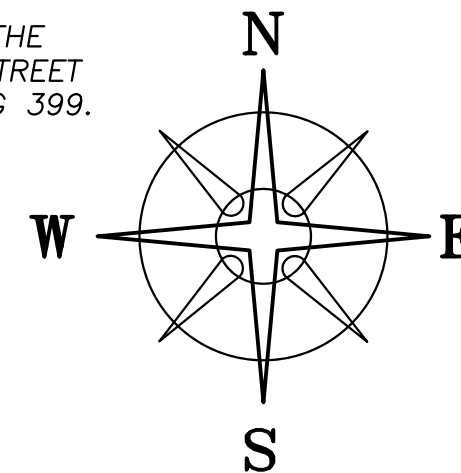
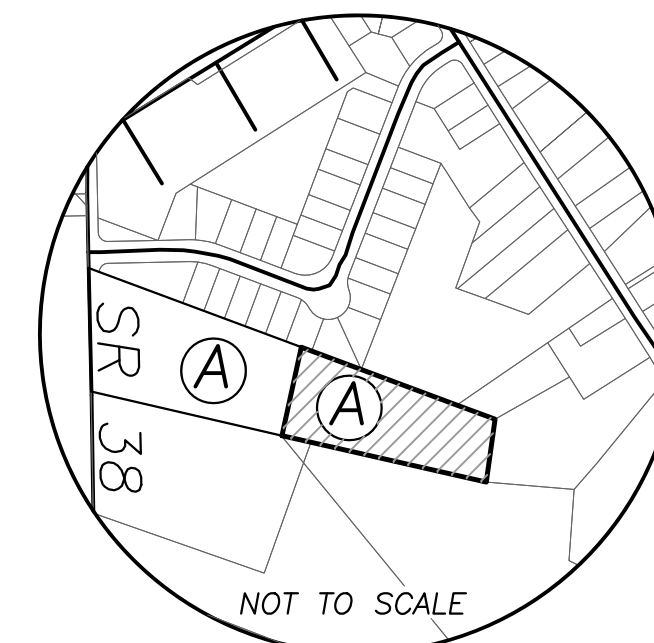


BEARINGS ARE BASED ON THE  
SOUTHEAST LINE OF MOUND STREET  
AS DESCRIBED IN DB 177 PG 399.  
(N57°E)



**LOCATION MAP**



POINT OF COMMENCEMENT

**SHERMAN AVENUE**  
(60' WIDE)

S 01°34'47" E  
40.14'

N=684687.164'  
E=1700198.024'

**CHATFIELD SUBDIVISION**  
CAB 1 SLIDE 587

LOT #19

LOT #18

LOT #17

LOT #16

DEED REFERENCE

MADISON COUNTY COMMISSIONERS COURT HOUSE  
OR 20 PG 931  
PARCEL No. 31-02669.001  
6.5183 ACRES

TPOB

JAMES W & NORMA J HUFF  
DB 204 PG 418  
4.05 ACRES

GEO-SITES LTD  
OR 213 PG 107  
0.6407 ACRES

**2.7068± ACRES**

CITY OF LONDON  
UNION TOWNSHIP

DAVID & LINDA S HUTSON  
DB 297 PG 538  
4.316 ACRES

GEO-SITES LTD  
OR 213 PG 107  
2.0354 ACRES

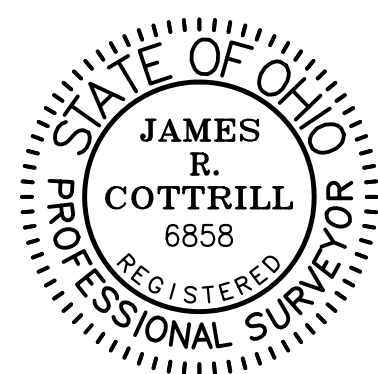
RUTH HARRIETT WENGERT  
DB 272 PG 70  
8.708 AC.

**LEGEND**

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

- MAG NAIL (SET)
- 5/8" ∅ 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  
SCALED FROM GIS



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

*James R. Cottrill* DATE: 07/30/2018

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

**2.7068± ACRES,**  
**VMS 8742, CITY OF LONDON,**  
**MADISON COUNTY, STATE OF OHIO.**  
**SURVEYED FOR MADISON CO. COMM.**

SCALE : 1" = 60'  
60' 30' 0 60'

JOB No. S180619	CREW: MW
SURVEYED 07/2018	DWN BY: NC
DRAWN 07/2018	CHECK: NC

STATE ROUTE 38 (60' R/W)

CITY OF LONDON

# COTTRILL SURVEYING, INC

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

## 2.7068 Acre Tract Surveyed for Madison County Commissioners

The following described 2.7068 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being part of a 6.5183 acre tract (Parcel 31-02669.001) conveyed to Madison County Commissioners Court House by Official Record 20 page 931, and being more particularly described as follows:

Commencing at the centerline intersection of State Route 38 (60 feet right-of-way) with Sherman Avenue (60 feet wide);

Thence, with the centerline of State Route 38, South 01° 34' 47" East a distance of 40.14 feet to a mag nail set at the Southwest corner of Chatfield Subdivision as shown in Plat Cabinet 1 slide 587 and the northernmost corner of said 6.5183 acre tract;

Thence, with the South line of said Chatfield Subdivision, South 69° 42' 14" East a distance of 631.75 feet to an iron pin and cap set at the **True Point of Beginning**;

Thence, continuing with the South line of said Chatfield Subdivision, **South 69° 42' 14" East** a distance of **168.46 feet** to a 5/8 inch diameter iron pin found at the Southwest corner of a 4.05 acre tract conveyed to James W and Norma J Huff by Deed Book 204 page 418 and the southeast corner of said Chatfield Subdivision;

Thence, with the South line of said 4.05 acre tract, **South 69° 47' 50" East** a distance of **275.75 feet** to an iron pin and cap previously set at the Southwest corner of a 0.6407 acre tract conveyed to Geo-Sites LTD by Official Record 213 page 107;

Thence, with the South line of said 0.6407 acre tract, **South 69° 13' 58" East** a distance of **113.30 feet** to an iron pin and cap previously set at the Northwest corner of a 2.0354 acre tract conveyed to Geo-Sites LTD by Official Record 213 page 107;

Thence, with the West line of said 2.0354 acre tract, **South 07° 48' 20" West** a distance of **172.05 feet** to a 5/8 inch diameter iron pin found in the North line of a 8.708 acre tract conveyed to Ruth Harriett Wengert by Deed Book 272 page 70;

Thence, with the North line of said 8.708 acre tract, **North 77° 27' 24" West** a distance of **492.37 feet** to a 5/8 inch diameter iron pin found at the Northeast corner of a 4.316 acre tract conveyed to David and Linda S Hutson by Deed Book 297 page 538;

Thence, with the North line of said 4.316 acre tract, **North 77° 08' 30" West** a distance of **81.54 feet** to an iron pin and cap set;

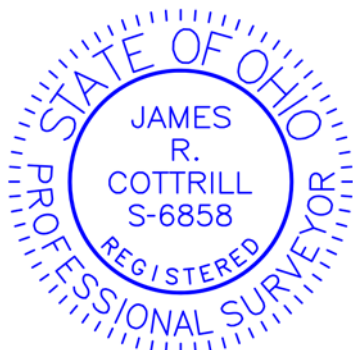
Thence, with a new line across said 6.5183 acre tract, **North 14° 15' 17" East** a distance of **246.80 feet** returning to the **True Point of Beginning**, containing **2.7068 Acres** more or less.

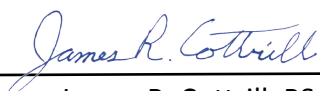
Bearings are based on the Southwest line of Mound Street (North 57° East) as described in Deed Book 177 page 399.

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 July 2018 by James R. Cottrill, PS registration #6858. (Job #S180619-2-7068AC)



  
James R. Cottrill, PS