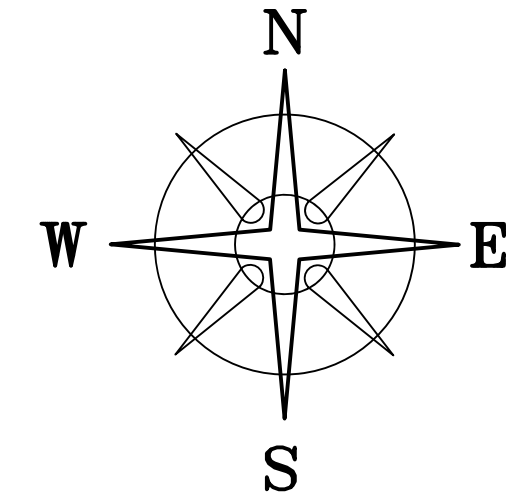


BEARING BASED ON A GPS OBSERVATION ON 08/02/10
WGS 1984 GEODETIC NORTH



HIGH STREET (U.S. 42, 60' R/W)
130.00'

POB
SR42 STA323+28.3

MIDWAY STREET (50' R/W)
298.11'

Ⓐ
0.7023±
ACRES
0.4988± NET ACRES

DEED REFERENCE
DEBORAH J COATE, TRUSTEE
O.R. 299 PAGE 1430
Ⓐ 0.707 ACRES
PARCEL #31-02197.000
ODOT MAD-42-5.95 R/W PLAN
SHEETS 3 & 4

ROBERT L JR & KATHARINE R
RUSSELL, JT LIVES
OR 332 PG 181
0.576 ACRES
PARCEL #31-02399.000

KELLI FULCHER
OR 363 PG 408
0.91 ACRES
PARCEL #31-01872.000

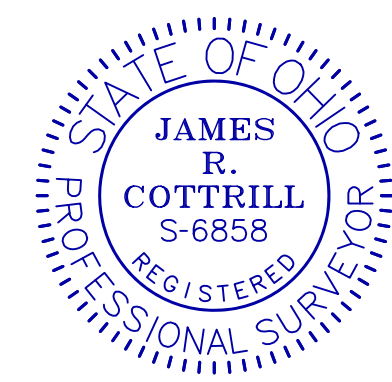
PENNSYLVANIA LINES LLC & NORFOLK SOUTHERN RAILROAD CORP.
OR 107 PG 1784
2.2805 ACRES
PARCEL #31-03200.000
CENTERLINE OF FORMER RAIL ROAD (RAIL HAVE BEEN REMOVED)
SH 23&24, VOL 6 MAP RECORD No 8213015 NORFOLK AND SOUTHERN RR CORP.
RAIL STILL PRESENT

N=686125.60'
E=1699966.44'

BOARD OF PARK COMM OF MAD CO PARK DIST
OR 150 PG 1136
1.6305 ACRES
PARCEL #31-03200.001

LEGEND

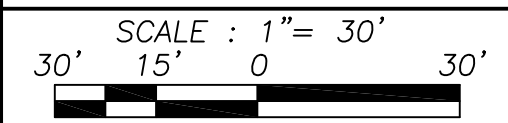
- ALL MONUMENTS FOUND OR SET ARE IN GOOD CONDITION UNLESS OTHERWISE NOTED.
- ▣ COUNTY MONUMENT 02-013 (FOUND)
- MAG NAIL (SET)
- ⊕ 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "ELLIOTT S-7759" (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC CAP STAMPED "COTTRILL SURVEYING" (SET)



COTTRILL SURVEYING, INC
James R Cottrill, PS Nathan Cottrill, PE
15882 US Route 62 NE, Mt. Sterling, Ohio 43143
Office: (740) 869-3811 www.cottrillsurveying.com

0.7023± ACRES
VMS 8742, CITY OF LONDON,
MADISON COUNTY, STATE OF OHIO.
SURVEYED FOR COATE

I HEREBY CERTIFY THAT THIS PLAT DEPICTS AN ACTUAL FIELD SURVEY PERFORMED BY JAMES R. COTTRILL, P.S. #6858
James R. Cottrill DATE: 02/23/21



SCALE : 1" = 30'	JOB No. S210207	CREW: MW
	SURVEYED 02/2021	DWN BY: MW
	DRAWN 02/2021	CHECK: RC

COTTRILL SURVEYING, INC

15882 US Route 62 SE, Mt. Sterling, Ohio 43143, Ph. 740.869.3811, www.cottrillsurveying.com

0.7023 Acre Tract Surveyed for Coate

The following described 0.7023 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8742, being all of a 0.707 acre tract (Parcel 31-02197.000) conveyed to Deborah J Coate, Trustee by Official Record 299 page 1430, and being more particularly described as follows:

Beginning at a mag nail set at the centerline intersection of High Street (US Route 42, 60 feet right-of-way, Station 323+28.3 per ODOT right-of-way plan MAD-42-5.95 Sheet 3) and Midway Street (50 feet right-of-way), being the Northeast corner of a 0.91 acre tract conveyed to Kelli Fulcher by Official Record 363 page 408 and the Northwest corner of said 0.707 acre tract;

Thence, with the centerline of High Street, **North 68° 41' 54" East** a distance of **66.97 feet** to a point in said centerline;

Thence, **South 34° 28' 13" East**, passing a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott S-7759" found in at the West corner of a 0.576 acre tract conveyed to Robert L Jr and Katharine R Russell, Joint Lives by Official Record 332 page 181 at 32.00 feet, continuing with the Southwest line of said 0.576 acre tract, a total distance of **299.56 feet** to a 5/8 inch diameter rebar and yellow plastic cap stamped "Elliott S-7759" found in the Northwest line of a 2.2805 acre tract conveyed to the Pennsylvania Lines LLC and Norfolk Southern Railroad Corp by Official Record 107 page 1784;

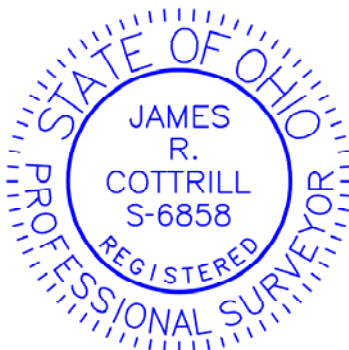
Thence, with the Northwest line of said railroad, **South 66° 04' 52" West**, passing an iron pin and cap set at the North corner of a 1.6305 acre tract conveyed to the Board of Park Commission of Madison County Park District by Official Record 150 page 1136 at 109.98 feet, a total distance of **139.98 feet** to a mag nail set in the centerline of Midway Street;

Thence, with the centerline of Midway Street, **North 20° 24' 45" West**, passing a mag nail set at 268.11 feet, a total distance of **298.11 feet** returning to the **Point of Beginning**, containing **0.7023 Acres** more or less.

Bearings are based on a GPS observation on August 2, 2010, 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 are 5/8-inch diameter rebar with yellow plastic cap stamped "Cottrill Surveying"

This description is based on a field survey performed February 19, 2021 by James R. Cottrill, PS registration #6858. (Job #S210207-0.7023)




James R. Cottrill, PS #6858