

PEYTON, BETTY A.
Par No. 31-02940.003
Official Rec. 363, Page 1372
0.6407 Acres

PEYTON, BETTY A.
Par No. 31-02940.000
Official Rec. 368, Page 199
2.0354 Acres
(2.1668 Acres)

BOARD OF COUNTY COMMISSIONERS
Par. No. 31-02669.002
Official Rec. 349, Page 66
2.7068 Acres

PEYTON, BETTY A.
Par No. 31-02928.000
Official Rec. 368, Page 197
3.90 Acres
(3.8454 Acres)

WENGERT, RUTH HARRIETT
Par. No. 31-02669.000
8.708 Acres
Deed Vol. 272, Page 70

JACKMAN, DAVID K.
Par. No. 31-02937.000
Official Rec. 197, Page 2204
11.931 Acres

6.0122 Acres Total

LEGEND

- 3/4" iron pin set 30" in length with a 1 1/2" plastic ID cap inscribed "DTK SITE SOLUTIONS"
- ⊗ 5/8" iron pin found with plastic ID cap inscribed "Cottrill 6858"
- 5/8" Iron pin found
- ◻ Monument found
- Point

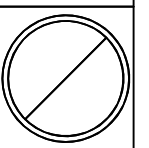
All Monuments found or set are in good condition unless otherwise noted.

BASIS OF BEARING:
Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Said bearings originated from ODOT CORS VRS Network. The portion of the Southeasterly R/W line of Mound Street, having a bearing of N 57° 34' 02" E, is designated the "basis of bearing" for this survey.

PLAT OF SURVEY

Situated in the State of Ohio, County of Madison, City of London and being all of two parcels as conveyed to Betty A. Peyton (as shown hereon) and located partially in VMS 6249 and 8742

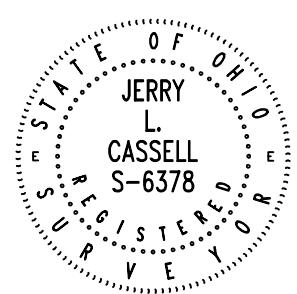
FOR:	BY: J. Cassell, P.S.
DATE: July 25, 2024	PROJ. NO.: 3222-24
REV:	
REV:	



I hereby certify that this plat was prepared from an actual field survey of the premises in July of 2024 and from existing public records and that said plat correctly shows the limits of the parcel to be conveyed.

This certification was made by me on this 5th day of August, 2024.

Jerry L. Cassell
Jerry L. Cassell
Ohio Professional Surveyor No. 6378



4315 PROFESSIONAL PKWY
GROVEPORT, OH 43125
(614)567-6144

DESCRIPTION OF A 6.0122 ACRE PARCEL

Situated in the State of Ohio, County of Madison, City of London, and being all of a 2.0354 Acre parcel of land conveyed to Betty A. Peyton in Official Record 368, Page 199 (Parcel No. 31-02940.000) and all of a 3.90 Acre parcel of land conveyed to Betty A. Peyton in Official Record 368, Page 197 (Parcel No. 31-02928.000) (hereinafter referred to as "Grantor") and being a part of VMS 6249 and VMS 8742 and being more particularly described as follows:

BEGINNING at an iron pin with cap found on the Southwesterly right of way line of Olive Street (50 Feet in width), said iron pin also being the Eastern most property corner of a 0.7196 Acre parcel of land conveyed to Greg and Andrea Huff in Official Record 224, Page 1448 (Parcel No. 31-02940.001) and the Grantor's Northern most property corner and bears S 04° 12' 02" W a distance of 3833.54 feet from Madison County Monument 02-013;

Thence S 30° 37' 27" E along the Southwesterly right of way line of Olive Street and the Grantor's Northeasterly property line a distance of 76.15 feet to an iron pin set, said iron pin being the Northwesterly property corner of a 11.931 Acre parcel of land conveyed to David K. Jackman in Official Record 197, Page 2204 (Parcel No. 31-02937.000);

Thence S 33° 21' 49" E along the Grantor's Easterly property line and the Westerly property line of the aforementioned Jackman parcel a distance of 326.53 feet to an iron pin set;

Thence continuing along the Grantor's Easterly property line and the Westerly property line of the aforementioned Jackman parcel S 20° 24' 06" W along the Grantor's Easterly property line and the Westerly property line of the aforementioned Jackman parcel a distance of 383.76 feet to an iron pin with cap found, said iron pin being on the Northerly property line of an 8.1708 Acre parcel of land conveyed to Ruth Harriet Wengert in Deed Volume 272, Page 70 (Parcel No. 31-02669.000);

Thence along the Grantor's Southerly property line and the Northerly property line of the aforementioned Wengert parcel the following three (3) courses:

- 1) N 65° 51' 34" W a distance of 336.84 feet to an iron pin set;
- 2) N 03° 11' 05" E a distance of 196.23 feet to an iron pin set;
- 3) N 85° 56' 13" W a distance of 242.72 feet to a 5/8-inch iron pin found, said iron pin being the Grantor's Southwesterly property corner and the Southeasterly property corner of a 2.7068 Acre parcel of land conveyed to the Board of County Commissioners in Official Record 349, Page 66 (Parcel No. 31-02669.002);

Thence N 08° 16' 32" E along the Grantor's Westerly property line and the Easterly property line of the aforementioned Board of County Commissioners a distance of 172.22 feet to an iron pin with cap found, said iron pin being the Northeasterly property corner of the aforementioned Board of County Commissioners and the Southern most property corner of a 0.6407 Acre parcel of land conveyed to Betty A. Peyton in Official Record 363, Page 1372 (Parcel No. 31-02940.003)

Thence N 59° 34' 13" E along the Grantor's Westerly property line and the Southeasterly property line of the aforementioned Peyton parcel a distance of 242.16 feet to an iron pin with cap found, said iron pin being a property corner of the Grantor, the Eastern most property corner of the aforementioned Peyton parcel and on the Southwesterly property line of a 0.7196 acre parcel of land conveyed to Greg and Andrea Huff in Official Record 224, Page 1448 (Parcel No. 31-02940.001, said parcel shown on Survey No. 1-07 by James R. Cottrill, 12/21/06);

Thence S 32° 31' 06" E along a property line of the Grantor and the Southwesterly property line of the aforementioned Huff parcel a distance of 72.65 feet to a 5/8-inch iron pin found, said iron pin being a property corner of the Grantor and the Southern most property corner of the aforementioned Huff parcel;

Thence N 57° 34' 15" E along a property line of the Grantor and the Southeasterly property line of the aforementioned Huff parcel a distance of 214.87 feet to the point of beginning, containing 6.0122 Acres, more or less, and subject to all legal easements and rights of way of record.

All iron pins set are 5/8-inch iron pins 30" in length with 1 1/4" plastic identification caps inscribed "DTK SITE SOLUTIONS."

All iron pins found with caps are 5/8-inch iron pins plastic identification caps inscribed "COTTRILL 6858."

Bearings are based on the Ohio State Plane Coordinate System, South Zone, NAD83 (NSRS 2007). Said bearings originated from ODOT CORS VRS network. The portion of the Southeasterly right of way line of Mound Street having a bearing of N 57° 34' 02" E is designated the "basis of bearing" for this survey.

This description was prepared on July 25, 2024 by Jerry L. Cassell, Ohio Professional Surveyor No. 6378 and is based on an actual field survey of the premises in July of 2024 and existing public records.

Date _____