

**DEED REFERENCE**

TOLAND JONES 1st. ADDITION

AS RECORDED IN

PB #1 PG 135

CONVEYED TO

THE JACKLEE COMPANY

DB 285 PG 374

(A) PARCEL No. 31-02502.000  
LOTS 4 & 5

AND

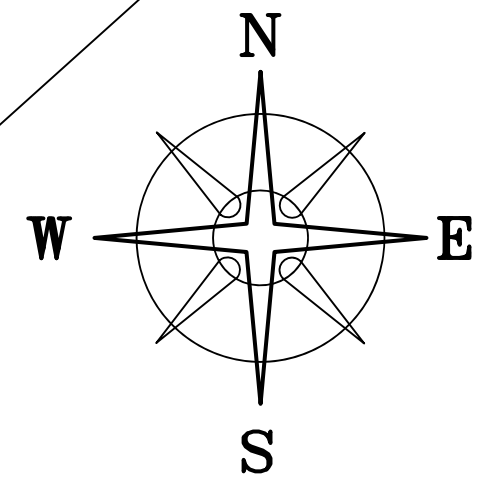
CARMEN M MICHAEL

OR 340 PG 2660

(B) PARCEL No. 31-01242.000  
TRACT 2 LOT 3

**NOTE**

THE BUILDING ON THE  
SOUTHWEST END OF LOT #3  
IS ENCRANCHING INTO THE  
ALLEY AND LOT #2 AS  
SHOWN.



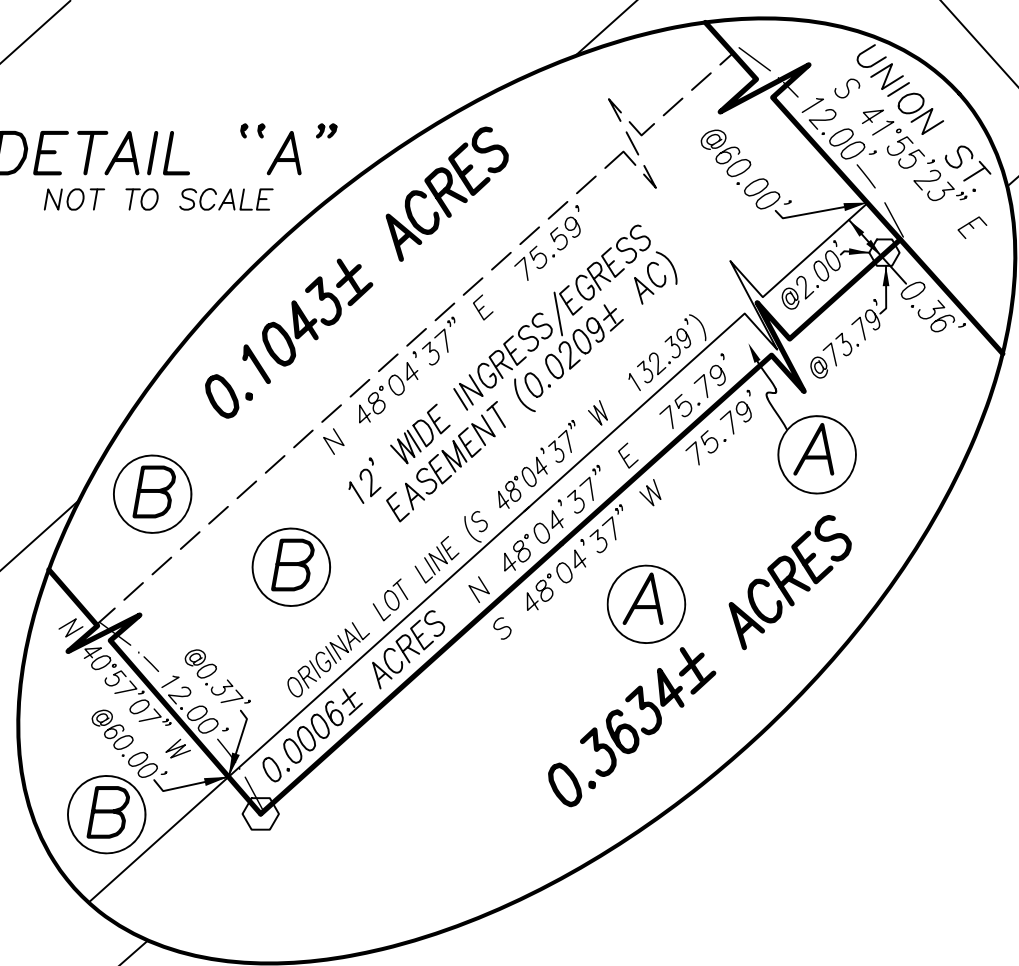
BEARINGS ARE BASED ON THE  
SOUTH LINE OF OHIO AG SOLUTIONS, LLC  
1.0817 AC TRACT & NORTH LINE OF RAILROAD  
(S 80°44'52" W)  
AS DESCRIBED IN OR 324 PG 2327

**LEGEND**

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

- 5/8" Ø IRON PIN (FOUND)
- MAG NAIL (FOUND)
- 5/8" Ø REBAR & YELLOW PLASTIC  
CAP STAMPED "COTTRILL 6858" (SET)
- ⊙ 5/8" Ø REBAR & YELLOW PLASTIC CAP  
STAMPED "COTTRILL 6858" (PREVIOUSLY SET)
- Ⓜ COUNTY MONUMENT (02-013)

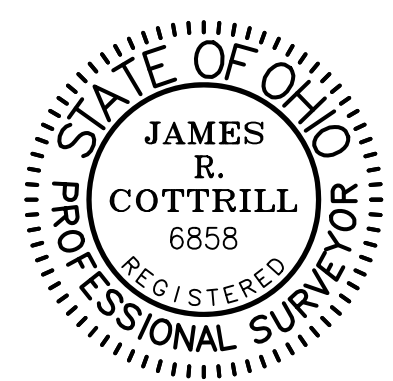
**DETAIL "A"**  
NOT TO SCALE



MAIN STREET  
(99' WIDE)

N=687694.64'  
E=1703037.21'

N 76°33'50" E 154.64'

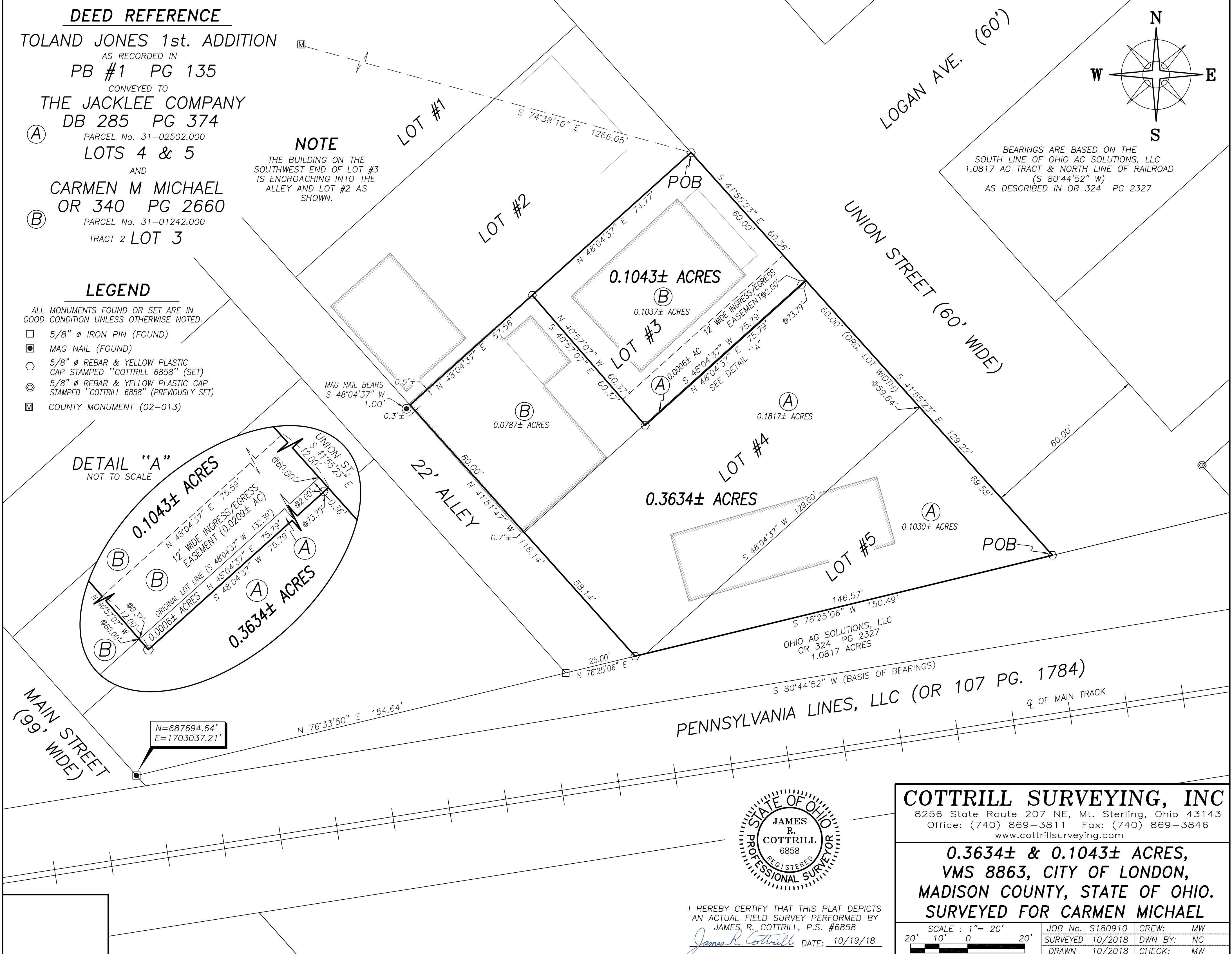


I HEREBY CERTIFY THAT THIS PLAT DEPICTS  
AN ACTUAL FIELD SURVEY PERFORMED BY  
JAMES R. COTTRILL, P.S. #6858  
*James R. Cottrill* DATE: 10/19/18

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

**0.3634± & 0.1043± ACRES,  
VMS 8863, CITY OF LONDON,  
MADISON COUNTY, STATE OF OHIO.  
SURVEYED FOR CARMEN MICHAEL**

SCALE : 1" = 20'	JOB No. S180910	CREW: MW
20' 10' 0 20'	SURVEYED 10/2018	DWN BY: NC
	DRAWN 10/2018	CHECK: MW



# COTTRILL SURVEYING, INC

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

## **0.1043 Acre Tract** *Surveyed for Carmen Michael*

The following described 0.1043 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being parts of Lots 3 and 4 of Toland Jones 1<sup>st</sup> Addition as recorded in Plat Book 1 page 135 and conveyed to The Jacklee Company (Lot 4, Parcel 31-02502.000) by Deed Book 285 page 374 and Carmen M Michael (Lot 3, Parcel 31-01242.000) by Official Record 340 page 2660, and being more particularly described as follows:

Beginning at an iron pin and cap set in the Southwest line of Union Street (60 feet wide) at the Northeast corner common to Lots 2 and 3 of said subdivision, said iron pin and cap bears North 41° 55' 23" East a distance of 189.58 feet from an iron pin and cap set at the Southeast terminus of the Southwest line of Union Street and in the North line of a 1.0817 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 324 page 2327, said iron pin also being the Eastern corner of Lot 5 in said subdivision;

Thence, with the Southwest line of Union Street and the Northeast line of said Lot 3, **South 41° 55' 23" East**, passing the North corner of said Lot 4 at 60.00 feet, a total distance of **60.36 feet** to a point;

Thence, across said Lot 4 with the following two new courses:

- 1) **South 48° 04' 37" West**, passing an iron pin and cap set at 2.00 feet, a total distance of **75.79 feet** to an iron pin and cap set;
- 2) **North 40° 57' 07" West**, passing the Southeast line of said Lot 3 at 0.37 feet, a total distance of **60.37 feet** to an iron pin and cap set in the Southeast line of said Lot 2;

Thence, with the Southeast line of Lot 2, **North 48° 04' 37" East** a distance of **74.77 feet** returning to the **Point of Beginning**, containing **0.1043 Acres** more or less, of which 0.0006 acres more or less is part of said Lot 4 and 0.1037 acres more or less is part of said Lot 3.

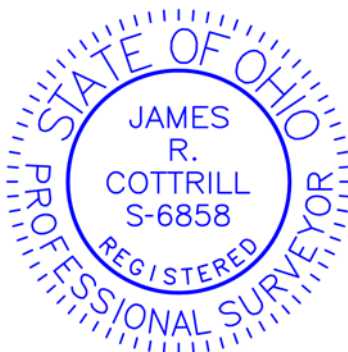
Bearings are based on the South line of Ohio Ag Solutions, LLC's 1.0817 acre tract and the North line of railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327.

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.

Subject to a 12 feet wide ingress/egress easement described separately and shown more particularly on accompanying plat.

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 October of 2018 by James R. Cottrill, PS registration #6858. (Job #S180910-0.1043AC)



  
James R. Cottrill, PS

# COTTRILL SURVEYING, INC

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## **0.3634 Acre Tract** *Surveyed for Carmen Michael*

The following described 0.3634 acre tract is situated in the State of Ohio, Madison County, City of London, VMS 8863, being parts of Lots 3 and 4 and all of Lot 5 of Toland Jones 1<sup>st</sup> Addition as recorded in Plat Book 1 page 135 and conveyed to The Jacklee Company (Lots 4 and 5, Parcel 31-02502.000) by Deed Book 285 page 374 and Carmen M Michael (Lot 3, Parcel 31-01242.000) by Official Record 340 page 2660, and being more particularly described as follows:

Beginning at an iron pin and cap set at the Southeast terminus of the Southwest line of Union Street (60 feet wide) and in the North line of a 1.0817 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 324 page 2327, said iron pin being the Eastern corner of said Lot 5;

Thence, with the North line of said 1.0817 acre tract, **South 76° 25' 06" West**, passing the Southwest corner common to said Lots 4 and 5 at 146.57 feet, a total distance of **150.49 feet** to an iron pin and cap set at the Southeast terminus of the Northeast line of a 22 feet wide alley;

Thence, with the Northeast line of Said Alley, **North 41° 51' 47" West**, passing the South corner of said Lot 3 at 58.14 feet, a total distance of **118.14 feet** to the South corner of Lot 2 of said subdivision, from said corner a mag nail set bears South 48° 04' 37" West a distance of 1.00 feet;

Thence, with the Southeast line of said Lot 2, **North 48° 04' 37" East** a distance of **57.56 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 3, **South 40° 57' 07" East**, passing the Northwest line of Lot 4 at 60.00 feet, a total distance of **60.37 feet** to an iron pin and cap set;

Thence, with a new line across said Lot 4, **North 48° 04' 37" East**, passing an iron pin and cap set at 73.79 feet, a total distance of **75.79 feet** to the Southwest line of Union Street;

Thence, with the Southwest line of Union Street, **South 41° 55' 23" East**, passing the North corner of said Lot 5 at 59.64 feet, a total distance of **129.22 feet** returning to the **Point of Beginning**, containing **0.3634 Acres** more or less, of which 0.0787 acres more or less is part of said Lot 3, 0.1817 acres more or less is part of said Lot 4 and 0.1030 acres more or less is all of said Lot 5.

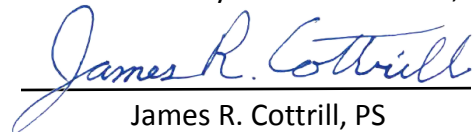
Bearings are based on the South line of Ohio Ag Solutions, LLC's 1.0817 acre tract and the North line of railroad (South 80° 44' 52" West) as described in Official Record 324 page 2327.

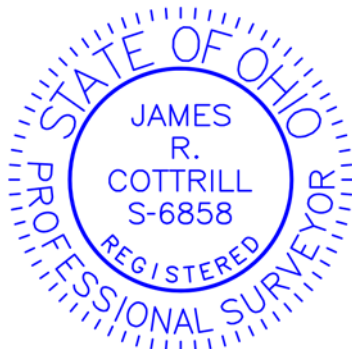
This deed is subject to and with the benefit of all legal highways, restrictions, easements, limitations, and reservations, of record, if any and to zoning restrictions which have been imposed thereon, if any.

With the benefit of a 12 feet wide ingress/egress easement described separately and shown more particularly on accompanying plat.

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 October of 2018 by James R. Cottrill, PS registration #6858. (Job #S180910-0.3634AC)

  
James R. Cottrill, PS



# COTTRILL SURVEYING, INC

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## Ingress/Egress Easement Surveyed for Carmen Michael

The following described 12 feet wide ingress/egress easement is situated in the State of Ohio, Madison County, City of London, VMS 8863, being parts of Lots 3 and 4 of Toland Jones 1<sup>st</sup> Addition as recorded in Plat Book 1 page 135 and conveyed to The Jacklee Company (Lot 4, Parcel 31-02502.000) by Deed Book 285 page 374 and Carmen M Michael (Lot 3, Parcel 31-01242.000) by Official Record 340 page 2660, and being more particularly described as follows:

Commencing at an iron pin and cap set in the Southwest line of Union Street (60 feet wide) at the Northeast corner common to Lots 2 and 3 of said subdivision, said iron pin and cap bears North 41° 55' 23" East a distance of 189.58 feet from an iron pin and cap set at the Southeast terminus of the Southwest line of Union Street and in the North line of a 1.0817 acre tract conveyed to Ohio Ag Solutions, LLC by Official Record 324 page 2327, said iron pin also being the Eastern corner of Lot 5 in said subdivision;

Thence, passing the North corner of said Lot 4 at 60.00 feet, a total distance of 60.36 feet to the **True Point of Beginning**;

Thence, across said Lot 4 with the following two courses:

- 1) **South 48° 04' 37" West**, passing an iron pin and cap set at 2.00 feet, a total distance of **75.79 feet** to an iron pin and cap set;
- 2) **North 40° 57' 07" West**, passing the Southeast line of said Lot 3 at 0.37 feet, a total distance of **12.00 feet** to a point;

Thence, across said Lot 3, **North 48° 04' 37" East** a distance of **75.59 feet** to the Southwest line of Union Street;

Thence, with the Southwest line of Union Street, **South 41° 55' 23" East** a distance of **12.00 feet** returning to the **True Point of Beginning**, containing **0.0209 Acres** more or less.

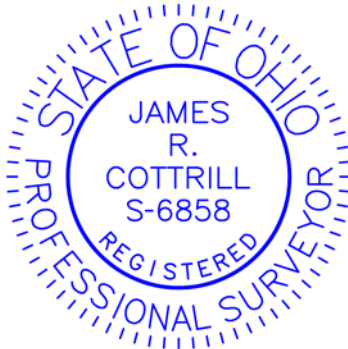
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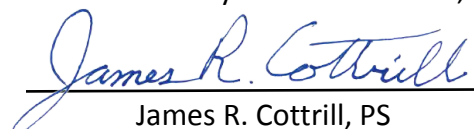
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The hereinabove described ingress/egress easement is for the benefit of a 0.3634 acre tract described separately and shown more particularly on accompanying plat.

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 October of 2018 by James R. Cottrill, PS registration #6858. (Job #S180910-EASE)



  
James R. Cottrill, PS