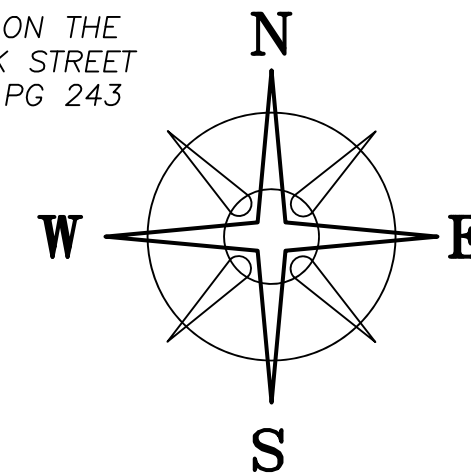


BEARINGS ARE BASED ON THE
SOUTHWEST LINE OF OAK STREET
AS SHOWN ON PB 1 PG 243



DEED REFERENCE

SHELLEY MARINE LTD

OR 334 PG 2675

LOTS 36, 37 & 38

LOT 36 - PARCEL No. 31-01360.000

LOT 37 - PARCEL No. 31-01361.000

LOT 38 - PARCEL No. 31-01362.000

OF

MAPLE COURT ADDITION

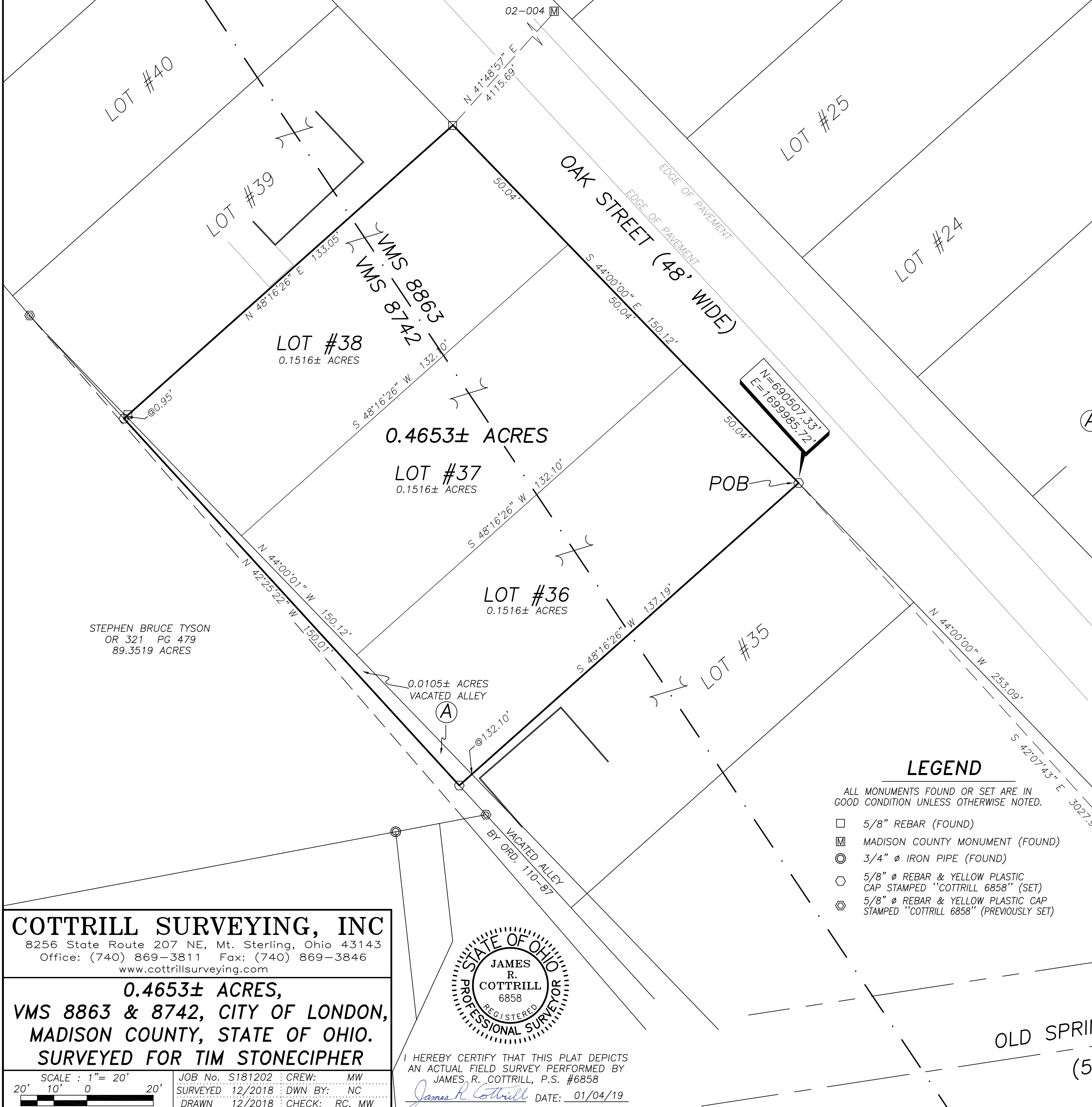
AS RECORDED ON

PB 1 PG 243

VACATED PORTION OF ALLEY

BY CITY ORDINANCE No. 110-87 & RECORDED IN

DB 273 PG 524



0.4653± ACRES

LOT #37
0.1516± ACRES

LOT #36
0.1516± ACRES

LOT #38
0.1516± ACRES

LOT #39

LOT #40

N=690507.33'
E=1699985.72'

POB

0.0105± ACRES
VACATED ALLEY

(A)

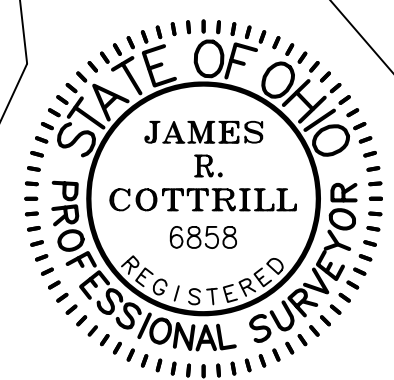
LEGEND

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

- 5/8" REBAR (FOUND)
- ▣ MADISON COUNTY MONUMENT (FOUND)
- ⊙ 3/4" Ø IRON PIPE (FOUND)
- ⬡ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (SET)
- ⊗ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL 6858" (PREVIOUSLY SET)

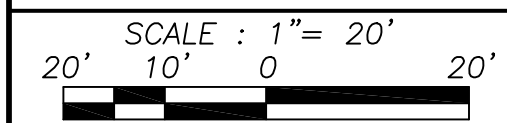
COTTRILL SURVEYING, INC
8256 State Route 207 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 Fax: (740) 869-3846
www.cottrillsurveying.com

0.4653± ACRES,
VMS 8863 & 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR TIM STONECIPHER



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

James R. Cottrill DATE: 01/04/19



SCALE : 1" = 20'
JOB No. S181202 : CREW: MW
SURVEYED 12/2018 : DWN BY: NC
DRAWN 12/2018 : CHECK: RC, MW

OLD SPRINGFIELD ROAD
(50' R/W)
CENTERLINE

STEPHEN BRUCE TYSON
OR 321 PG 479
89.3519 ACRES

02-013

R/W

R/W

COTTRILL SURVEYING, INC

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

0.4653 Acre Tract *Surveyed for Tim Stonecipher*

The following described 0.4653 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863 and 8742, being all of Lot 36 (Parcel 31-01360.000), Lot 37 (Parcel 31-01361.000) and Lot 38 (Parcel 31-01362.000) of Maple Court Addition as recorded in Plat Book 1 page 243 and 1/2 of the alley vacated by City Ordinance Number 110-87 and recorded in Deed Book 273 page 524, all conveyed to Shelley Marine LTD by Official Record 334 page 2675, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southwest line of Oak Street (48 feet wide) at the North corner of Lot 35 and the East corner of said Lot 36 of said subdivision, said iron pin and cap bears North 44° 00' 00" West a distance of 253.09 feet from the intersection of the Southwest line of Oak Street and the North line of Old Springfield Road (50 feet right-of-way);

Thence, with the Northwest line of said Lot 35, **South 48° 16' 26" West**, passing the Northeast line of said vacated alley at 132.10 feet, a total distance of **137.19 feet** to an iron pin and cap set in the centerline of said vacated alley and the Northeast line of an 89.3519 acre tract conveyed to Stephen Bruce Tyson by Official Record 321 page 479;

Thence, with the centerline of said vacated alley in the Northeast line of said 89.3519 acre tract, **North 42° 25' 22" West** a distance of **150.01 feet** to an iron pin and cap set at the extension of the Southeast line of Lot 39;

Thence, **North 48° 16' 26" East**, passing a 5/8 inch rebar found at the Southwest corner common to Lots 38 and 39 at 0.95 feet, continuing with the Southeast line of Lot 39 a total distance of **133.05 feet** to a 5/8 inch rebar found in the Southwest line of Oak Street;

Thence, with the Southwest line of Oak Street, **South 44° 00' 00" East**, passing the North corner of Lot 37 at 50.04 feet, passing the North corner of Lot 36 at 100.08 feet, a total distance of **150.12 feet** returning to the **Point of Beginning**, containing **0.4653 Acres** more or less, of which 0.1516 acres more or less is all of said Lot 36, 0.1516 acres more or less is all of said Lot 37, 0.1516 acres more or less is all of said Lot 38, and 0.0105 acres more or less is all of said vacated alley.

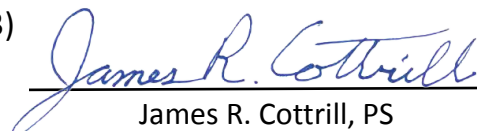
Bearings are based on the Southwest line of Oak Street (North 44° 00' West) as shown on Plat Book 1 page 243.

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 December of 2018 by James R. Cottrill, PS registration #6858. (Job #S181202-0-4653)




James R. Cottrill, PS