048 Acre Tract Surveyed for Dokatee, LLC

The following described 4.1048 Acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and 8742, being all of a 1.25 acre tract (Parcel 31-02504.000, Tract 1 First Parcel), all of a 2.67 acre tract (Parcel 31-02505.000, Tract 2) and all of a 0.2 acre tract (Parcel 31-02506.000, Tract 1 Second Parcel) all conveyed to Dokatee, LLC by Official Record 341 page 2428, and being more particularly described as follows:

Beginning at a mag nail set at the intersection of the southeast line of West High Street (US Route 42, 60 feet right-of-way) and the south line of Con Rail (40 feet wide), said mag nail being the northwest corner of said 1.25 acre tract;

Thence, with a curve to the left along the south line of Con Rail, **radius of 3630.34 feet**, passing the northwest corner of said 2.67 acre tract at arc length of 351.08 feet, a total **arc length of 399.08 feet**, chord bears South 89° 02' 21" East a distance of 398.88 feet to an iron pin and cap previously set at the Northwest corner of a 2.1976 acre tract conveyed to Jagco, LLC by Official Record 257 page 1108;

Thence, with the southwest line of said 2.1976 acre tract, **South 32° 23' 00" East** a distance of **320.38 feet** to an iron pin and cap previously set in the northwest line of First Street (40 feet wide);

Thence, with the northwest line of First Street, **South 60° 45' 00" West** a distance of **411.11 feet** to a mag nail set in the original northeast line of Cherry Street (originally 50 feet wide before a 12 feet wide strip was vacated by City Ordinance 1096 dated August 4, 1955);

Thence, with the original northeast line of Cherry Street, **North 32° 33' 00" West**, passing the south corner of said 0.2 acre tract at 198.00 feet, passing the south corner of said 1.25 acre tract at 264.00 feet, a total distance of **504.44 feet** to a mag nail set in the southeast line of West High Street;

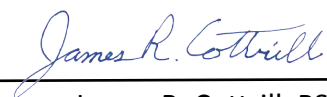
Thence, with the southeast line of West High Street, **North 48° 26' 20" East** a distance of **79.77 feet** returning to the **Point of Beginning**, containing **4.1048 Acres** more or less, of which 1.2174 acres more or less is all of said 1.25 acre tract, 2.6898 acres more or less is all of said 2.67 acre tract, and 0.1976 acres more or less is all of said 0.2 acre tract.

Bearings are based on the Southeast line of First Street (North 60° 44' East) as described in Deed Book 59 page 872.

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 6858."

This description is based on a field survey performed June of 2018 by James R. Cottrill, PS registration #6858. (Job #S180610-4-1048AC)



James R. Cottrill, PS

